



State of Utah

JON M. HUNTSMAN, JR.  
Governor

GARY R. HERBERT  
Lieutenant Governor

Department of Administrative Services

Kim Hood  
Executive Director

Division of Facilities Construction and Management

David G. Buxton  
Director

## STAGE TWO ADDENDUM #1

Date: 18 September 2008

To: Short Listed Design Build Teams

From: Darrell Hunting, DFCM – Project Manager

Reference: Northern Utah State Veterans Nursing Home  
DFCM Project No. 08078490

Subject: **Stage Two Addendum No. 1**

Pages	Addendum	4 pages
	Revised Schedule	1 Page
	<b>Total</b>	<b>5 pages</b>

---

***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 changes to the project schedule.

Work Session 2 with DFCM/Agencies – **Tuesday, September 30, 2008 - 8:00 AM TO 5:30 PM**  
Last Day to Submit Questions – **Thursday, October 2, 2008 by 10:00 AM**  
Addendum Issued – **Monday, October 6, 2008 by 2:00 PM**

**1.2 GENERAL** – See attached “Stage Two Addendum No. 01”

- 1- Note the revised schedule, important dates have been changed to allow more time between workshop one and workshop two.
- 2- Workshop two schedule will be as follows – Layton Team 9:45 AM – 11:45 AM  
Big D Team 12:30 PM – 2:30 PM     DWA Team 2:45 PM – 4:45 PM
- 3- FF&E and budget of \$686,850 will be included in the scope of work. The revised project budget is now \$17,801,850. This will include the design, purchase and installation of required furnishings and equipment. FF&E items would be those listed in the program as provided by owner.
- 4- Any Energy questions should come to DFCM in writing and answered by addendum. There will be no more meetings with Rocky Mountain power until after the final selection is made.
- 5- Provide minimum of (8) accessible parking stalls, re: section 2.4.1.
- 6- The following changes have been made to the Space Planning Area Requirements, section 3.2.2:
  - A. Add Room C13, Nurse’s Office, 120 Square Feet, One room. This is to be a secure office in the specialty resident house.
  - B. Edit Room E13 to have 3 stations at 60 Square Feet each. Provide one Room E13 at each general resident house.
  - C. Edit Room G3 to have (2) medications rooms at 80 Square Feet each. One med room will serve the general resident population and the other med room shall be located in the Specialty Resident House.
  - D. Physical Therapy Room I1 is to be (1) room at 600 Square Feet.
  - E. Occupational Therapy Room I2 is to be 400 Square Feet.
  - F. Delete Medications Room I4 (see item C, G3 above).
  - G. Add (1) Room K16, Office Manager’s Office, 120 Square Feet.
  - H. Delete lockers from Room F2, Bathing Suite as shown on page 87.
- 7- Delete reference to Medical Gas in the Mechanical Criteria, section 3.3.3.
- 8- The Building Occupancy Classification and Construction Type (page 73), section 3.3.10 for the building shall be determined by the design team.
- 9- The number of pods is at the discretion of the design team (e.g. 4@30 or 6@20 or 8@15). Staffing will be accommodated by the building owner / user.
- 10- The Space Area Requirements, section 3.2.2 govern over the areas shown on the Adjacency Diagram, page 111.

11- The Alta Survey Cad file has been made available to all teams.

12- Design Build Teams may contact Dennis Hancher – Resident Architect for the United States Department of Veterans Affairs – Office of Construction & Facilities Management with any questions concerning Federal requirements or approvals.

Dennis Hancher  
[dennis.hancher@va.gov](mailto:dennis.hancher@va.gov)  
Phone – (202) 461-8215  
Fax – (202) 565-6083

13- The Energy Base Line will be as follows

Baseline will be in accordance with ASHRAE Standard 90.1 -2004, Appendix G

#### Roof Insulation

- Built up type roof insulation entirely above the decking
- 4 inches of polystyrene
- ASHRAE 90.1-2004, U=0.063, abs=70%

#### Exterior Wall

- Metal framed walls with R-13 batts and R-3.8 continuous insulation
- ASHRAE 90.1-2004, U=0.084

#### Window Assemblies (includes frame)

- ASHRAE 90.1-2004, U=0.57, SHGC = 0.39

#### Lighting

- ASHRAE 90.1-2004, Building Area Method
- Healthcare/Clinic or Hotel/Dormitory = 1.0 W/ft<sup>2</sup>

#### Baseline HVAC – Air Side

- Packaged VAV system
- Variable speed fans
- Air cooled DX
- Hot water heating
- 10F DAT reset
- 0.4 cfm/ft<sup>2</sup> min airflow set point
- Air side economizer
- Fan power allowance (supply + return + exhaust + relief)

#### Alternative HVAC baseline for Heat Pump systems

- If Supplemental heat source = gas, Baseline heat source is gas
- If no supplemental heat source, or electric, Baseline heat source is electric

#### Baseline HVAC – Water Side

- Two natural draft boilers
- 80% efficient
- Variable flow hot water loop
- No VFD on HW pump
- HW pump sized to 19 W/gpm
- Supply temp =180F, Return Temp =130F

#### Domestic Hot Water (gas)

- 80% efficient

#### Modeling - ASHRAE Appendix G guidelines (see Appendix G for explicit details)

- Annual energy simulation, 8760 hours
- Uses TMY2 (Typical Meteorological Year) weather data
- Non-regulated loads - plug and equipment based on assumed requirements for the space usage
- Geometry to match design
- Window to wall ratio = 40% each wall orientation
- Baseline HVAC Equipment Sizing:
  - 20F difference between DAT and RAT
  - 15% over sizing allowance for cooling system
  - 25% over sizing allowance for heating system
  - Rotate building through four cardinal orientations

#### **Example baseline results**

*(for illustration purposes only, actual baseline will be partially dependent on design)*

71,500 gsf

“Cross” shaped footprint, single level

~ 500 ft<sup>2</sup>/person or ~140 people

24/7 occupancy/operational schedule

Average plug load of 1.0 W/ft<sup>2</sup>

25% minimum Outside Air

HVAC System

- 43,300 cfm (~0.6 cfm/ft<sup>2</sup>)
- 40.4 kW total fan power, 0.936 kW/1000 cfm
- 135 tons cooling capacity
- EER = 9.0 (per ASHRAE 90.1 - 2004)

Annual Energy Usage

- 1.45 million kWh
- 350 kW (peak)
- \$85,000 in annual electricity costs
- 1,300 decatherms of natural gas
- \$11,000 in gas costs
- \$96,000 total energy budget

**Division of Facilities Construction and****REVISED - PROJECT SCHEDULE**

AS PER ADDENDUM NO. 1 DATED - September 18, 2008

**PROJECT NAME: NORTHERN UTAH STATE VETERANS NURSING HOME  
DEPARTMENT OF VETERANS AFFAIRS – OGDEN, UTAH  
DFCM PROJECT NO. 08078490**

<b>Event</b>	<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Place</b>
Request for Proposals Available	Thursday	September 4, 2008	2:00PM	DFCM 4110 State Office Bldg SLC, UT and the DFCM web site*
<b>Mandatory</b> Pre-Proposal Meeting and Energy modeling discussion	Tuesday	September 9, 2008	1:00 PM to 4:00 PM	DFCM 4110 State Office Bldg SLC, UT
Work Session 1 with DFCM/Agencies	Tuesday	September 16, 2008	9:00 AM to 2:30 PM	DFCM 4110State Office Bldg. SLC, UT
<b>Work Session 2 with DFCM/Agencies</b>	<b>Tuesday</b>	<b>September 30, 2008</b>	<b>8:00 AM to 5:30 PM</b>	<b>DFCM 4110 State Office Bldg SLC, UT</b>
<b>Last Day to Submit Questions</b>	<b>Thursday</b>	<b>October 2, 2008</b>	<b>10:00 AM</b>	<b><i>Darrell Hunting</i> - DFCM E-mail - dhunting@utah.gov Fax (801) 538-3267</b>
<b>Addendum Issued (exception for bid delay)</b>	<b>Monday</b>	<b>October 6, 2008</b>	<b>2:00 PM</b>	<b>DFCM web site *</b>
Prime Contractors Turn In Cost Proposals and Designs	Tuesday	October 14, 2008	12:00 Noon	DFCM 4110 State Office Bldg SLC, UT
Statements of Qualifications and Management Plans Due	Tuesday	October 14, 2008	12:00 Noon	DFCM 4110 State Office Bldg SLC, UT
Interviews	Tuesday	October 21, 2008	TBA	State Capitol Multi-purpose room
Announcement	Thursday	October 23, 2008	2:00 PM	DFCM Web Site
Substantial Completion Date	Monday	November 9, 2009		

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