



State of Utah

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ADDENDUM #2

Date: 10 June 2008

To: Consultants

From: Bill Bowen, Project Manager, DFCM

Reference: University of Utah
David Eccles School of Business Replacement & Expansion

DFCM Project #: 06272750

Subject: **Addendum No. 2**

Pages:

Addendum	2 page
<u>HPBRS / LEED NC White Paper</u>	<u>5 page</u>
Total Pages	7 pages

Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

1. **SCHEDULE CHANGES** – Shortlisting date has been moved to Monday, June 30, 2008. All other dates remain unchanged.
2. **General:**
 - 2.1. Please submit one (1) electronic copy of your proposal on CD, comprised of a single document in pdf format.
 - 2.2. The existing sky bridge between the FAMB and BUC is **the** ADA access to BUC at levels 2, 3 and 4, and is scheduled for demolition in Phase 2. Proposals should identify cost effective options for maintaining future ADA access to the BUC.

2.3. Proposals should include previous experience with the Building Information Model (BIM) project delivery method, including:

2.3.1. Types of projects

2.3.2. Platforms Used

2.3.3. Application of BIM to the DESB project – pros and cons.

3. **Questions:**

3.1. Can you let us know if Gould Evans -- the author of the extensive study for this project -- is precluded from submitting for the building design or if they are, in fact, pursuing the architecture.

The programming firm is not excluded from competing for design services as the prime consultant, assuming they were in attendance at the mandatory pre-submittal meeting.

3.2. We hope to collaborate with the very best, most appropriate local architect for this project. Would the University be amenable to jointly selecting a local architect with us after the project is awarded -- rather than having us define in our submittal who our local architect will be?

The State is not in a position to create a new project delivery method. Rather, we would prefer that you follow the proposal guidelines as outlined in the current SFC, specifically as it relates to “Strength of Team”.

3.3. Can you let us know which CMs you are considering for this project?

The potential CMGC firms that submitted proposals are:

- **Big-D Construction**
- **Jacobsen Construction**
- **Okland Construction**

3.4. Will the University consider a Fast Track construction process?

Currently, this is a two phase construction project with authorization for construction anticipated in March 2009. Phase 1 will need to be completed and occupied before Phase 2 begins. If you are able to develop a plan that circumvents these facts but does not jeopardize the overall project timeline, please submit your proposal accordingly.

4. For questions regarding this solicitation, please contact Bill Bowen, DFCM, at (801) 538-3271. **No others are to be contacted regarding this solicitation.** Disregard of this rule will result in disqualification from the project selection process.

End of Addendum

ISSUE REPORT
STATE BUILDING ENERGY EFFICIENCY PROGRAM
USE OF USGBC LEED NC 2.2 RATING SYSTEM WITH THE HIGH
PERFORMANCE BUILDING RATING SYSTEM

February 22, 2008

DISCUSSION ISSUE:

- Funding for the High Performance Building Rating System (HPBRS) had been approved and implemented into the budgets as a percentage for many projects managed by the DFCM. Projects receiving these additional funds are required to meet the HPBRS to improve energy efficiency and environmental quality.
- There are increasingly more building projects within State Government interested in using the LEED rating system and certification process. Because many of the goals of the HPBRS and LEED are similar, questions have arisen about how LEED could be used to comply with some of the High Performance Building Rating System (HPBRS) requirements.

DESCRIPTION OF ISSUE:

- The goals of the HPBRS and LEED have similarities, yet are different. Many requirements and credits in the HPBRS are prescriptive and meant to create standardization and increased performance among buildings based on the local climate and information obtained from the existing inventory of State Buildings. LEED is an internationally recognized performance-based rating system that was created with flexibility for a wide range of climates and building types. Not all requirements in each program relate directly, and a comparison chart (shown below) has been made to determine which LEED NC credits can be used to achieve the requirements of the HPBRS.
- Some prerequisites required by the HPBRS are not addressed in any specific way by the LEED NC rating system. For example HPBRS credits not addressed specifically by LEED are life-cycle cost analysis, drainage systems, and team charrette workshops. These requirements must be met per the HPBRS requirements and no corresponding LEED NC credit can be used instead.
- Some credit options in the HPBRS are not addressed in any specific way by the LEED NC rating system. For example, HPBRS credits not addressed specifically by LEED are evaporative cooling, underfloor air distribution, performance measurement verification, acoustical improvement, and avoidance of return air plenums and fibrous ductwork to reduce problems resulting from mold and dust accumulation. To obtain points for these HPBRS credits one must complete requirements per the HPBRS. If applicable, LEED credits that relate to the HPBRS have been identified to assist in using each set of standards more efficiently.

PROPOSED OPTIONS FOR CONSIDERATION:

- Option 1- The HPBRS can be achieved by completing the requirements as described in the HPBRS. If LEED standards are also used then the comparable LEED credits, as determined by DFCM and implemented as described in the table below, may count toward achieving the some of HPBRS requirements. See Table 1 and 2.
- Option 2 – LEED NC can be used in-place of the HPBRS.

- Option 3 – Use the HPBRS (LEED not used)

DFCM RECOMMENDATION:

- Because HPBRS is significantly different from LEED rating system and there is a path to use LEED credits as shown in Table 1 and 2, use Option 1.

TABLE 1 – PREREQUISITES COMPARISON

HPBRS Prerequisites	HPBRS Description	Corresponding LEED Prerequisite or Credit
5.4.A	Design Charrette	<i>This requirement is not met by LEED.</i>
5.5.A	Fundamental Building Systems Commissioning.	This requirement is met through LEED NC EA Prerequisite 1.
5.5.B	Life-Cycle Cost Analysis.	<i>This requirement is not met by LEED.</i>
5.5.C	CFC Reduction in HVAC and Refrigeration Equipment.	This requirement is met through LEED NC EA Prerequisite 3
5.5.D	Ventilation Systems	This requirement is met through LEED NC EQ Prerequisite 1
5.5.E	Drainage Systems	<i>This requirement is not met by LEED.</i>
5.5.F	Landscape and Irrigation Systems	This requirement is met through LEED WE credit 1. Exception: water budget for State Parks is more stringent.
5.5.G	Fundamental Lighting Design	This requirement is met through EA Prerequisite 2
5.5.h	Mold Prevention during Construction	This requirement is met through EQ Credit 3.1
5.5.I	Filtration Media Replacement before Occupancy	This requirement is met through EQ Credit 3.1
5.5.J	Thermal Comfort	This requirement is met through EQ Credit 7.1
5.5.A	Energy Performance (large)	If cost-effective energy efficiency measures are included according to HPBRS 5.5.A, subject to budget constraints, this requirement is met through EA Credit 1.
5.5.B	Energy Performance (small)	This requirement is met through the small building requirements in EA Credit 1. Exception: where minimum equipment efficiency is more stringent.

TABLE 2 - CREDIT COMPARISON

HPBRS Credits	HPBRS Credit Description	Corresponding LEED Credit
5.7.A	Daylighting	The requirement is met through EQ 8.1 and EQ 8.2 with corresponding daylighting percentages.
5.7.B.1	Evaporative Cooling	This requirement is met in EA Credit 1 when evaporative cooling is included.
5.7.B.2	Demand Controlled Ventilation	This requirement is met in EA Credit 1 and EQ Credit 1 when demand controlled ventilation is included.
5.7.B.3	Underfloor Air Distribution	This requirement is met though EQ Credit 2 when underfloor air distribution is included.
5.7.C	Renewable Energy	This requirement is met in EA Credit 2 with corresponding percent of renewables.
5.7.D.1	Indoor Air Quality	These requirements are met through EQ Credit 4.1-4.4
5.7.D.2	Pollutant Source Control	The requirements for the source ventilation pollution control and minimum MERV rated filter are met through EQ Credit 5. Designing HVAC systems that avoid areas where mold and dust can accumulate is not addressed by LEED and needs to be done per the HPBRS to get the point.
5.7.D.3	Construction Indoor Air Quality Management	These requirements are met through EQ Credit 3.1 and EQ Credit 3.2.
5.7.E	Commissioning and Training	This requirement is met through EA Credit 3.
5.7.F	Improved Acoustical Performance	<i>This requirement is not met through LEED.</i>
5.7.G	Sustainable Materials	This requirement is met through MR Credit 3.1 and 4.1 (for 1 point) and MR 3.2 or 4.2 (for a second point).
5.7.H	Waste Reduction	This requirement is met through MR Credit 2.1 (for 1 point) and 2.2 (for a second point).
5.7.I.	Water Reduction	This requirement is met through WE Credit 2 or WE Credit 3.1 (for 1 point) and 3.2 (for 2 points).

5.7.J	Performance Measurement and Verification	This requirement is not met by LEED.
5.7.K	Innovation in Design	This requirement is met through ID Credit 1. Additional HPBRS credits may be achieved through LEED NC credits subject to director's approval.