ADDENDUM NO. D

MARCH 7, 2018

TO THE REQUEST FOR PROPOSAL DOCUMENTS FOR

FOR

PLANT GROWTH ENVIRONMENTS FACILITY

Project Number: 950558
Contract No.: 950558-DB-2017-198
I. **GENERAL**

The following changes, additions, or deletions shall be made to the listed documents as indicated, and all other conditions shall remain the same. Acknowledgement of receipt and incorporation of all directions contained herein is a condition of a responsive proposal.

II. **REQUEST FOR PROPOSAL**

Replace the Request for Proposal issued in this Addendum.

III. **TECHNICAL PROPOSAL**

Replace the Technical Proposal issued in this Addendum.

IV. **LUMP SUM BASE PROPOSAL**

Replace the Lump Sum Base Proposal issued in this Addendum.

V. **SPECIFICATION SECTION 01 2300 ALTERNATES**

Replace the Alternates issued in this Addendum.

VI. **Basis of Design (UCR PGE BOD- Final) WORK**

Detailed Room List issued in this Addendum supersedes previous on Page 26 and Page 27 of the Basis of Design (UCR PGE BOD- Final).

END OF ADDENDUM
# REQUEST FOR PROPOSAL

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1. INTRODUCTION

The Regents of the University of California (the "University") intend to award a contract to the prequalified Design Build team (the "Proposer") that is deemed to offer the best value for design build services to construct the Plant Growth Environments Facility project (the "project") located on the University of California, Riverside campus.

The University of California has completed the prequalification process for design build services relating to the project. Proposals will be accepted only from prequalified Design Builders, herein after referred to as “Proposers.” This Request for Proposal (RFP) establishes the requirements for proposal submission.

The University reserves the right to reject any, or all, proposals or to withhold the award of this project for any reason it may determine.

1.1 Purpose

The University’s primary objective in utilizing the design build approach for this project is to bring the best available design and construction experience and expertise together to work with the University as a team, and successfully meet the requirements of this project.

The University desires to select a responsive, highly qualified Proposer to deliver a design build project that fully meets the University’s established needs and expectations with respect to the scope of work, budget, quality, functionality, flexibility, and operational design standards. The design build approach is intended to allow designers and contractors to work together to address each project requirement and to deliver an effective and comprehensive project that meets all the established requirements.

The University requests integrated solutions with quality design and construction within the established Maximum Acceptance Cost.

1.2 Project Description

Plant Growth Environments Facility (PGEF) will provide agricultural focused wet and dry research laboratories, research support facilities such as cold room & autoclave room, greenhouses with adjoining headhouse. The project is envisioned to host multiple scientific disciplines engaged in collaborative research. Expanding agriculture research laboratory space with greenhouses will reduce existing space deficits and is integral to the campus’s strategy for strengthening both research and teaching capabilities.

Location: The building site is within the East Campus Plant Growth Complex in an area adjacent to existing agricultural research and instruction facilities. The building will be located north of the Greenhouses 18-21 and south of Lathhouse 3 on East Campus Drive. The proposed use of the site complies with the UCR 2005 Long Range Development Plan (LRDP) Amendment 2 (2011), which currently designates the site for academic land uses.

The campus recently completed a robust faculty-led process that identified strategic areas for expansion of research. This process led to the adoption of research cluster hiring proposals focused on interdisciplinary research in the priority areas identified in the strategic plan, UCR 2020: The Path to Preeminence. Areas of study span all colleges and departments, and involve investigators across campus from colleges and schools such as Bourns College of Engineering, College of Natural and Agricultural Sciences, School of Medicine, and College of Humanities, Arts and Social Sciences. Examples of research clusters include: biomedical informatics, neurosciences, systems biology, pathophysiology, and aging and life span. Accommodation of
these research directions requires additional, flexible space that the campus does not have in sufficient quantity.

The proposed building is anticipated to provide 18,600 \(17,326\) assignable square feet & 16,000 \(13,938\) assignable square feet of shell space within 42,000 \(31,264\) \(38,277\) gross square feet. During the development of the project performance requirements, the campus will maximize the assignable space in the facility. The space program will incorporate the following types of spaces:

- Research greenhouses – both air conditioned and evaporatively cooled.
- Research support facilities that will accommodate shared equipment and function such as cold room, autoclave room, space for potting plants and tearing down experiments.
- Building support space include receiving space, building manager office, breakroom and mechanical/electrical room.

Table 1: Program Ranges - Assignable Square Feet

<table>
<thead>
<tr>
<th>Description</th>
<th>ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouses</td>
<td>15,600</td>
</tr>
<tr>
<td>Headhouse</td>
<td>1,500</td>
</tr>
<tr>
<td>Building Support</td>
<td>4,500</td>
</tr>
<tr>
<td>Shell Space</td>
<td>16,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>42,000</td>
</tr>
</tbody>
</table>

The planning process will develop facility requirements based upon best practices in order to create flexible research spaces that support biology and chemistry as noted above. Assignment of specific researchers and programs will be guided by research cluster proposals.

1.3 Proposal Documents

Proposers must comply with the specific requirements herein as well as the provisions contained in the Design Build Agreement (the "contract"). By submitting its proposal, the Proposer agrees to all of the terms and conditions contained therein and further agrees, if selected for award, to execute a contract including such terms and conditions.

The University makes copies of the RFP Documents available, on the aforementioned terms, for the sole purpose of obtaining proposals for the Work (as defined in Section 2, The Work) and does not confer a license or grant permission for any other use of the Proposal Documents.
This RFP includes the Proposal Documents listed below for use by Proposers in the preparation of their proposals and for incorporation into the awarded contract.

1. REQUEST FOR PROPOSAL DOCUMENTS:
   a. Proposal Schedule
   b. Request for Proposal
   c. Technical Proposal
   d. Lump Sum Base Price Proposal
   e. Bid Bond
   f. Lump Sum Base Price Proposal Spreadsheet
   g. Proposal Evaluation Process
   h. University Furnished Information

2. DESIGN BUILD CONTRACT / EXHIBITS:
   a. Agreement
   b. General Conditions
   c. Supplementary Conditions
   d. Project Directory
   e. Scope of Work
   f. Design Professional Rate Schedule
   g. CAD Standards (June 2009)
   h. General Requirements (Division 01)
   i. Specifications (Division 02-33)
   j. Proposal
   k. Standard Contract Forms (Exhibits)

1.4 Maximum Acceptance Cost
   .1 The Maximum Acceptance Cost (MAC) for this project has been established by the Regents of the University of California as $22,500,000. The MAC represents the maximum total available funding for contract award.
   .2 Proposals submitted that exceed the MAC will be deemed nonresponsive and excluded from consideration for contract award.

   The MAC = Lump Sum Base Price Proposal (including any applicable design fees)

1.5 Basis of Selection and Contract Award
   Selection shall be based upon a “best value” determination, which is calculated on a “cost per point” basis as identified in the Proposal Evaluation Process section in this RFP. The responsive Proposer with the lowest best value score (lowest cost per technical point) and with a Price Proposal that does not exceed the MAC will be determined to be the apparent Lowest Responsible Proposer. University will have the right to waive nonmaterial irregularities in a proposal.

   University will select the best value proposal and notify such Proposer on University's form within 90 days after the proposal deadline or reject all proposals. Within 7 days after receipt of the Notice of Selection as the successful Proposer, Proposer shall submit the following items:

   .1 One (1) originals of the Agreement signed by Design Builder.
   .2 One (1) originals of the Payment Bond required under Article 11 of the General Conditions.
   .3 One (1) originals of the Performance Bond required under Article 11 of the General Conditions.
   .4 Original Certificates of Insurance on the form provided by University required under Article 11 of the General Conditions.
   .5 Fully executed “Declaration of Contractor or Subcontractor’s Minimum Occupational Safety and Health Qualifications” form. Proposer need not submit this form with proposal if it was previously submitted during the prequalification process.
   .6 If Proposer wishes to utilize securities in lieu of retention or deposit retention into escrow beginning with the initial Application for Payment, (1) Selection of Retention Options accompanied by (3) completed Escrow Agreements for Deposit of Securities in Lieu of Retention and Deposit of Retention (refer to Article 9.5 of the General Conditions).

   If all submitted items are in compliance with the requirements of the RFP Documents, the University will award the Contract by returning a fully executed copy of the Agreement to Design Builder.
The University may reject the successful Proposer if the Proposer: (1) withdraws its proposal; (2) fails or refuses to sign all of the items required by the Proposal Documents within 7 days after receipt of Notice of Selection; or (3) is not financially or otherwise qualified to perform the Contract. In such case, the University will select the next best value proposal until all proposals are exhausted or reject all proposals.

1.6 General Proposal Requirements, Terms and Provisions

.1 Key RFP Definitions:

Definitions: Except as otherwise specifically provided, definitions set forth in the General Conditions or in other Contract Documents are applicable to all Proposal Documents.

Addenda: Written, electronic or graphic supplements issued by University not later than 3 business days prior to the Proposal Deadline, which modify or interpret the Proposal Documents by addition, deletion, clarification, or correction. No other form of communication, oral or written, modifies the Proposal Documents.

Basis of Design: The terms “Basis of Design,” and “Design Criteria,” may be used interchangeably.

Business Day: Any day other than a Saturday, a Sunday or University designated holiday.

Conflict of Interest: Occurs when an architect, engineer, or other consultant works on a project on behalf of more than one client. To avoid any such conflict of interest, any consultant hired with the primary role of developing the project program plan or project proposal documents on behalf of the University is precluded from participating as a member of the Design Build Team.

Facility: As used in this RFP, the University’s Facility office issuing the Proposal Documents.

One-on-One Meetings: Confidential discussions between the University and each Proposer to clarify RFP and program requirements, review preliminary designs and obtain the University’s validation. Any changes to the Proposal Documents will be made only by Addenda issued by the University (see the University Responses provision below).

Planholder: A person or entity who is known by the issuing office to have received a complete set of Proposal Documents and who has provided contact information for receipt of pre-proposal communications.

Proposal Deadline: The date and time on or before which proposals must be received, as designated in the Proposal Schedule and which may be revised by Addenda.

Proposal Documents: The documents (including electronic files) prepared and issued with the RFP including all Addenda thereto.

Proposer: A prequalified person or firm(s) that submits a proposal. Note: The terms “Proposer,” “Design Builder,” and “Design Build Team” may be used interchangeably.

.2 Form and Content of Proposal: The format and content of the proposal submittal are specified in the Technical Proposal and Lump Sum Base Price Proposal sections of this Document. Proposals should be concise, straightforward, prepared simply and economically. Expensive displays, bindings, or promotional materials are neither required nor desired.

.3 Proposer Understanding: By submitting its proposal(s), Proposer acknowledges that it has read, understood, and submitted its proposal(s) in accordance with the provisions of the Proposal Documents.

.4 Additional Proposal Requirements: Proposer shall, before submitting its proposal, carefully study and compare the components of the Proposal Documents with any other work being
bid concurrently or presently under construction which relates to the Work for which the proposal is submitted; shall examine the project site, the conditions under which the Work is to be performed, the local conditions; and shall at once report to University's Representative errors, inconsistencies, or ambiguities discovered. If Proposer is awarded the contract, Proposer waives any claim arising from any errors, inconsistencies or ambiguities resulting from such examinations that Proposer, its subcontractors or suppliers, or any person or entity under Proposer became aware of, or reasonably should have become aware of, prior to Proposer's submission of its proposal.

.5 Requests for Clarification: Requests for clarification or interpretation of the Proposal Documents shall be addressed only to the person(s) designated by the University to receive such information. Any other communication to any other person(s) or firm(s) shall be deemed invalid.

.6 University Responses: Clarifications, interpretations, corrections, and changes to the RFP Documents will be made by Addenda. CLARIFICATIONS, INTERPRETATIONS, CORRECTIONS, AND CHANGES TO THE RFP DOCUMENTS MADE IN ANY OTHER MANNER SHALL NOT BE BINDING AND PROPOSERS SHALL NOT RELY UPON THEM.

.7 Distribution of Addenda: Addenda will be issued only by the University and only in writing. Addenda will be identified as such and will be distributed via e-mail, mail, fax, courier, or through other services to all Planholders.

Copies: Copies of Addenda will be made available for inspection wherever RFP Documents are on file for inspection. Addenda will be issued such that they should be received by Planholders who have provided contact information for receipt of Addenda, no later than 3 business days prior to the Proposal Deadline. Addenda withdrawing the RFP or postponing the Proposal Deadline may be issued anytime prior to the Proposal Deadline.

Receipt of Addenda: Each Proposer shall be responsible for ascertaining, prior to submitting a proposal, that it has received all issued Addenda.

.8 Equal Opportunity: Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Proposer may be required to show evidence of its equal employment opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage at the location of the work.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

.9 Prevailing Wages: Proposer shall pay prevailing wage rates at the location of the work as published on the DIR website and provided with this RFP as University Furnished Information.

.10 Return of Bid Security: Bid security will be returned after the contract has been awarded. Notwithstanding the preceding, if a Proposer fails or refuses, within 7 days after receipt of Notice of Selection, to sign the Agreement, or submit to University all of the items required by the RFP Documents, the University will retain the Proposer’s bid security. If the bid security is in the form of a Bid Bond, the bid security will be retained until the University has been appropriately compensated. If the bid security is in the form of a certified check, the University will negotiate said check and, after deducting its damages, return any balance to Proposer.

.11 Oral Presentations: Proposer shall make an oral presentation of its proposal that describes the most important aspects of its approach to the project and provide proposal clarifications requested by the University’s Technical Evaluation Committee.
.12 **Incorporation of Proposal Clarifications into the Proposal:** The University’s summation of Proposal Clarifications as confirmed by Proposer, shall be accepted by signature of selected Proposer and incorporated into their proposal by reference.

.13 **Incorporation of Proposal into the Contract:** The selected Proposer’s proposal shall be incorporated into, and shall be an integral part of the Contract.

.14 **Award Upon Receipt of Initial Proposal:** The University intends to evaluate initial proposals and award a contract without allowing Proposers to revise their proposals. Therefore, initial proposals should contain the best terms from a price and technical standpoint.

.15 The University reserves the right to proceed to a “Best and Final Offer” (BAFO) phase by requesting Proposal Revisions and conducting discussions with the Proposers if it later determines them to be necessary. At the conclusion of discussions with all Proposers, the University will establish a deadline for receipt of BAFO proposals. Discussions with Proposers after receipt of a proposal do not constitute a rejection or counteroffer by the University. As used in this provision, the following definitions apply:

"BAFO Discussions" are exchanges between the University and the Proposer that occur after the submittal of proposals should it be necessary to call for a BAFO. During the BAFO process, the Proposer will be allowed to submit a revised proposal.

| BAFO PROPOSALS (IF REQUESTED) THAT EXCEED THE MAC WILL NOT BE CONSIDERED FOR CONTRACT AWARD. FAILURE TO SUBMIT PROPOSAL REVISIONS WILL RESULT IN THE PROPOSER BEING DEEMED NONRESPONSIVE. |

.16 **Occupational Safety and Health Qualification:** Proposer and each Subcontractor at all tiers meet the following minimum occupational safety and health qualifications:

a. Proposer and each Subcontractor have no Final Order (declared by OSHA) Willful violations in California of Part 1 (commencing with Section 6300) of Division 5 of the Labor Code during the five-year period prior to bid opening.

b. Proposer and each Subcontractor have maintained a workers' compensation Experience Modification Rate (EMR) that averages below 1.15 for the past five years.

c. Proposer and each Subcontractor have instituted an injury prevention program pursuant to Section 3201.5 or 6401.7 of the Labor Code.

After selection of the apparent best value responsive and responsible Proposer and issuance of the Notice of Selection, and prior to contract award, Proposer shall furnish to the University a "Declaration of Contractor or Subcontractor Minimum Occupational Safety and Health Qualifications" form completed by Proposer and each listed Subcontractor.

After contract award, Proposer will require each of its Subcontractors at all tiers to furnish a fully executed Exhibit form prior to Subcontractor’s commencement of Work.

.17 **Key Technical Submittal Definitions:**

.1 **Unallowable Changes in Technical Submittals**

a. **Program Change:** Any project scope change that: (1) deviates from the required elements in the Proposal Documents, or (2) is inconsistent with the requirements expressed in the Contract Documents as issued. Examples of unallowable changes include substantial changes in project siting or adjacencies, reduction in usable space, limitations of planned utilization or limitations on future expansion.
b. **Performance Change:** Any change, revision, alteration or deviation from the Proposal Document requirements that would increase energy usage, reduce useful life, impair accessibility, increase maintainability, or affect life cycle as required.

.2 **Cost Realism (with respect to proposal pricing)**

a. **Cost Realism Analysis:** All pricing, including Unit Prices, Alternates and Compensable Delay rates must reflect a clear understanding of the project requirements with realistic prices representing probable cost. The University will perform a cost realism analysis using its best estimate of probable cost to determine if the proposed prices are fair and reasonable.

b. **Unbalanced Pricing:** Unbalanced pricing exists when, despite an acceptable total price, the price of one or more contract line items is significantly over or understated as indicated by the application of a cost realism analysis.

**IF THE UNIVERSITY DETERMINES THAT ANY CONTRACT LINE ITEMS ARE NOT FAIR AND REASONABLE, OR ARE UNBALANCED, THE UNIVERSITY MAY REJECT THE OFFER IF THE RESULTING AWARD POSES AN UNACCEPTABLE RISK TO THE UNIVERSITY.**

1.7 **Stipend for Proposal Preparation**

In an effort to help defray the cost for the development of this proposal submittal, the University will compensate each unsuccessful responsive Proposer the sum of **One Hundred Thousand Dollars ($100,000)** for the preparation and submission of a responsive proposal. A responsive proposal is one that materially complies with the form and content requirements of the proposal documents. A Proposer will not be eligible for the stipend if it should withdraw from the solicitation process prior to the date that the Contract is issued by the University.

Unsuccessful Proposers may submit an invoice for the stipend at any time after contract award. Stipend invoice processing and payment will be on a net-30-day basis.

Proposer agrees that in exchange for the money paid by the University for proposal preparation all material prepared by Proposer in conjunction therewith, shall become the property of the University. The University shall have unlimited rights, for the benefit of the University, in all documentation prepared in conjunction with the proposal(s), including the right to use the design elements and details in the proposal on any University project at no additional cost to the University.

2. **THE WORK**

2.1 **General Requirements**

The University will award a contract to the successful Proposer for the production of Design Development Documents, Construction Documents and Construction.

The Design Builder provides services for Design Development and Construction document preparation for the project that may include, but not be limited to, architectural, structural, civil, fire protection, mechanical, electrical, and plumbing drawings and specifications; interdisciplinary construction coordination drawings (also defined as “Shop Drawings”); as well as appropriate calculations necessary to complete the project. Additionally, the Design Builder, its consultants, sub-consultants, or suppliers performs Work required to construct the project as described and specified in the RFP Documents.

All Construction Drawings and Shop Drawings prepared by Design Builder are to be complete and in sufficient detail for a comprehensive review by the University including Architects & Engineers, the State Fire Marshal, Division of State Architect (DSA) and the University’s plan review service consultants. The drawings and engineering calculations shall include, but not be
limited to: applicable plans, elevations, sections, schedules and details. These drawings shall comprehensively illustrate the complete and coordinated design of applicable systems. The Design Builder will be required to use an Architect registered in the State of California to prepare all Construction Drawings and shop drawings to the extent required by the Campus Master Specifications.

The Lump Sum Base Price Proposal must provide for the complete design and construction of the project, as identified in Division 01, General Requirements of the Proposal Documents, including any temporary or interim facilities required to maintain essential existing functions in operation throughout the construction period.

Details of the design services and construction responsibilities are described in greater detail in the Proposal Documents.

2.2 Architectural/Engineering Consultants

All architectural and engineering services to be provided by Proposer must be in accordance with the professional registration requirements of the State of California. Consultants listed must meet State licensing requirements.

2.3 Work Phases

The successful Proposer will be responsible for providing services for the development of the project including Design Development (Phase 1), Construction Documents (Phase 2), and Construction (Phase 3), refer to Specification Section 01000 – Summary of the General Requirements (Division 01).

The Notice to Proceed for Phases 2 and 3 is contingent upon funding approval from The Regents of the University of California.”

The contract time is as follows:

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phases 2 &amp; 3</th>
<th>Total Contract Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>120 Calendar Days</td>
<td>430 Calendar Days</td>
<td>550 Calendar Days</td>
</tr>
</tbody>
</table>

.1 Design Development, Construction Documents, and Construction – Phases 1, 2 and 3:

The successful Proposer shall be responsible for the development of the project through Final Design Development of the project as identified in the Contract Documents. Design Builder shall be responsible for the development of 1) final Design Development documents incorporating the Specifications, Addenda, Design Builder Questions and Answers, any changes to the work proposed by the Design Builder and accepted by the University at the time of proposal; 2) Construction Documents, and 3) Construction of the project as identified in the Design Build Contract.

.2 The total contract time includes 30 days for rain delays, refer to Supplementary Conditions.

3. CONTRACT SUM

The Total Contract Sum shall be the Lump Sum Base Price proposed for all work associated with Design Development, Construction Documents, Construction, and selected Alternates, if any.

.1 University has established the fixed fee for the work associated with the Design Development of the project as Four Hundred Thousand Dollars ($400,000). This fee shall be included in the Lump Sum Base Price proposed by the successful Proposer.
.2 Liquidated Damages
   a. Liquidated damages will only apply to Phase 3. See Article 6 of the Agreement for detailed requirements.
   b. Liquidated damages daily rate for Phase 3: $750 $2,500.00 per calendar day, on or before substantial completion.
   c. Liquidated damages daily rate for Phase 3: $250 $0 per calendar day, after substantial completion.

4. MANDATORY PROPOSAL REQUIREMENTS (THE ABSENCE OF WHICH RENDERS THE PROPOSAL NON-RESPONSIVE)

A responsive proposal is one that materially complies with the form and content requirements of the proposal documents. Mandatory proposal requirements include, but are not limited to:

.1 Attendance at the Mandatory Pre-Proposal Conference and project site visit. University requires all Pre-Proposal Conference attendees to sign an attendance list, used as verification of attendance.
.2 Proper proposal delivery method.
.3 Timely submittals at the designated location.
.4 At the time of proposal opening and throughout the duration of the project, Proposer and all Subcontractors shall hold the appropriate current licenses issued by the State of California Contractor’s State License Board. If Proposer is a Joint Venture, the Proposer shall hold the applicable joint venture license in which each member of the joint venture shall also have the appropriate license prior to contract award. The State of California Business and Professions Code, Division 3, Chapter 9, known as the “Contractor’s License Law,” establishes licensing requirements for contractors.
.5 Proposer and first-tier subcontractors must have the required bonding and insurance including the required professional liability and contractor’s pollution liability insurance. Refer to Article 11 of the General Conditions and the Supplementary Conditions for project specific insurance requirements.
.6 Price Proposal and Bid Bond must be submitted on the University’s forms provided in the RFP.
.7 Price Proposal Form must be signed and dated by the Proposer’s Representative legally authorized to bind Proposer to a contract and include all applicable attachments.
.8 The sum of the Lump Sum Base Price Proposal (including all associated design fees) must be within the Maximum Acceptance Cost for Best and Final Offer submittals (BAFO), if requested.
.9 Bid Security in the sufficient amount as described in the Lump Sum Base Price Proposal document.

5. PROPOSAL MODIFICATIONS OR WITHDRAWALS

Prior to the Proposal Deadline, a submitted proposal may be modified or withdrawn by notice to the party receiving proposals at the location designated for receipt of proposals. Such notice shall be in writing over the signature of Proposer, delivered by hand, facsimile or PDF email attachment. If notice is by facsimile or email, written confirmation over the signature of Proposer shall be mailed and postmarked on or before the Proposal Deadline. A change made shall not reveal the amount of the original proposal.

Modified or withdrawn proposals may be resubmitted up to the Proposal Deadline, provided that it then fully complies with the Proposal Requirements.
6. PROPOSAL (BID) PROTEST

.1 Any Proposer, person, or entity may file a proposal (Bid) protest. The protest shall specify the reasons and facts upon which the protest is based and shall be in writing and received by the Facility not later than 5:00 pm on the 3rd business days after a written notice of the determination of the apparent best value proposal has been issued by the University.

.2 If a Bid is rejected by the Facility, and such rejection is not in response to a Bid protest, any Proposer, person or entity may dispute that rejection by filing a Bid protest (limited to the rejection) in writing and received by the Facility not later than 5:00 pm on the 3rd business day following the rejected Proposer’s receipt of the notice of rejection.

.3 For the purpose of computing any time period in this section, the date of receipt of any notice shall be the date on which the intended recipient of such notice actually received it. Delivery of any notice may be by any means, with verbal or written confirmation of receipt by the intended recipient.

.4 The facility will investigate the basis for the Bid protest and analyze the facts. Facility will notify Proposer whose Bid is the subject of the Bid protest of evidence presented in the Bid protest and evidence found as a result of the investigation, and, if deemed appropriate, afford Proposer an opportunity to rebut such evidence, and permit Proposer to present evidence that it should be allowed to perform the Work. If deemed appropriate by Facility, an informal hearing will be held. Facility will issue a written decision within 15 days following receipt of the Bid protest, unless factors beyond Facility's reasonable control prevent such a resolution, in which event such decision will be issued as expeditiously as circumstances reasonably permit. The decision will state the reasons for the action taken by Facility. A written copy of the decision will be furnished to the protestor, the Proposer whose Bid is the subject of the Bid protest, and all Proposers affected by the decision. As used in this Section, a Proposer is affected by the decision on a Bid protest if a decision on the protest could have resulted in the Proposer not being the best value, responsible and responsive Proposer for the Contract. A written copy of the Facility’s decision must be received by the protestor, the Proposer whose is the subject of the Bid protest, and all Proposers affected by the decision no later than 3 business days prior to award of the contract.

.5 Notwithstanding the provisions of this Section, at the election of Facility, a Bid protest may be referred directly to University's Construction Review Board without prior investigation and review by Facility. The Chair of the Construction Review Board will either decide the Bid protest or appoint a Hearing Officer. If a Hearing Officer is appointed, the Hearing Officer will review the Bid protest in accordance with the provisions of this Section.

.6 The Proposer whose Bid is the subject of the protest, all Proposers affected by the Facility’s decision on the protest, and the protestor have the right to appeal to the Construction Review Board if not satisfied with Facility’s decision. The appeal must be in writing and shall specify the decision being appealed and all the facts and circumstances relied upon in support of the appeal. The appeal must be received by the Chair, Construction Review Board, not later than 5:00 pm on the 3rd day following appellant’s receipt of the written decision of Facility, at the following address:

Chair, Construction Review Board
Attention: Director, Construction Services
University of California Office of the President
1111 Franklin Street, 6th Floor
Oakland, CA 94607-5200

And

constructionreviewboard@ucop.edu
.7 A copy of the appeal shall be sent to all parties involved in the Bid protest and to Facility. An appeal received after close of business is considered received as of the next business day. If the final date for receipt of an appeal falls on a Saturday, Sunday, or University holiday, the appeal will be considered timely only if received by close of business on the following business day.

.8 The Chair of the Construction Review Board will review the Facility's decision and the appeal, and issue a written decision, or if appropriate, appoint a Hearing Officer to conduct a hearing and issue a written decision. If a hearing is held, the hearing shall be held not later than the 10th day following the appointment of the Hearing Officer unless the Hearing Officer for good cause determines otherwise. The written decision of the Chair or Hearing Officer will state the basis of the decision, and the decision will be final and not subject to any further appeal to University. The Chair or Hearing Officer may consult with the University's Office of the General Counsel on the decision as to legal form. The University will complete its internal Bid protest procedures before award of the Contract.

7. CONFLICTS

.1 The intent of this RFP is to provide an overview of the proposal process, the subsequent award, and the work required of the successful Proposer. The provisions herein are a SUMMARY ONLY and the Proposers should in all cases review the provisions of the Design Build Contract documents for the specific requirements.

.2 If the Proposer believes there are conflicts between this document and any other Contract Documents, the Proposer must immediately, and in writing, bring it to the attention of the University and request written clarification.

END OF REQUEST FOR PROPOSAL SECTION
TECHNICAL PROPOSAL

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3. SCHEMATIC DESIGN SUBMITTAL REQUIREMENTS ...................................................................... 10

TECHNICAL PROPOSAL SUBMITTAL CHECKLIST

☐ Submittal in a separate sealed container identifies the: Project Name & Number, Submittal Date, Technical Proposal Submittal, and Identification Number. Submittal is properly addressed and delivered.

☐ One (1) original and ten (10) copies of the written portion of the TECHNICAL PROPOSAL. Include:
   ☐ Electronic copy in PDF format on a Flash drive

☐ One (1) set of up to no more than fifteen (15) PRESENTATION BOARDS, not larger than 30” x 42”.
   Include:
   ☐ Copies of boards within the technical proposal binder as 11” x 17” sheets
   ☐ Electronic copy in PDF format on a Flash drive

☐ 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 Flash drive

☐ One (1) optional study model or fly-through video
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, optional study model or fly-through video, 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: **Plant Growth Environments Facility**
Project Number: 950558
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
Architects and Engineers Department – BID BOX
1223 University Ave, Suite 240
Riverside, CA 92521
Attention: Reggi Thomas

**LATE PROPOSALS:** ANY PROPOSAL, MODIFICATION, OR REVISION, THAT IS RECEIVED AT THE DESIGNATED UCR ARCHITECT AND ENGINEERS 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 seven (7) 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 fifteen (15) presentation boards, not larger than 30” x 42” with the following:

a. Construction Site Logistics – Indicate vehicular and pedestrian access/patterns during all phases of construction.

b. Vicinity Plan - Color rendered showing proposed building in relation to East Campus Drive, Greenhouses 18-21 and Lathhouse 3.

c. Site Plan – Color rendered indicating landscape/hardscape around building and showing:

   i. Landscape features shall include trees, shrubs, ground covers, special fill areas and lawns, if any.

   ii. Hardscape features shall include roadway, service and loading dock parking, plazas, retaining and landscape walls, and site lighting. Include access/patterns for ADA, pedestrian circulation, bike paths, public transportation, emergency vehicle access, and fire hydrants.

   iii. Include all above-grade utilities, if any.

d. Perspectives:

   i. Two (2) color rendered perspectives of building exterior

e. Floor Plans – Color rendered floor plans indicating program elements such as circulation, space configurations and locations.

f. Greenhouse Plans – Color rendered indicating program elements such as benches, equipment locations, MEP services, water locations (domestic, RO, fertilizer), preliminary and secondary circulation, service circulation and exiting.

g. 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 FLASH DRIVE (in PDF format).

1.4 Optional Study Model or Fly-Through Video

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

.1 Study Model
   a. Model to illustrate integration with existing buildings and site.

.2 Video
   a. Show approach to building and entry up stairs to headhouse into greenhouses.

1.5 Technical Proposal Scoring

The Technical Proposal will be scored as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Points Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>0</td>
</tr>
<tr>
<td>TAB 1 – Architectural Design</td>
<td>40</td>
</tr>
<tr>
<td>TAB 2 – Greenhouse Design</td>
<td>45</td>
</tr>
<tr>
<td>TAB 3 – Enhanced Program Functionality</td>
<td>30</td>
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<tr>
<td>TAB 4 3 – Project Program Compliance</td>
<td>Pass/Fail</td>
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<tr>
<td>TAB 5 4 - Site, Civil, and Circulation Design</td>
<td>30</td>
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<tr>
<td>TAB 5 – Mechanical, Electrical, and Plumbing Systems Design</td>
<td>35</td>
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<tr>
<td>TAB 6 – Sustainability Features Incorporated into Design and LEED Silver Scorecard</td>
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</tr>
<tr>
<td>TAB 7 – Structural Design</td>
<td>Pass/Fail</td>
</tr>
<tr>
<td>TAB 8 – Alternates, Project Enhancements and Added Value</td>
<td>40</td>
</tr>
<tr>
<td>TAB 9 – Project Schedule &amp; Work Plan</td>
<td>15</td>
</tr>
<tr>
<td>TAB 10 – Mitigation of Subsurface Conditions and Negative Construction Impacts</td>
<td>10</td>
</tr>
<tr>
<td>TAB 11 – Quality Control Plan</td>
<td>15</td>
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<tr>
<td>TAB 12 – Deviations from Request for Proposal</td>
<td>Pass/Fail</td>
</tr>
<tr>
<td>Oral Presentation</td>
<td>10</td>
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<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>300 270</strong></td>
</tr>
<tr>
<td>Best and Final Offer (if necessary)</td>
<td>30</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>330 300</strong></td>
</tr>
</tbody>
</table>
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**

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**

**ARCHITECTURAL DESIGN**

Suggested Text Length: 1 – 7 pages

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 Chapter 1-3 and 4-7.

2. Incorporates the following elements:
   i. Architectural themes and materials consistent with the contextual design principles of the campus.
   ii. The use of architectural elements and space to create way finding in and around the building without complete dependence on signage.
   iii. Prototype building design that will facilitate the design of future buildings to the north, including future entrances.
   iv. Development of an architectural statement on East Campus Drive.
   v. Durability and extended deferred maintenance with quality construction.
   vi. Building facades that are an expression of basic structure with evident organizing principles and a lack of gratuitous ornament.
   vii. Other architectural design and aesthetic considerations.

C. Allows for seamless build-out of shell space as part of a future tenant improvement project.

D. Master plan the site for the design and construction of a future building to the north & south of PGEF.

**TAB 2**

**GREENHOUSE DESIGN**

Suggested Text Length: 1 – 6 pages

Proposer shall demonstrate how space configurations, adjacencies, and room layouts provide space with the following attributes:

A. Design high quality research space that will facilitate agricultural research.

B. Create a design that will allow the functions to be adjusted as program change, and the need for imaging increases or decreases.

C. Create an environment that provides a flexible framework for future programmatic adjustments.

D. Include considerations for future technological advances.

E. Support small group interaction and informal interactions between faculty and graduate students.

F. Temperature, humidity and shading control.
**ENHANCED PROGRAM FUNCTIONALITY**

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

A. Additional information to be provided by an Addendum.

**PROJECT PROGRAM COMPLIANCE**

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

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

**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. Accommodates loading and outdoor storage uses that are screened from view with minimal visual impact to adjacent public walkways and spaces.
   3. Provides a delightful experience from East Campus Drive.
   4. Non-asphalt paving solutions and other design & aesthetic considerations.

C. Demonstrate that the proposed civil design includes:
   1. Innovative use of the existing topography, drainage, and soil.
   2. An efficient site utility design that includes considerations to mitigate negative impacts on existing utilities, campus grounds, adjacent buildings, and communities.

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

E. *Clearly define reserve area for a future circulation road as defined in Plant Growth Environments & Support Facilities Relocation Study and as approved by Fire Marshal.*
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. Strategies that support the required day one and future build-out shelled space in a cost effective and energy efficient manner.

C. Provide durability, ease of maintenance, aesthetic, and energy efficiency/conservation considerations.

D. Support the acoustical and sustainable requirements of the project.

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

F. Provide cost effective greenhouse operations.

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

Proposer shall:

A. Demonstrate how the proposed design incorporates sustainability features outlined in the RFP, including:
   1. Reduction of the carbon footprint.
   2. Achievement of LEED Silver certification or higher.
   3. Alternative means and methods to provide the required building(s) energy performance.

B. Submit LEED scorecards indicating which credits would be pursued for LEED Silver, or higher certification.

**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.

**ALTERNATES, PROJECT ENHANCEMENTS AND ADDED VALUE**

Proposer shall:

A. Submit the Alternates, Project Enhancements, and Added Value Matrix.
   1. Indicate whether project Alternates are included in the base bid at no additional cost.
   2. List project enhancements and added value with appropriate descriptions. Project enhancements provide the University with added value to the base bid requirements.
B. Demonstrate that the proposed design, materials, and construction quality exceed the requirements of the base bid.

<table>
<thead>
<tr>
<th>ALTERNATES, PROJECT ENHANCEMENTS, AND ADDED VALUE MATRIX¹ (TAB 98)</th>
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<tbody>
<tr>
<td>ALTERNATES</td>
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<td>ALTERNATE NO.</td>
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</table>

PROJECT ENHANCEMENTS AND ADDED VALUE

<table>
<thead>
<tr>
<th>ITEMIZED LIST OF PROJECT ENHANCEMENTS</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

TAB 40 9

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.

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.
   
   iii. Sequence of work with minimal service interruption for the surrounding community, specifically occupied units and facilities immediately adjacent to the site.
   
   
   v. Environmental mitigation measures around laydown area.

¹ Suggested Format
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.

   **Suggested Text Length: 1 – 2 pages**

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

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

A. Excavation and grading requirements including proposed shoring and monitoring of existing structures.
B. Underground utility identification, relocation, and/or removal.
C. Existing groundwater conditions. Description includes discussion of potential mitigation of shallow groundwater conditions including the need for dewatering and the potential use of excavated soils as backfill.
D. Existing geotechnical conditions including the presence of groundwater, rock, or fill.
E. Subsurface contamination.
F. Mitigation of construction noise, vibration, dust, etc. affecting surrounding community.

---

**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.

---

**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 43 12)
(Deviations from Master Specifications and/or RFP)

<table>
<thead>
<tr>
<th>SPECIFICATION SECTION/CAMPUS STANDARDS AND BASIS OF DESIGN</th>
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</thead>
<tbody>
<tr>
<td>ITEM DESCRIPTION</td>
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ORAL PRESENTATION  
10 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 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)  
30 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 Proposers to submit a BAFO. The University will request BAFO submittals from the Proposers to clarify and

² Suggested format
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 Flash drive (in PDF format):

<table>
<thead>
<tr>
<th>SHEET</th>
<th>SCALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Demolition Plan</td>
<td>None</td>
</tr>
<tr>
<td>.2 Grading and Drainage Plan</td>
<td>None</td>
</tr>
<tr>
<td>.3 Site Plan</td>
<td>1&quot; = 20'</td>
</tr>
<tr>
<td>.4 Landscape and Hardscape Construction Plan</td>
<td>1&quot; = 20'</td>
</tr>
<tr>
<td>.5 Conceptual Structural Plan</td>
<td>1/16&quot; = 1'</td>
</tr>
<tr>
<td>.6 Architectural</td>
<td></td>
</tr>
<tr>
<td>1) Code Information Plans (All Levels)</td>
<td>1/16&quot; = 1'</td>
</tr>
<tr>
<td>2) Floor Plans (All Levels)</td>
<td>1/8&quot; = 1'</td>
</tr>
<tr>
<td>4) Conceptual Reflected Ceiling Plans</td>
<td>1/16&quot; = 1'</td>
</tr>
<tr>
<td>5) Exterior Elevations</td>
<td>1/8&quot; = 1'</td>
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<tr>
<td>6) Building Sections</td>
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<tr>
<td>7) Enlarged Partial Exterior Building Elevations</td>
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<tr>
<td>8) Typical Exterior Details</td>
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<tr>
<td>.7 Mechanical Conceptual Floor Plans</td>
<td>1/8&quot; = 1'</td>
</tr>
<tr>
<td>.8 Electrical Conceptual Floor Plans and Single Line Diagrams</td>
<td>1/8&quot; = 1'</td>
</tr>
<tr>
<td>.9 Greenhouse Plan</td>
<td>1/8&quot; = 1'</td>
</tr>
</tbody>
</table>

.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.

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.

.3 Site Plan
Illustrate relationships with existing site elements and buildings, and include:

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

.4 Landscape and Hardscape Construction Plan

Show all new and existing landscape and hardscape features:

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

.5 Conceptual Structural Plan

All levels, typical floor plan shall include:

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

.6 Architectural (All Levels)

1) Code Information Plans to include the following:
   a. Identification of fire and smoke rated walls and openings
   b. Identification of all exits
   c. Identification of all room names
   d. Identification, location and fire rating of building(s) or occupancy separations
   e. Identification and limits of building(s) occupancies
   f. Description of summarized code review, including building type, occupancy group, 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) Conceptual Reflected Ceiling Plans shall include:
   a. Exterior and interior walls, doors, and openings
   b. Ceiling height designations
c. Room names
d. Reflected ceiling grids
e. Interior and exterior soffits and bulkheads
f. Light fixtures
g. Item and material designations
h. Ceiling mounted equipment
i. Appropriate descriptions

4) Architectural Exterior Elevations
   a. All major building elevations
   b. Structural grid designations
c. Vertical floor elevation designations
d. Material designations
e. Include appropriate descriptions

5) Architectural Building Sections
   a. Longitudinal
   b. Latitudinal

6) Architectural Enlarged Partial Exterior Building Elevations (All Elevations)
   a. Building(s) entrances
   b. Structural grid designations
c. Vertical floor elevation designations
d. Material designations
e. Include appropriate descriptions

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

.8 Electrical Conceptual Floor Plans and Single Line Diagrams (All Levels)
   a. Place over architectural background.
   b. Lighting and power information may be combined for all levels. Typical spaces do not need to be repeated.
   c. Conceptual floor plans shall include:
      1) Location and identification of light fixtures
      2) Location and identification of exit lighting
      3) Location and identification of emergency lighting
      4) Location and identification of electrical panels
      5) Location and identification of electrical equipment
      6) Location of transformers and generators
      7) Conceptual single line power diagram

.9 Greenhouse Plans:
   a. Floor plans showing configuration of typical greenhouse layout.
   b. Show options of bench layouts and MEP systems that support the greenhouses.
   c. Show configuration and location of water (domestic, RO, fertilizer water), data and all types of power per the program requirements.
   d. Show typical electrical panel(s) configuration for each greenhouse.

END OF TECHNICAL PROPOSAL SECTION
LUMP SUM BASE PRICE PROPOSAL FORM

FOR

PLANT GROWTH ENVIRONMENTS FACILITY
UNIVERSITY OF CALIFORNIA, RIVERSIDE
RIVERSIDE, CALIFORNIA
January 2018, March 6, 2018, March 7, 2018

PROPOSAL TO: UNIVERSITY OF CALIFORNIA, RIVERSIDE
Architects & Engineers
1223 University Avenue, Suite 240
Riverside, California, 92521
(951) 827-1269

PROPOSAL FROM:

(Name of Firm Submitting Proposal)

(Address)

(City, State, Zip Code)

(Telephone & Fax Number)

(Date Submitted)

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

Proposer, represents that a) it has the appropriate active Contractor’s license required by the State of California; b) it has carefully read and examined the Proposal Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all information available to Prequalified Proposers; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) that all information and submittals provided as part of the prequalification process are accurate and correct. Proposer hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums quoted. Proposer further agrees that it will not withdraw its Proposal within 45 60 days after the Proposal Deadline, and that, if it is selected as the apparent lowest responsive and responsible Proposer, that it will, within 10 days after receipt of notice of selection, sign and deliver to University the Agreement in triplicate and furnish to University all items required by the Proposal Documents. If awarded the Contract, Proposer agrees to complete the proposed Work within the number of days specified in the Agreement.

2.0 ADDENDA

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

3.0 LUMP SUM BASE PROPOSAL

<table>
<thead>
<tr>
<th>BASE PROPOSAL</th>
</tr>
</thead>
</table>

**MAXIMUM ACCEPTANCE COST = $22,500,000 $20,000,000**

$ [ ] , [ ] , [ ]

(Place figures in appropriate boxes.)
4.0 UNIT PRICES

Refer to Specification Section 01 2200 for the respective multipliers. The quantities set forth in the Unit Prices are estimates. The University does not represent that the actual quantities of Unit Prices will equal the estimated quantities specified.

<table>
<thead>
<tr>
<th>Item No. 1</th>
<th>Compensation for Compensable Delays as specified in Section 5.0 of the Price Proposal Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item No. 2</td>
<td>Over-Excavation: Excavation and disposal of additional earth in accordance with Division 31, Section &quot;Earth Moving.&quot;</td>
</tr>
<tr>
<td>Item No. 3</td>
<td>Backfill and Compaction for Over excavation in accordance with Division 31, Section &quot;Earth Moving.&quot;</td>
</tr>
<tr>
<td>Item No. 4</td>
<td>Trenching, Backfilling and Compaction for Utilities in accordance with Division 31, Section &quot;Earth Moving.&quot;</td>
</tr>
</tbody>
</table>

5.0 DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAYS – Phase 3

Proposer shall determine and provide in the space below, the daily rate of compensation for any compensable delay caused by University at any time during the performance of the Work for Phase 3:

\[
\text{Daily Rate} \times 60 \text{ days (multiplier)}
\]

University will perform the extension of the daily rate times the multiplier.

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

6.0 NOT USED

7.0 SELECTION OF APPARENT LOW PROPOSER

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

Commented [CL1]: I think it needs to be removed from here, we have this on section 5.0 below, will need also revise Section 01 2200 to removed it there as well.

Commented [CL2]: Section 01 2200 stated 60 days, which one do we want to use?
### 9.0 ALTERNATES (Refer to Specification Section 01 2300)

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

<table>
<thead>
<tr>
<th>Alternate No. 1 – Add Alternate to accommodate four (4) reach-in growth chambers in the shipping-receiving room.</th>
<th>$ [ ] , [ ] , [ ] , [ ] (Place figures in appropriate boxes.)</th>
<th>✔ Add</th>
<th>☒ Deduct</th>
<th>☒ No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Alternate No. 2 – First floor egress corridor between grid lines D-M and 2-3, the storage room between grid lines D-F and 1-2, and the growth chamber suite between grid lines D-E and 3-9.</th>
<th>$ [ ] , [ ] , [ ] , [ ] (Place figures in appropriate boxes.)</th>
<th>✔ Add</th>
<th>☒ Deduct</th>
<th>☒ No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Alternate No. 3 – First floor growth chamber suite and Procedure Laboratory between grid lines E-E.5 and 3-9.</th>
<th>$ [ ] , [ ] , [ ] , [ ] (Place figures in appropriate boxes.)</th>
<th>✔ Add</th>
<th>☒ Deduct</th>
<th>☒ No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Alternate No. 4 – First floor growth chamber suite and Procedure Laboratory between grid lines E-5-G and 3-9.</th>
<th>$ [ ] , [ ] , [ ] , [ ] (Place figures in appropriate boxes.)</th>
<th>✔ Add</th>
<th>☒ Deduct</th>
<th>☒ No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Alternate No. 5 – First floor Flex Laboratory and Clean Laboratory between grid lines G-H and 3-9.</th>
<th>$ [ ] , [ ] , [ ] , [ ] (Place figures in appropriate boxes.)</th>
<th>✔ Add</th>
<th>☒ Deduct</th>
<th>☒ No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
10.0 **PROPOSER INFORMATION**

**TYPE OF ORGANIZATION:**

__________________________ (Corporation, Partnership, Individual, Joint Venture, etc.)

**IF A CORPORATION, THE CORPORATION IS ORGANIZED UNDER THE LAWS OF:**

THE STATE OF ____________________________.

(State)

**NAME OF PRESIDENT OF THE CORPORATION:**

__________________________ (Insert Name)

**NAME OF SECRETARY OF THE CORPORATION:**

__________________________ (Insert Name)

**IF A PARTNERSHIP, NAMES AND TITLES OF PERSONS SIGNING THE BID ON BEHALF OF PROPOSER AND ALL GENERAL PARTNERS:**

**PERSONS SIGNING THE BID ON BEHALF OF PROPOSER:**

__________________________ (Insert Name and Title)

**GENERAL PARTNERS:**

__________________________ (Insert Names)

__________________________ (Insert Names-continued)

**CALIFORNIA CONTRACTORS LICENSE(S):**

__________________________ (Name of Licensee)

__________________________ (Classification)  (License Number)  (Expiration Date)
11.0 REQUIRED COMPLETED ATTACHMENTS

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

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

12.0 DECLARATION

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

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

__________________________________________
(Signature)
SECTION 01 2300 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 DEFINITIONS

A. Alternate: An amount proposed by Design Builder and stated on the Price Proposal Form for certain work defined in the Proposal Requirements that may be added to or deducted from the Lump Sum Base Proposal amount if the University decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

2. Design, engineering, coordination, labor, materials, equipment, accessories, and Design Builder and subcontractor overhead, mark-up and profit required for the alternate work shall be included in the Alternate cost.

1.3 PROCEDURES

A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

E. Contract Time: Complete accepted Alternates with the time stipulated for the Work in the Agreement unless specifically provided by the University.
F. Hold the Alternates price for each Alternate for time indicated in the Alternate description beyond the date stated in the Notice to Proceed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Growth Chamber in Shipping-Receiving Room.
   1. Provide all labor, material, equipment, design costs, subcontractor and design-builder mark-up, overhead and profit for construction to accommodate four (4) reach-in growth chambers in the shipping-receiving room. Include power, data, chilled water, DI-RO water, domestic water and floor sinks.
   2. See Basis of Design for details.
   3. Award will be within 60 days after with the Notice to Proceed for Phase I.

B. Alternate No. 2: Growth Chamber Suite & Egress Corridor
   1. Provide all labor, material, equipment, design costs, subcontractor and design-builder mark-up, overhead and profit for construction of the first floor egress corridor between grid lines D-M and 2-3, the storage room between grid lines D-F and 1-2, and the growth chamber suite between grid lines D-E and 3-9. The walk-in growth chambers are to be provided and installed by the design-builder. The reach-in growth chambers will be provided and installed by the university. The electrical, chilled water cooling loop, and floor sink services for the reach-in growth chambers are to be provided and installed by the design builder. All spaces within the scope of Alternate No. 1 are to be provided in final finished and operational condition except for the installation of the reach-in growth chambers.
   2. See Basis of Design for details.
   3. Award will be within 60 days after with the Notice to Proceed for Phase I.
C. Alternate No. 3: Growth Chamber Suite & Procedure Laboratory

1. Provide all labor, material, equipment, design costs, subcontractor and design-builder mark-up, overhead and profit for construction of the first floor growth chamber suite and Procedure Laboratory between grid lines E-E.5 and 3-9. The walk-in growth chamber is to be provided and installed by the design-build team. The reach-in growth chambers will be provided and installed by university. The electrical, chilled water cooling loop, and floor sink services for the reach-in growth chambers are to be provided and installed by the design-build team. All spaces within the scope of Alternate No. 2 are to be provided in final finished and operational condition except for the installation of the reach-in growth chambers.

2. See Basis of Design for details.

3. Award will be within 60 days after with the Notice to Proceed for Phase I.

D. Alternate No. 4: Growth Chamber Suite & Procedure Laboratory

1. Provide all labor, material, equipment, design costs, subcontractor and design-builder mark-up, overhead and profit for construction of the first-floor growth chamber suite and Procedure Laboratory between grid lines E.5-G and 3-9. The walk-in growth chambers are to be provided and installed by the design-build team. The reach-in growth chambers will be provided and installed by the university. The electrical, chilled water cooling loop, and floor sink services for the reach-in growth chambers are to be provided and installed by the design-build team. All spaces within the scope of Alternate No. 3 are to be provided in final finished and operational condition except for the installation of the reach-in growth chambers.

2. See Basis of Design for details.

3. Award will be within 60 days after with the Notice to Proceed for Phase I.

E. Alternate No. 5: Flex Laboratory & Clean Laboratory

1. Provide all labor, material, equipment, design costs, subcontractor and design-builder mark-up, overhead and profit for construction of the first-floor Flex Laboratory and Clean Laboratory between grid lines G-H and 3-9. All spaces within the scope of Alternate No. 4 are to be provided in final finished and operational condition except for the installation of the reach-in growth chambers.

2. See Basis of Design for details.

3. Award will be within 60 days after with the Notice to Proceed for Phase I.
### Detailed Room List

<table>
<thead>
<tr>
<th>Function</th>
<th>Room Count</th>
<th>Room ASF</th>
<th>Subtotal ASF</th>
<th>Total ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support Functions</strong></td>
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<td></td>
<td></td>
<td>2,104</td>
</tr>
<tr>
<td>Greenhouse Manager Office</td>
<td>1</td>
<td>131</td>
<td>131</td>
<td></td>
</tr>
<tr>
<td>Breakroom / Kitchen / Conference</td>
<td>1</td>
<td>227</td>
<td>227</td>
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<td>Clean-Dirty In-Out Receiving-Delivery-Staging</td>
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<tr>
<td><strong>Shelled Space</strong></td>
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<td>13,938</td>
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<tr>
<td>Shelled Space</td>
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<tr>
<td><strong>Subtotal First Floor</strong></td>
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<tr>
<td><strong>Greenhouse</strong></td>
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<tr>
<td>Single-Module Greenhouse</td>
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<tr>
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<tr>
<td>Single-Module Greenhouse</td>
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<tr>
<td>Double-Module Greenhouse</td>
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<td>Four-Module Greenhouse</td>
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<td>Service Aisle</td>
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<td><strong>Headhouse</strong></td>
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<td>Flex Potting-Tear Down Bay</td>
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<tr>
<td>Cold Room (+4°C)</td>
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<td>Autoclave Room</td>
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<td>Flex Laboratory / Photography Lab</td>
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<td>Clean Supplies Storage</td>
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<tr>
<td>Waste Staging</td>
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<tr>
<td><strong>Subtotal Second Floor</strong></td>
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<tr>
<td><strong>Total Assignable Square Feet (ASF)</strong></td>
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<tr>
<td><strong>Efficiency Factor</strong></td>
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<tr>
<td><strong>Total Gross Square Feet (GSF)</strong></td>
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<td>38,277</td>
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</table>