September 15, 2016

TO: ALL HOLDERS OF REQUEST FOR PROPOSALS (RFP) DOCUMENTS
NUEVO WEST GRADUATE STUDENT HOUSING
UNIVERSITY OF CALIFORNIA, SAN DIEGO
PROJECT NO.: 5053/A4L-406

Enclosed is the following:

1. Addendum No. 3 dated September 15, 2016, to the RFP Documents.

Sincerely,

James R. Gillie
Senior Director of Construction Services
Facilities Design and Construction

Enclosure
ADDENDUM NO. THREE
TO THE
DESIGN-BUILD REQUEST FOR PROPOSAL (RFP) DOCUMENTS
September 15, 2016

I. GENERAL

The following changes, additions, or deletions shall be made to the following documents; all other conditions shall remain the same.

II. REVISIONS TO THE REQUEST FOR PROPOSALS (PROPOSAL DOCUMENTS):

1. Add the following to University Furnished Items:

For reference only, 4864 Graduate and Professional Students and Mixed-Use Housing – East Campus current drawings as of 9/15/16:

   http://intranet.fdc.ucsd.edu/downloads/4864_CurrentDrawings.zip

2. Add the following to University Furnished Items:

   4864 Final Initial Study and Mitigated Negative Declaration – 8/21/15
   4864 Hydrant Flow Test Report – 2/17/15
   5053 Sewer Manhole Locations
   5079 Bridge Feasibility Report Excerpt 8-17-16

   http://intranet.fdc.ucsd.edu/downloads/5053.Addendum.3.Enclosures.zip

3. On September 14, 2016, at the first one-on-one meeting, each Design-Build team received and signed a confirmation of receipt for Nuevo West Graduate Student Housing Master Exterior Palate Binder.

III. CLARIFICATIONS

1. Parking: Please reference Division 1 for parking requirements. The University will not be supplying any parking and cannot guarantee that paid permit parking will be available to the contractor. It is the contractor’s responsibility not only to determine how to provide parking for the necessary construction crew, but also to pay for it as necessary and if available. The parking lot at the corner of Regents Road and Miramar Street (P782) is NOT available. This parking lot is reserved for and leased to the La Jolla Institute and thus is not controlled by our transportation group. The DB teams should not count on this as potential parking for the construction team.

2. QUESTION: In the DPP, there is reference to the Family Housing serving both the Patients and Families of Patients. Are there specific needs for patients that should be incorporated into the Family Housing units?

   ANSWER: No. Any specific requirements are noted in the DPP.
3. **QUESTION:** The RFP and DPP asks that proposers coordinate their design with the adjacent Mesa Nueva project. Can portions of the Mesa Nueva project documents be made available to the proposers, such as site architectural drawings, landscape drawings, etc.?

**ANSWER:** Yes. *Links to full Mesa Nueva construction document sets are provided.*

4. **QUESTION:** The DPP states that the project must be registered with LEED prior to October 31, 2016 for LEEDv2009 New Construction. Does the University plan on performing this registration since the project will not be awarded to a DB Team prior to that date?

**ANSWER:** Yes, the University will be registering the project prior to October 31st.

5. **QUESTION:** The DPP indicates that a 10” water main be installed in Miramar Street as part of the project. Can the proposers have access to the water analysis with model of existing and proposed water system including the recommended 10” water main in Miramar Street?

**ANSWER:** No, the model is not available at this time as this analysis is part of an overall campus study that has not been finalized yet.

6. **QUESTION:** The proposers need to ensure we have adequate water flows for fire protection. It is likely that recent fire flow tests have been done by HP. Can the proposers have access to the recent fire flow tests that have been done in the area?

**ANSWER:** Yes. *Link provided to Mesa Nueva fire flow tests which are the most recent done in the area.*

7. **QUESTION:** The sewer POC is between two existing SMH’s that are not shown on exhibits. The sewer POC is between existing SMH C6M071 and SMH C6M0007. Can you provide the sewer exhibit that shows the location of these existing manholes?

**ANSWER:** Yes. *Link provided to Sewer Exhibit.*

8. **QUESTION:** The DPP does not mention any utility capacity fees that may be required by the City and County of SD. Are water and/or sewer capacity fees required by the City and/or County of San Diego? If so, will these be paid directly by the University?

**ANSWER:** Capacity fees are not required for sewer or domestic water.
9. **QUESTION:** The DPP mentions support, assistance, and studies that the DBE will need to include. Some of these studies may have been completed, especially, for the HP site. Can the proposers have access to the environmental document prepared for Mesa Nueva? Was a recent traffic study prepared as part of that development? If so can that study be provided to the proposers?

**ANSWER:** Yes. Link provided to Mesa Nueva document. There has been no traffic study completed at this time.

10. **QUESTION:** Desk size is indicated as 4’x2’. Is there a required dresser size?

**ANSWER:** No.

11. **QUESTION:** Are queen beds required in all bedrooms?

**ANSWER:** All bedrooms are required to accommodate a queen size bed. Furniture is Owner-provided Owner-installed. In addition, rooms shall provide circulation space around bed to access closet, door, and window. Circulation space shall also be provided in front of any wall mounted heaters or other mechanical devices.

12. **QUESTION:** Studio unit criteria calls for 300SF min. Is the 300SF to include the bathroom?

**ANSWER:** Yes.

13. **QUESTION:** Kitchen criteria calls for 18 CF refrigerator, a 30" oven and a double sink. Is a dishwasher required? If so, what size?

**ANSWER:** Dishwashers are not required nor desired in the student housing apartments. Garbage disposals are required at all kitchen sinks. See specifications for necessary product information. Note that this will also apply to the family house 2 bedroom apartments, but not the community kitchen. The DPP defines all requirements for the Family House community kitchen.

14. **QUESTION:** A solid surface would suggest a Corian type countertop where P. Lam would go over plywood. Vanity criteria calls for “P. laminate with solid surface.” Can this requirement please be clarified?

**ANSWER:** All counters shall be solid surface. The base cabinet for the vanity can be P-Lam.
15. **QUESTION:** During the pre-bid site walk it was indicated that contour line 326 represented the Northern limit of disturbance for sites 2 and 3. This contour line differs from the illustrative boundary shown in the DPP and affects the available area for project design flexibility. Can the University please provide official project site boundaries for sites 2 and 3?

**ANSWER:** The boundary does not stay on contour 326. As noted in the DPP, the boundary shown in the DPP is diagrammatic. The Design Build teams were provided with an AutoCAD survey which has the "real" boundary lines shown. The DB teams should stay within the boundary indicated in the AutoCAD survey drawing provided.

End of Addendum