



State of Utah

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Governor

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Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

ADDENDUM NO. 1

Date: June 20, 2008

To: CM/GCs

From: Bill Bowen, Project Manager, DFCM

Reference: Utah Science, Technology and Research Initiative (USTAR)
Neuroscience and Biomedical Technology Research Building (NBTRB)
University of Utah - Salt Lake City, Utah
DFCM Project No. 06291750

Subject: **Addendum No. 1**

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|-------|------------------------------------|----------------|
| Pages | Addendum Cover Sheet | 2 page |
| | Revised Project Schedule | 1 page |
| | Attachment "D" | 1 page |
| | <u>HPBRS / LEED NC White Paper</u> | <u>5 pages</u> |
| | Total | 9 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.*

While we contend that SB220 should only be potentially applicable to a contract issued after the effective date of said bill, this is to clarify that for purposes of this contract, regardless of the execution or effective dates of this contract, the status of Utah Law and remedies available to the State of Utah and DFCM, as it relates to any matter referred to or affected by said SB220, shall be the Utah law in effect at the time of the issuance of this Addendum.

1.1 **SCHEDULE CHANGES** – Revised project schedule attached

1.2 **GENERAL ITEMS**

- 1.2.1 The revised FLCC is \$113,493,476 and now includes the balance of the additional infrastructure development work as outlined in the Capital Cost Allocation Plan.
- 1.2.2 Attachment “D” has been added to the Design Agreement
- 1.2.3 The facility will be designed and constructed to the following standards:
 - 1.2.3.1 **First** – the project must conform to the State’s High Performance Building Rating Standard (HPBRS), which includes a minimum of 20 points in the Sustainability Section,
 - 1.2.3.2 **Second** – the project will seek a LEED Gold Certification. The attached white paper identifies those elements within the HPBRS that will translate into applicable LEED points
 - 1.2.3.3 **Third (optional)** - although in the pilot project stage, the project is interested in possibly expanding into the Labs21 Environmental Performance Criteria (EPC) rating system as it has been specifically designed for laboratory facilities.
- 1.2.4 Proposals should include previous experience with the Building Information Model (BIM) project delivery method, including:
 - 1.2.4.1 Types of projects
 - 1.2.4.2 Platforms Used
 - 1.2.4.3 Application of BIM to the USTAR project – pros and con
- 1.2.5 In addition to the seven (7) hard copies of the proposal, please submit one (1) electronic copy of your proposal on CD, comprised of a single document in pdf format.
- 1.2.6 For questions regarding this solicitation, please contact Bill Bowen, DFCM, at (801) 538-3271. **No others are to be contacted regarding this solicitation.** Failure to adhere to this rule will result in disqualification from the project selection process.

End of Addendum



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES
Division of Facilities Construction and Management

DFCM

**CM/GC PROJECT SCHEDULE – REVISED
PER ADDENDUM NO. 1 DATED JUNE 20, 2008**

| PROJECT NAME: UTAH SCIENCE, TECHNOLOGY, AND RESEARCH INITIATIVE NEUROSCIENCE AND BIOMEDICAL TECHNOLOGY RESEARCH BUILDING UNIVERSITY OF UTAH – SALT LAKE CITY, UTAH | | | | |
|---|------------|------------------|-------------|---|
| DFCM PROJECT #: 06291750 | | | | CM/GC |
| Event | Day | Date | Time | Place |
| Request for Proposals Available | Thursday | April 3, 2008 | 12:00 NOON | DFCM 4110 State Office Bldg SLC, UT and DFCM web site* |
| Mandatory Pre-Proposal Site Meeting | Wednesday | July 9, 2008 | 10:00 AM | Eccles Boardroom - Rm 1850 Warnock Engineering Bldg University of Utah SLC, UT |
| Last Day to Submit Questions | Wednesday | July 16, 2008 | 2:00 PM | Bill Bowen - DFCM billbowen@utah.gov |
| Addendum Deadline (exception for proposal delays) | Friday | July 18, 2008 | 2:00 PM | DFCM web site * |
| Cost Proposals, Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Due | Tuesday | July 29, 2008 | 12:00 NOON | DFCM 4110 State Office Bldg, SLC, UT |
| Short Listing by Selection Committee, if applicable. | Thursday | August 7, 2008 | 4:00 PM | Fax and DFCM web site * |
| Interviews | Thursday | August 14, 2008 | As Req'd | TBD |
| Announcement | Monday | August 18, 2008 | 4:00 PM | DFCM web site * |
| Requested Substantial Completion Date | Friday | December 1, 2011 | | |

* DFCM's web site address is <http://dfcm.utah.gov>

University of Utah USTAR Project
DFCM Project No. 06291750

Attachment “D”
Attachment to Design Agreement for CM/GC Projects

1. The CM/GC Agreement with the selected firm for this Project, is hereby incorporated by reference. The A/E shall abide by all A/E responsibilities identified in that Agreement.
2. As per Article 5 of the CM/GC Agreement, the A/E shall cooperate with the CM/GC to present mutually agreed upon designs, estimates and value engineering.
3. Article II.G. of the Design Agreement shall be omitted and replaced with the following: The A/E shall review the estimates of the CM/GC for concurrence, and shall design within the estimates approved by DFCM.
4. Schedule. The A/E is required to cooperate with the CM/GC schedule for delivering bid packages in the scope required by the CM/GC and agreed to by DFCM. It is the intent of DFCM to keep the number of bid packages to the practical minimum.
5. **Cost Escalation Allowance:**
 - A. The project construction budget (FLCC) has been established at present estimated construction cost.
 - B. DFCM will hold a contingency, which is not part of the FLCC, which may be available to the Project by modification to the FLCC, to account for legitimate material and labor escalation costs as may be determined by the A/E and CM/GC team until the results of a bid package is obtained for a particular scope of work.
 - C. Following the results of the bid package, the CM/GC is solely responsible for any material and labor escalation costs.
 - D. DFCM reserves the right to reject any bid package where the escalation is excessive in the sole opinion of DFCM, at which time scope reduction or value engineering will be considered by CM/GC in cooperation with the A/E. This consideration of the CM/GC and the A/E will be submitted to DFCM for acceptance.
 - E. The A/E and CM/GC’s fee will not be adjusted due to material or labor cost escalations experienced at any phase of this Project.
6. Minutes. The A/E is responsible for meeting minutes throughout the design phase. The CM/GC is responsible for meeting minutes throughout the construction phase, except that the A/E shall ensure that accurate meeting minutes are managed by the CM/GC and make any necessary comments on the minutes prior to approval by DFCM.
7. Incentive. If the final costs of the Project are equal to or less than the final approved FLCC, then the A/E shall be entitled to 10% of the savings between the final approved GMP and the final cost, or \$30,000, whichever is less.

For purposes of this paragraph, changes to the final GMP that are the due to DFCM initiated scope changes or unforeseen conditions under the Contract Documents, shall not affect the A/E's entitlement herein. A/E errors or omissions that increase the GMP will affect the amount of the A/E's entitlement.

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). |

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|-------|--|---|
| 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. |