September 26, 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. 5 dated September 26, 2016, to the RFP Documents.

Sincerely,

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

Enclosure
ADDENDUM NO. FIVE
TO THE
DESIGN-BUILD REQUEST FOR PROPOSAL (RFP) DOCUMENTS
September 26, 2016

I. GENERAL

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

II. CLARIFICATIONS

1. QUESTION Hazardous soils are expected at the parking structure site. The University will remove hazardous soil AFTER it is stockpiled by the Contractor. For bidding purposes, is there an estimated volume of hazardous soil to minimize bid variances?

   ANSWER: The University is currently working on a soils management policy that will more clearly define the extent of the soil that may need to be mitigated. This will be released to the project teams prior to the last one on one meeting.

2. QUESTION: DPP Chapter 4, lists STC minimums for residential support spaces (ex. laundry rooms - walls, ceilings, floor minimum STC 60). DPP Chapter 5.8 – noise and vibration design requirements – lists FSTC ratings for similar spaces (Apartment to Amenity Floor/Ceiling Assembly: FSTC 60). The RFP does not mention field sound transmission class testing. Typically, if a rating of FSTC 60 is required, that would translate to a STC of 65. Please advise if FSTC tests are required. Please advise which requirements should be followed.

   ANSWER: FSTC testing is not required. Follow stipulated STC minimum requirements.

3. QUESTION: DPP (p106) describes the typical kitchen – 2 bedroom unit to have flooring as polished concrete or ceramic tile – sheet vinyl not acceptable. Ceilings to be sealed concrete or painted GWB. Linoleum flooring is allowed in the bathroom spaces of the same units. Please advise if the University will consider linoleum in the kitchen spaces.

   ANSWER: Linoleum is not allowed in kitchen spaces.

4. QUESTION: CBC 1207.3 Structure-borne sound requires an IIC rating of not less than 50. Please advise if there are any other IIC requirements that are to be followed.

   ANSWER: There are no other IIC requirements.
5. **QUESTION:** Section 4.2 of the DPP requires 9'-0" minimum ceiling height in residential units. Would an 8'-4" clear ceiling height be acceptable? This dimension would allow an additional story at midrise buildings before exceeding the 75 foot high-rise threshold. This dimension would also allow an additional story at high-rise buildings before exceeding the 120 foot high-rise+ requirements.

**ANSWER:** No, an 8'-4" clear ceiling height is not acceptable.

6. **QUESTION:** The 2016 CA code edition will go into effect on January 1, 2017. The majority of the CA jurisdictions allow the 2013 CA codes to be implemented based on initial submittal for permitting. It is our understanding that the schematic design set will be submitted prior to January 1, 2017 to the UCSD Campus Fire Marshal. Can you please confirm that this submission of the schematic design set will determine the CA code edition to be utilized (i.e., will the 2013 CA codes be applicable if the schematic design set is submitted prior to January 1, 2017).

**ANSWER:** Confirmed. If schematic design set is submitted prior to January 1, 2017 to the UCSD Fire Marshal, it will be recorded as being reviewed under the 2013 code cycle.

7. **QUESTION:** Has UCSD determined the structural risk category? Should DB teams assume going with Seismic category II or III?

**ANSWER:** Per Table 1604.5 of the CBC, this shall be a risk category II and shall NOT be construed as a structure containing adult education facilities.

8. **QUESTION:** Addendum No. 2 removed the "Additional Beds" from the list of enhancements. Does this mean that providing additional beds will not be considered an enhancement by the University, or will it be considered an enhancement resulting an example of “additional value to the University through their own creativity, knowledge, experience or methods”?

**ANSWER:** Other enhancements now have greater priority (on site underground parking) than this. If the team is providing the other enhancements AND is also proposing additional beds, then it would be considered an enhancement, but with lesser weight than the others. However, if the team proposes additional beds as an enhancement but does not also propose the higher priority enhancements such as the parking, then the additional beds will not be given credit.

9. **QUESTION:** Reference is made to a grease interceptor. We assume this was meant to be "oil / sand interceptor" please confirm. Please confirm which utility we can discharge into? Does the facility have or will have a “Non-Traditional Small MS4” permit from the California water board to discharge this water to the storm drainage system or does it need to go to the sanitary sewer because of the possible contamination?

**ANSWER:** A grease interceptor is not required at the parking garage. A Sand/Oil interceptor is. This is required to be connected to the sewer lines, NOT the storm drain system.
10. **QUESTION:** For high-rise buildings the plumbing code requires a Fire Fighters Air Replenishment System (FARS) system per 2013 CPC, Appendix F. We have checked with the City officials on the FARS requirement and they say they have none. Does UCSD require a FARS system? Please note most jurisdictions do not require this if we provide the necessary firefighting elevators.

   **ANSWER:** UCSD does not require a FARS system.

11. **QUESTION:** In lieu of trap primers, will UCSD accept the use of IAPMO approved “close trap seals”?

   **ANSWER:** No.

12. **QUESTION:** Will UCSD allow the use of “maintenance free shock absorbers” to save on valves & access panels on smaller load items, except for flush valves?

   **ANSWER:** No.

13. **QUESTION:** Will UCSD accept one fire pump for the complete project?

   **ANSWER:** Fire pumps shall be installed in accordance with the code.

14. **QUESTION:** Is UCSD expecting detailed load calculations, energy performance models for LEED & Title-24-2013? For all buildings or a representative sample?

   **ANSWER:** The teams should assume to provide whatever is necessary to obtain LEED Gold certification for Multiple Buildings on this project. Team to verify with USGBC the category and the acceptable energy modeling software.

15. **QUESTION:** Confirm the project will utilize 2013 CA Energy Code not the 2016 CA Energy Code due to be enforced after January 1, 2017.

   **ANSWER:** Confirmed.

16. **QUESTION:** Challenges with 20% Beyond 2013 Energy Code: If the 2013 (or 2016) CA Energy Code is utilized as a performance benchmark, proving 20% beyond energy code may be challenging due to the software limitations with this building type. The current methodology in the CBECC-Com platform does not correctly model the baseline comparison correctly for the residential and non-residential spaces for comparison to the standards. This requires the proposer to model the residential and non-residential areas separately and does not give a clear “whole building performance” benchmark. The software limitations also greatly reduce the types of systems that may be proposed in the modeling exercise. For example, Variable Refrigerant Volume systems and natural ventilation cannot be fairly modeled for compliance purposes therefore no “credit” would be allowed for mechanical systems towards the 20% threshold for a very efficient and cost effective system. The two alternatives we recommend are:

   1) Whole building EUI targets from the UCOP “Whole Building Energy Performance Targets for UC Buildings - Table 2.” The non-housing complex annual target for
the UC San Diego location would be utilized to measure performance for the building prediction. Would this be allowed for an alternative metric to measure performance? or;

2) Another viable metric may be the LEED V3 benchmark based on ASHRAE 90.1-2007 for energy cost, or perhaps converted to Carbon. This metric can be utilized with all of the available system types and allows for alternate performance modeling tools capable of modeling natural ventilation, complex mechanical systems, and true operational performance. If this method is used, please provide a minimum threshold % or EA_Cr-1 LEED points?

With either of these two alternate metrics for measuring building performance the modeling parameters are crucial for predictive modeling.

a) Can we have an agreed modeling of occupant density and schedules of operation for the buildings?

b) Will year round occupancy occur for these structures or will the buildings be vacated during quarter breaks?

c) Can we assume CA high rise residential occupancy rates (24 hours with variations throughout the day) for the residential spaces (including corridors, lobby access) and a daytime use for the user support spaces?

d) Can you provide estimated occupancy rates peak full time equivalents (FTE per LEED definition) and expected building visitors?

**ANSWER:**

a) *Occupants should be assumed at one per bed. Operation is 24/7, no breaks ever.*

b) *Yes, these will be year round occupancy including Family House.*

c) *Yes, these units will be occupied 24/7. Support spaces will most likely be open until 10 or 11pm. Lounge and study spaces may be available 24/7.*

d) *Design Build Teams will need to determine the FTE as necessary to achieve the LEED requirements and based upon the above noted information. There is no way to know expected visitors to the building as each day can vary greatly depending upon what events might be going on in the area.*

17. QUESTION: For DHW Item-4; the DPP states: "Domestic Solar Hot Water System: To meet LEED credit for on-site renewable energy, evaluate a solar hot water system for the largest building with a solar fraction of 70% of the total domestic hot water load with a simple payback." Does this imply that the team shall provide a Solar DHW system that meets the LEED credit for on-site newable energy as part of the base bid and does not need to provide a PV ready building for future installation of PVs; please confirm both statements?

**ANSWER:** *If the Design Build teams would like to propose a PV ready building as a value add, that is acceptable. However, there is no guarantee that this will be seen as a value by the University. A Solar Hot Water System is required as outlined in the DPP.*
18. **QUESTION:** DPP Page-145 states the LEED target is Gold; The DPP Page-7 Tab-D states the LEED target is Silver. Please confirm?

**ANSWER:** LEED target is GOLD.

19. **QUESTION:** The DPP states the BMS shall be compatible with HDH BMS. Please confirm the current BMS provider and does UCSD see value in the team to provide the same vendor?

**ANSWER:** BMS provider is JCI/Metasys. No value for use of same vendor, but per the DPP, all equipment shall be fully compatible with JCI/Metasys.

20. **QUESTION:** Please confirm the current lighting controls provider and does UCSD see value in the team to provide the same vendor?

**ANSWER:** No lighting control provider. No value added.

21. **QUESTION:** Please confirm the current security system provider and does UCSD see value in the team to provide the same vendor?

**ANSWER:** We do not utilize security systems in our housing projects. No value added.

22. **QUESTION:** Please confirm the current fire alarm system provider and does UCSD see value in the team to provide the same vendor?

**ANSWER:** DB teams shall comply with specification requirements. No value added.

23. **QUESTION:** Please confirm the current elevator system provider and does UCSD see value in the team to provide the same vendor?

**ANSWER:** DB teams shall comply with specifications. No value added.

24. **QUESTION:** Does UCSD see value in the team to integrate the lighting controls into the BMS controls?

**ANSWER:** No value added to integrate lighting controls.

25. **QUESTION:** Under the heading "Lighting Code Requirements" please confirm the intent of the statement "Lighting design shall comply with CCR Title 24 requirements. Design shall be based on minimum 20% above Title 24 requirements." Does this imply the footcandle levels shall be 20% greater than those stated in Title-24 or does it imply the Lighting Power Density shall be 20% less than stated in Title-24; please confirm?

**ANSWER:** This stipulation means that the DB teams shall achieve higher levels of efficiency in ALL building systems and this higher level shall be 20% lower (more efficient) than the requirements outlined in Title 24.
26. QUESTION: Will any future Design Guidelines be issued by UCSD as future addendum beyond what has already been sent?

**ANSWER:** The portion of the current UCSD Design Guidelines that are relevant to housing projects or parking garages have been incorporated into the DPP documents. No additional Design Guideline documents will be released. However, it is unknown what additional RFI questions will come up that may require revisions to the content of the DPP which would then need to be clarified in future addendums.

27. QUESTION: DPP lists possibility of contaminated soil at parking garage site (NE corner). All analyzing and testing will be done after award. Can an estimate CY amount of contaminated cut/stockpile be provided by UCSD so can all DB firms can adequately project cost?

**ANSWER:** The University is currently working on a soils management policy that will more clearly define the extent of the soil that may need to be mitigated. This will be released to the project teams prior to the last one on one meeting.

28. QUESTION: In the design criteria section of Chapter 5.6 Fire Protection & Suppression – Part 1, it is stated that the design densities and areas of application shall comply with FM Global, NFPA 13, and campus fire marshal requirements. FM Global is more restrictive than the other standards with respect to design densities and areas. Is it the intent for the sprinkler system design to be based on the FM Global requirements for design density and areas of application?

**ANSWER:** FM Global is not required.

29. QUESTION: NFPA 13 allows for multiple methods of hydraulically calculating the water demand of a sprinkler system. Are all hydraulic calculation methods of NFPA 13 permitted to be used (as applicable) or are the allowed hydraulic calculation methods for sprinkler systems limited to those permitted by FM Global?

**ANSWER:** FM Global is not required.

30. QUESTION: In the water supply section of Chapter 5.6 Fire Protection & Suppression – Part 1, it is stated that a secondary water supply shall be provided for high-rise buildings as required in Section 903.3.5.2 of the California Fire Code. For the purposes of sizing the secondary water supply, please confirm that the flow duration requirements of NFPA 13 and Section 903.3.5.2 of the California Fire Code govern instead of the FM global requirements for flow duration.

**ANSWER:** CFMO Response: For the purposes of calculating the secondary water supply for high rise buildings, FM Global requirements for flow duration do NOT apply. Each high rise shall have its own independent water storage supply source.
31. ADDITIONAL CLARIFICATION:

Add the following to the DPP:

Unique Apartment Opportunities: The current requirement per the DPP for 4 bedrooms versus 2 bedroom bed ratio is 70/30. However, there is the opportunity for potential value add to reduce that ratio as low as 65/25 and propose up to 10% “unique” apartment units. The purpose of these “unique” units is to provide novel and creative solutions to improve efficiency, resident livability, and community building. Inclusion of these units is optional and the teams will not be downgraded should they chose to stay with the 70/30 ratio as noted in the current DPP. The following guidelines should be adhered to:

- **Bathroom:** Minimum 2:1 bed to bathroom ratio, matching criteria in DPP pgs. 100-105
- **Kitchen:** Minimum 4:1 bed to full kitchen, full kitchen criteria matching that of 4br units (DPP pgs. 108-109), scaled for number of beds per unique unit. Kitchen areas need not be contiguous with living or common areas, if sufficient space for eating is provided.
- **Living room space:** 1:75 bed to square footage, matching criteria of 4b units (DPP pgs. 112-113) scaled for number of beds per unit. Living spaces need not be singular or contiguous with kitchen, but should be designed to accommodate the specified functions (Watching TV, socializing, relaxing, studying, playing, entertaining, etc.) with special consideration for comfortable, simultaneous functions by multiple individuals.
- **Unique units should have similar amenities and follow the general guidelines of residential units specified in DPP Section 4. Quality and interior design of unique units should be identical to other units.**
- **There is no specified upper limits for number of beds per unit (absolute lower limit of 2), comfortable livability is the design priority and units should be scaled accordingly.**
- **Minimum one (1) unique unit shall be full ADA compliant.**

The value add will be awarded if UCSD feels that a proposed solution is a marketable unit and meets the above noted criteria.

End of Addendum