March 23, 2016

INVITATION TO INDUSTRY OUTREACH AND PROJECT INFORMATION EVENT
April 8, 2016

Presentation of
Potential Real Estate Development and Management Opportunity for
UCR Health Outpatient Pavilion Project

OPPORTUNITY OVERVIEW

The Capital Asset Strategies department of the University of California, Riverside (“UC Riverside” or “UCR”) is seeking to engage industry participants regarding a potential real estate development opportunity. The potential opportunity will be to develop University-owned land to construct a medical office building, the UCR Health Outpatient Pavilion Project (“Project”), including related services, retail and commercial spaces, and parking. See Appendix 1 for a map of the potential project location. More information about the potential Project is included below.

THE EVENT

The Industry Outreach and Project Information Event (“Event”) is a valuable opportunity to hear directly from key UC Riverside leaders about their vision for the Project. Event details are as follows:

Event Date: Friday, April 8, 2016
Registration: 9:00 – 9:30 am
Presentation / Q&A: 9:30 – 11:30 am
Site Viewing: 11:30 am – 12:00 noon (Facilitated group walk of site perimeter)
Meeting Location: University Extension, Conference Room E (Ground floor)
Address: 1200 University Avenue, Riverside, CA
Parking: University Extension Parking Structure and Lot (See attached map)

ADVANCE RESERVATIONS REQUIRED

In order to ensure adequate accommodations, we are managing advance reservations on-line through EventBrite: (RSVP Here) (or type this URL into your browser: https://www.eventbrite.com/e/ucr-health-outpatient-pavilion-industry-outreach-event-tickets-24026636316). Please make your reservation by 2:00 pm (PDT) on Friday, April 1, 2016. You will be asked to provide names, titles, company names, and other contact information for all attendees. If you have difficulty with the EventBrite system, please email us at planning@ucr.edu.

See Appendix 2 for a map of the meeting site. Ample parking will be available, but please allow adequate time to park.

* Following the Event, a limited number of brief appointments will be available starting at 12:30 pm at the Capital Asset Strategies office at 1223 University Avenue, Suite 240. Please email us at planning@ucr.edu if you are interested in an appointment. If interest exceeds available meeting times, a waitlist will be developed and future follow-up meetings or calls scheduled, as needed.
THE DEVELOPMENT OPPORTUNITY

The UC Riverside Capital Asset Strategies department, within the Planning and Budget Division, plans to solicit project concepts and statements of qualifications from experienced real estate development and financing teams (“Development Teams”) to undertake development, financing, design, construction, and management of a medical office building on land owned by the University.

Although UC Riverside has the financial and institutional capacity to build a healthcare facility on the site that meets its current needs, campus leadership recognizes that there is a larger opportunity to develop the site by involving a private Development Team in the Project. An expanded development project would allow UCR to derive the greatest value from the land while providing more and better services to the campus and the surrounding community. The University’s land would be leased to the selected Development Team under a long-term ground lease, and a portion of the space in the building would be leased by UCR for various health care and closely related purposes. This Development Opportunity is referred to hereafter as the “UCR Health Outpatient Pavilion” or the “Project.”

CAMPUS BACKGROUND

The University of California, Riverside is one of 10 universities within the prestigious University of California (“UC”) system, and the only UC located in Inland Southern California. The campus is in the midst of a tremendous growth spurt with new and remodeled facilities coming on-line on a regular basis.

Widely recognized as one of the most ethnically diverse research universities in the nation, UC Riverside currently hosts approximately 22,000 students, with 900 instructional faculty, including 660 ladder-rank faculty. In addition, UCR is implementing an aggressive expansion of the faculty, primarily to support the growth of its research activities. UCR also is anticipating growth of enrollment to surpass 25,000 by 2020.

The 1,127-acre UC Riverside campus is located three miles east of downtown Riverside and is bisected by a freeway (a joint alignment of Interstate 215 (“I-215”) and State Route 60 (“SR-60”)). The 616 acres east of the freeway include most of the existing campus facilities; the 511 acres west of the freeway include agriculture research fields and support facilities, the University Extension, a large parking lot, and vacated buildings previously used for administrative facilities.

POTENTIAL PROJECT LOCATION

The proposed UCR Health Outpatient Pavilion is envisioned to be located on the west campus area, near the intersection of University Avenue and Iowa Avenue (1150 University Avenue), an approximately 4.8-acre site bordered by University Avenue to the north, and Everton Place to the south.
ANTICIPATED UCR PROJECT NEEDS

Student Health and Counseling Center
UCR needs space for its Student Health and Counseling Center to replace an aging facility and meet the needs of a student population expected to grow to approximately 25,000 by 2020, and possibly 30,000 thereafter. Upon completion, the Student Health and Counseling Center would expect to occupy approximately 38,000 sq. ft. in the facility. The Student Health and Counseling Center space should offer the same level of aesthetic appeal, safety, and comfort available in other, modern health clinic facilities.

UCR Health Community Clinic
UCR School of Medicine ("SOM") needs space for a centralized outpatient health clinic to expand the impact of the SOM as a leading educator of healthcare providers and to increase its capacity to serve the healthcare needs of the campus and the region. UCR Health requires a state-of-the-art facility with the aesthetic quality to make it competitive in the marketplace and to attract faculty, providers, students and patients.

Other Potential Uses
UCR expects other tenants to occupy substantial space within the facility, particularly to provide a range of health-related services. The Development Team would play the primary role in securing additional tenants and partners to occupy the remaining space in the facility, subject to certain rights of approval and rights of first refusal reserved by UCR.

Potential third party tenants and partners may include (but are not limited to):

- Pharmacy
- Dental Services
- Surgery Center
- Imaging
- Retail, Commercial, and Office Space (preferably occupied by health-related businesses)

Parking
The Development Team will be responsible for providing sufficient parking to meet the City’s requirements for the size and uses of the facility, considering the site location, anticipated flow of visitors and modes of travel, etc.
OVERVIEW OF PROCUREMENT PROCESS & PRELIMINARY SCHEDULE

Following the Industry Outreach and Project Information Event, the University expects to request project concepts and statements of qualifications (“SOQs”) from well-qualified development teams, comprised of construction, design firms, architects, and real estate professionals. A select group of SOQ respondents will be placed on a “short list” of potential Development Teams. The short-listed Development Teams will be provided with a Request for Offers (“RFO”).

UC Riverside anticipates release of a Request for Qualifications (“RFQ”) in April 2016. Responses would be anticipated in June 2016. Depending on the quality and quantity of responses, evaluation and the short-list selection would be expected to be completed by July, followed by a series of meetings with short-listed teams. UC Riverside’s release of a Request for Offers to the short-list likely would follow a planned informational update to the UC Regents in September 2016. Responses to the RFO likely would be requested by early December 2016, to facilitate a selection of a Preferred Development Team for exclusive negotiations in early 2017. Please note that the detailed schedule remains under development, and these timeframes are subject to change.

QUESTIONS

Parties who submit reservations for the Event will be placed on the Distribution List for future information and procurement documents.

Questions or additional requests to be added to the Distribution List should be directed to planning@ucr.edu.

We look forward to seeing you on April 8th.

Best regards,

Jeff Kaplan
Associate Vice Chancellor
Capital Asset Strategies
UC Riverside

Appendix 1 Site Map of Potential Project Location
Appendix 2 Map of Event Location and Parking
Appendix 1

UCR Health Outpatient Pavilion Potential Project Location

Primary Site (3.6 ac)

Secondary Site (1.2 ac)
Parking Area Distribution of Permits

Parking Instructions:
1. Obtain parking permits at point A
2. Park your car at either point B or C
3. Follow red arrow lines to Point D for Conference Room E

Outpatient Pavilion Industry Outreach – Friday 4/8/16