



State of Utah

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Governor

GARY R. HERBERT  
Lieutenant Governor

## Department of Administrative Services

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Executive Director

### Division of Facilities Construction and Management

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Director

# ADDENDUM #1

Date: May 11, 2007

To: Interested Architects

From: Lynn Hinrichs, Project Manager, DFCM

Reference: Administrative Office of the Courts  
St. George Fifth District Court  
DFCM Project No. 06281150

Subject: **Addendum No. 1**

Pages	Addendum	2	pages
	Overhead Site Photograph	1	page
	Conceptual Site Plan	1	page
	<b>Total</b>	<b>4</b>	<b>pages</b>

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**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.**

**1.1 SCHEDULE CHANGES – There are no changes to the Project Schedule with this Addendum.**

**1.2 GENERAL**

**1.2.1** This service is to be added to the project description on page 4 of the solicitation: In addition to the audio/video system design for the project, the design team shall develop an audio/video systems narrative description for this project prior to commencing the design. This shall be assembled with input from the AOC and prospective users during the program verification phase of the work, and shall succinctly detail the system functionality and required components and expected training required to use the system. The design team shall provide expert advice and recommendation on the described content.

**1.2.2** This service is to be added to the project description on page 4 of the solicitation: In conjunction with the courtroom design for this courthouse, the design team shall provide a Line of Sight Study which is required to demonstrate excellent visibility for the various functions in a courtroom, including judge, jury, witness, clerks, attorneys, bailiff, audience, defendant, claimant, etc...and their interaction with each other, and the courtroom audio/video technology systems, cameras, display devices.

### **1.3 QUESTIONS & ANSWERS**

#### **1.3.1 Question: Is there a scheduled time frame for the CM/GC selection:**

*Answer: The CMGC selection will commence following the selection of the A/E. So, it is our intention to do this during the month of June.*

#### **1.3.2 Question: Is there a desired completion/occupancy date of the building?**

*Answer: The AOC would like to be operational by July of 2009. We have been trying to establish a reasonable construction window and have been advised by some contractors to lengthen it due to the inability to find large subcontractor crews for some trades. Normally, we would allow 1 month for demolition followed by 15 months of construction on a building of this size which would allow for a completion prior to July of 2009. Ultimately, the CM/GC that is selected will provide a schedule that we will adhere to.*

#### **1.3.3 Question: Will there be a need for approvals through St. George City?**

*Answer: St. George City will have a representative on the design team, and that is where we expect them to provide their input. Their will be no formal approval from the city, as this is state property and the state is the authority having jurisdiction. The design team will address all issues presented by the city, and we will attempt to accommodate all recommendations at our discretion. The city has been informed that there will be no building permit approval from them, but a courtesy copy of each submittal will be made available to them for their review and comment.*

#### **1.3.4 Question: No program is available on the web site, will it be available?**

*Answer: The program was made available for the participants in the Mandatory Pre-Proposal Meeting held on 5/10/07. Additionally, if others want to view it, they can make an appointment with Lynn Hinrichs at DFCM to view it as DFCM.*

#### **1.3.5 Question: Is there a requirement for sustainability? If so to what level?**

*Answer: This is not a LEED rated building. It will, however, be required to comply with the state's High Performance Building Standard as detailed in our Design Manual. Curtis Clark, the state energy manager, will be involved in a couple of design charrettes where he will instruct the design team on how to comply with the standard and give recommendations.*

### **1.4 ATTACHMENTS**

**1.4.1** A site study of the new property was commissioned by the AOC in 2005, which was on display at the Mandatory Pre-Proposal Meeting. A copy of this is made available in this addendum. The purpose of the study was to determine if the new property was of sufficient size to accommodate the required parking and building.

**1.4.2** An overhead photograph with the approximate boundary of the site was given out at the Mandatory Pre-Proposal Meeting. This has been touched up to reflect a more accurate boarder and an electronic file is attached to this addendum.

**End of Addendum #1**

N 300 W



N 200 W

W St George Blvd



W Tabernacle St



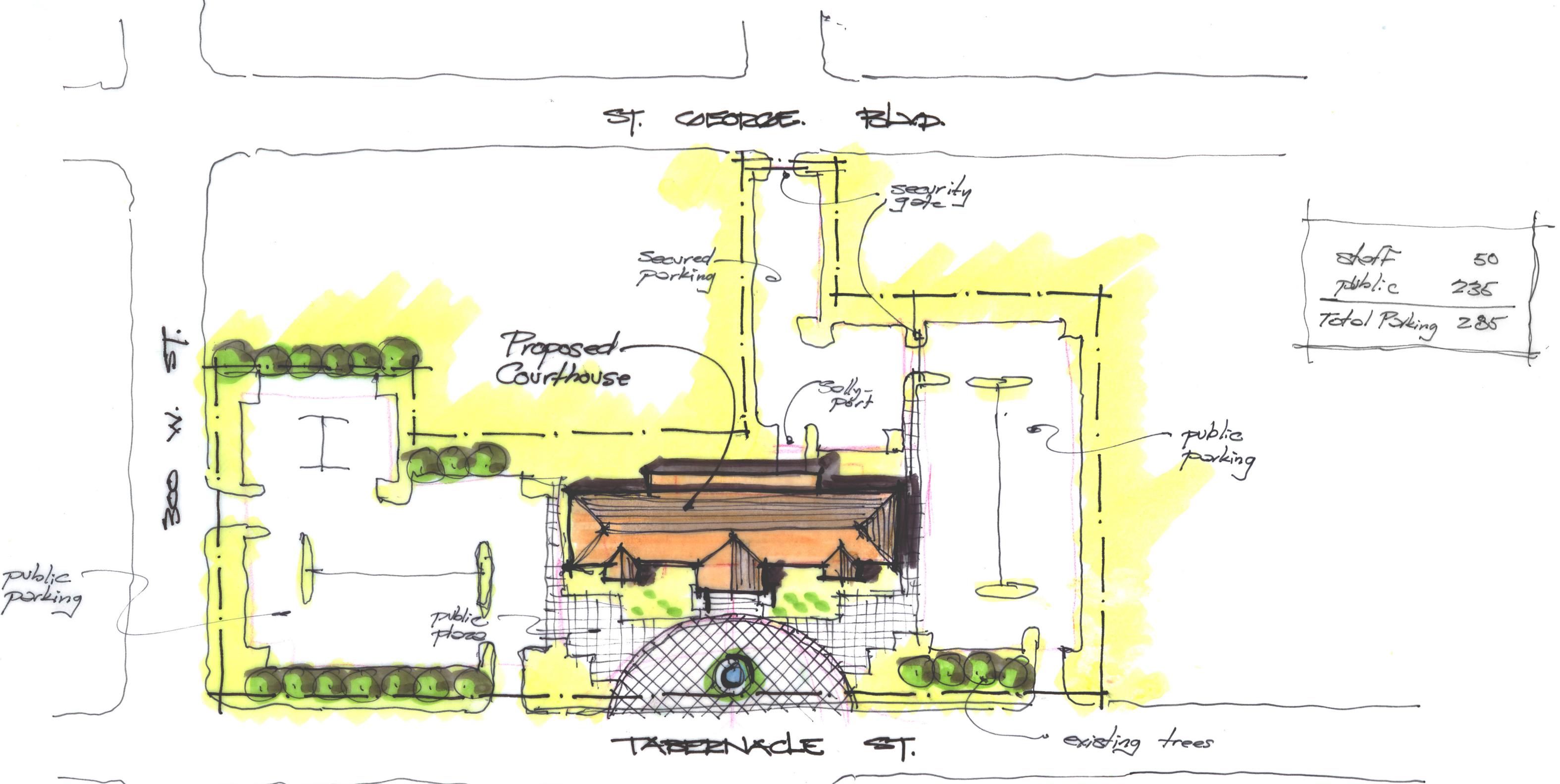
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Pointer 37°06'32.52" N 113°35'15.11" W elev 2735 ft

Streaming ||||| 100%

Eye alt 4009 ft



# CONCEPTUAL SITE PLAN - F

Proposed Fifth District Courthouse  
ST. GEORGE, UTAH

