



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and

DFCM

Request for Proposals for Design/Build Services Stage II

Value Based Selection Method

September 21, 2009

SEED WAREHOUSE EXPANSION GREAT BASIN RESEARCH CENTER

**DIVISION OF WILDLIFE RESOURCES
EPHRAIM, UTAH**

DFCM Project No. 09023520

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Stage I of the Design/Build RFP is incorporated by reference. The requirements and results of Stage I are also made a part of Stage II.

Current copies of the following documents are hereby made part of this Request for Proposals for Design/Build Services. These documents are available on the DFCM web site at <http://dfcm.utah.gov/StdDocs/index.html> “Reference Documents 1 6. Supplemental General Conditions” or are available upon request from DFCM:

DFCM Supplemental General Conditions dated July 1, 2009 *

DFCM Supplemental General Conditions dated July 15, 2008

DFCM Design Manual dated March 15, 2006

DFCM General Conditions dated May 25, 2005

DFCM Application and Certificate for Payment dated May 25, 2005

*** NOTE: THE NEW SUPPLEMENTAL GENERAL CONDITIONS EFFECTIVE JULY 1, 2009 DEALING WITH HEALTH INSURANCE AND IMMIGRATION ARE REFERENCED AT THE LINK ABOVE.**

The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM’s web site at <http://dfcm.utah.gov>.

INVITATION TO SUBMIT PROPOSALS
**ONLY DESIGN/BUILD TEAMS PREVIOUSLY SHORT-LISTED DURING
STAGE I ARE ALLOWED TO SUBMIT ON THIS PROJECT**

The State of Utah - Division of Facilities Construction and Management (DFCM) intends to hire a Design/Build Team comprised of a General Contractor supported by subcontractors and an A/E with supporting technical consultants to design and construct the following project:

SEED WAREHOUSE EXPANSION – GREAT BASIN RESEARCH CENTER
DIVISION OF WILDLIFE RESOURCES - EPHRAIM, UTAH
DFCM PROJECT NO. 09023520

The project estimated cost is \$800,000.00. This design/build project will provide for a 9,000 gsf addition to the existing Seed Warehouse. The new addition will also include a cold storage room, covered outdoor areas for dock and work area, and a 2-ton monorail crane system. The site improvements shall include paving the existing drive and parking area.

| Company | Contact | Fax |
|----------------------|-----------------|--------------|
| Benstog Construction | Patrick Benstog | 801-399-1335 |
| Big-D Construction | Greg Fix | 801-796-8206 |
| Culp Construction | Charles Culp | 801-485-4755 |

The Stage II RFP documents will be available at 4:00 PM on Monday, September 21, 2009 in electronic format on CDs from DFCM at 4110 State Office Building, Salt Lake City, Utah 84114, telephone 801-538-3018 telephone and on the DFCM web page at <http://dfcm.utah.gov>. For questions regarding this project, please contact Jim Russell, Project Manager, DFCM, at 801-231-3489. No others are to be contacted regarding this project.

A **MANDATORY** pre-proposal site meeting will be held at 2:00 PM on Thursday, October 1, 2009 at the DWR Great Basin Research Center Seed Warehouse, 494 West 100 South, Ephraim, Utah. All short listed Contractors and Architects wishing to bid on this project must attend this meeting.

The proposal documents that are requested in the RFP must be submitted to DFCM at 4110 State Office Building, Salt Lake City, Utah 84114, by the dates and times shown in the Project Schedule.

A bid bond in the amount of five percent (5%) of the proposal amount, made payable to the Division of Facilities Construction and Management on DFCM's bid bond form, shall accompany the proposal.

The Division of Facilities Construction & Management reserves the right to reject any or all proposals or to waive any formality or technicality in any bid in the interest of the State.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
MARLA WORKMAN, CONTRACT COORDINATOR
4110 State Office Bldg., Salt Lake City, Utah 84114

ADDITIONAL PROJECT DESCRIPTION

The scope of the work to be performed by the design/build teams will include the design and construction of the warehouse expansion, inclusive of the cold storage room, pallet racks, heating and ventilation, plumbing, electrical power and lighting and a fire suppression system. Additionally, the design/build team will provide for site paving (concrete and asphalt) and finish grading.

The new addition shall be approximately 9,000 gsf (90' x 100'). It shall match the existing metal building as closely as possible. A 1,500 sf cold storage room shall be constructed in the new addition. A 2,250 sf cover dock area shall be attached to the west side of the new building and shall include a dock and concrete apron. A 3,000 sf covered work area shall be attached to the east side of the new building and shall include 2-ton crane system.

Please reference the Project Program Document made available with during Stage I.

Project Risk Factors

- Risk #1 - Limiting impact on the existing warehouse which shall remain operational during construction.
- Risk #2 - Maintaining an accessible loading dock during construction.
- Risk #3 - Maintaining road access during construction.
- Risk #4 - Winter working conditions
- Risk #5 - Maintaining safety and security of site during construction.

PROCUREMENT PROCESS

In addition to the procurement process requirements outlined in the Stage I RFP documents and addenda, the following procedures and requirements will apply to the final selection of the Design/Build Team offering the best value to the State.

1. Mandatory Pre-Proposal Meetings

See Project Schedule.

2. Last Day to Submit Questions

All questions must be received at the office of DFCM no later than the date and time listed on the Project Schedule. Questions must be submitted in writing to Jim Russell at DFCM.

3. Time

One of the selection criteria will be proposed contract time. The Design/Build Team will include in the management plan the schedule for completing the work including any items required by DFCM or the agency. A completion date prior to May 30, 2010 is requested but not mandatory.

It is anticipated that an Agreement will be given to the contractor for signature following concurrence of the design and accepted scope of work, including any accepted deviations from the program, and accepted cost adjustment if required. The actual Notice to Proceed will be promptly issued following the return of the signed Agreement and bonds by the contractor. The actual completion date will be based on the contractor's proposed schedule, and any adjustments that are required due to the refined scope of work established following award, which are documented in the agreement; all as agreed to by the DFCM.

All plans, schedules, and the cost proposals are required to reflect the project design and construction time. Non-compliance with the schedule will not result in automatic disqualification; it will be evaluated by the Selection Committee in determining the final selection.

4. Design Proposal

The following is a list of all items to be submitted by the Design Proposal due date:

- Presentation Boards (one of each required drawing). Each board will be 24" x 36".
- Required Drawings (four sets). Each drawing sheet will be sized sufficient to demonstrate the detail of the drawings.
 - Site Drawing, including but not limited to:
 - Plan showing all site development: building footprints and floor elevations, roads, parking, drainage - Scale 1"=50'-0" (minimum).

- Circulation showing entries, exists, service access, site fire access lane, pedestrian paths, building entries, Scale 1"=50'-0" (minimum).
- Landscaping, Scale 1"=50'-0" (minimum).
- Floor Plans for each floor of the building(s), Scale 1/8"=1'-0" (minimum).
- Elevations, including but not limited to:
 - All four elevations of the building(s), Scale 1/8"=1'-0" (minimum).
 - Unique elevations of other sections of the building(s), Scale 1/8"=1'-0" (minimum).
- Transverse and longitudinal sections, Scale 1/8"=1'-0" (minimum).
- Details as required to show design approach, and to demonstrate quality.
- Complete outline specifications (four sets)
- Adequate narrative description of each system (electrical, mechanical, plumbing, structural, security, etc. (six sets)
- A complete list of exclusions or exceptions from requirements listed in the requirements of the projects.

5. Final Management Plan

The Design/Build Team shall submit seven copies of a Final Management Plan by the time indicated on the Project Schedule. The Final Management Plan is an update and refinement of the Preliminary Management Plan. It should demonstrate how the Design/Build Team is organized, the role of team members, and how the team will work together to achieve the objectives of the project. It should identify decision making authority and point of contact.

The Final Management Plan should address how the Team will accomplish the objectives of the project, mitigate the project risks that are noted in the RFP as well as others identified by the Team, and address any other selection criteria not addressed elsewhere in the Team's submittals. It should include information on how the construction will be managed and address items such as security and safety controls, staging areas, delivery routes, crane locations, and interfaces required at the site with the using agency or institution. A project schedule should be included indicating how the Team will accomplish the desired completion timeframe.

The Final Management Plan should be concise yet contain sufficient information for evaluation by the Selection Committee.

6. Updated Statements of Qualifications

The Design/Build Team shall provide seven copies of the statements of qualification. The updated statement of qualifications is only required if there are any new members or change in members of the design build team. The format should follow that in Stage I.

7. Cost Proposal

Cost Proposals are required to be within the stated design/build budget of \$800,000.00. Before submitting a proposal, each Design/Build Team shall carefully examine the RFP, visit the site of the Work, fully inform themselves as to all existing conditions and limitations, and shall include in the Cost Proposal the cost of all items required by the RFP. The Team is responsible for complying with all applicable laws, building codes, rules and regulations.

The Cost Proposal, bearing original signatures, must be typed or handwritten in ink on the cost proposal form provided in the RFP and submitted in a sealed envelope at the location specified below prior to the deadline for submission of cost proposals indicated on the Project Schedule.

A bid bond properly signed by a qualified surety, as indicated on the DFCM Bid Bond form provided along with this Instruction to Bidders, in the amount of 5% of the bid, shall accompany the bid submission to DFCM. **THIS BID BOND MUST BE ON THE DFCM BID BOND FORM PROVIDED WITH THIS INSTRUCTION TO BIDDERS IN ORDER TO BE CONSIDERED AN ACCEPTABLE BID** unless only one bid is received by DFCM, or the failure to comply with the bid bond requirements is determined by the Director of DFCM to be nonsubstantial based on the following:

- (a) the bid bond is submitted on a form other than DFCM's required Bid Bond form and the bid bond meets all other requirements including being issued by a surety firm authorized to do business in the State of Utah and be listed in the U.S. Department of the Treasury Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies for an amount not less than the amount of the bond to be issued. A co-surety may be utilized to satisfy this requirement; and
- (b) the contractor provides a bid bond properly signed by a qualified surety and on the required DFCM Bid Bond form by the close of business of the next succeeding business day after the DFCM notifies the bidder of the defective bid bond.

All required submittals must be delivered to, and be received by, the Division of Facilities Construction and Management previous to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Please allow adequate time for delivery. If using a courier service, the submitting firm is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to park on Capitol Hill as recent construction activity has made the parking more difficult. Identification is required to enter the building. Late proposals will be disqualified and returned to the proposer unopened. One copy of the cost proposal is required.

8. Cost and Scope Adjustment Proposals

Design/Build Teams may submit Cost and Scope Adjustment Proposals with the Final Management Plan. Sufficient description of the adjustment as well as the impact on the Cost Proposal must be provided to allow for evaluation by the Selection Committee of the impact on scope, functionality,

durability, long term cost efficiency and initial cost. The amount shown on the base Cost Proposal should not include the impact of the Cost and Scope Adjustment Proposals. The Cost and Scope Adjustment Proposals will be evaluated by DFCM and the user to determine if they are potentially acceptable. Prior to the interviews, each contractor will be notified as to which of their Cost or Scope Adjustment Proposals are determined to be potentially acceptable and which ones will not be considered in the selection process. Only those Cost and Scope Adjustment Proposals that are determined to be potentially acceptable may be presented in the interview. Design/Build Teams may not submit additional Cost and Scope Adjustment Proposals after the deadline. Any new Cost and Scope Adjustment Proposal that is raised in the interview process that was not submitted prior to the deadline will not be considered in the selection process. The Cost and Scope Adjustment Proposals that are accepted will be included in the original contract.

9. Interviews

Interviews may be conducted with each of the finalist Design/Build Teams in which they may present their proposed design, Final Management Plan, Cost and Scope Adjustment Proposals, and schedule. The interview will also provide an opportunity for the Selection Committee to seek clarification of the Design/Build Team's proposal.

The proposed primary project management personnel, including the project manager and architect, should be in attendance. The project manager is the Design/Build Team's representative who will have full responsibility for the design and construction of the project. The project manager has overall job authority, will be in attendance at all job meetings, and is authorized by the contractor to sign any and all change orders in the field, if necessary. Unless otherwise noted, attendance of subconsultants and subcontractors is at the discretion of the Design/Build Team.

The method of presentation is at the discretion of the Design/Build Team. The interviews will be held on the date and at the place specified in the Project Schedule.

10. Selection Criteria

The following criteria will be used in ranking each of the Design/Build Teams. The team that is ranked the highest will represent the best value for the state. The criteria are not listed in any priority order. The Selection Committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criteria in the form of points.

- A. Design Proposal. **10 POINTS**. The Design/Build Teams design as presented in the drawings and specifications and as clarified in the interviews will be evaluated as to how well it meets the objectives of the project.
- B. Schedule. **20 POINTS**. The schedule will be evaluated as to how well it meets the objectives of the project. Unless other objectives are stated the shorter the design and construction

duration that is evaluated to be feasible while maintaining safety and quality in conformance with the RFP is preferred. The team shall discuss during the interview the project schedule identifying major work items with start and stop dates that are realistic and critical sub consultants and subcontractors and if they have reviewed and agree to the schedule. The overall completion date shown on the schedule will be used in the contract as the contract completion date.

- C. **DFCM Past Performance Rating. 10 POINTS.** The lead construction firm and design firm for each Design/Build Team will be given a past performance rating. The rating will be based first on how well the team members did on past projects with DFCM. If a minimum of three DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the Design/Build Teams at the time the Statement of Qualifications and Organization is submitted.
- D. **Strength of Team. 15 POINTS.** Based on the Statements of Qualifications, Final Management Plan, and the interview, the Selection Committee shall evaluate the expertise and experience of the team and the project lead as it relates to this project in size, complexity, quality, duration, etc. Consideration will also be given to the strength brought to the team by critical consultants/ subcontractors including how they were or will be selected and the success the team has had in the past in similar projects. The Selection Committee will also evaluate how the members of the Design/Build Team will work together to achieve project objectives. This will include any experience the team members have in working together.
- E. **Project Management Approach. 15 POINTS.** Based on the information provided in the Final Management Plan and information presented in the interview, the selection team will evaluate how each team plans to design and construct the project in the location and time frames presented. The Selection Committee will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented. This will include how the Team proposes to keep the site safe and minimize disruption while moving material and people into and out of the site.
- F. **Cost. 30 POINTS.** The team's proposal will be considered with all other criteria to determine the ranking of the firm. This may include consideration of any cost and scope adjustment proposals.

TOTAL POSSIBLE POINTS: 100 POINTS.

**Division of Facilities Construction and Management****PROJECT SCHEDULE**

| PROJECT NAME: SEED WAREHOUSE EXPANSION - GREAT BASIN RESEARCH CENTER | | | | |
|--|------------|--------------------------------|-------------|---|
| DIVISION OF WILDLIFE RESOURCES - EPHRAIM, UTAH | | | | |
| DFCM PROJECT NO. 09023520 | | DESIGN/BUILD - STAGE II | | |
| Event | Day | Date | Time | Place |
| Request for Proposals Available | Monday | September 21, 2009 | 4:00 PM | DFCM 4110 State Office Bldg SLC, UT and the DFCM web site* |
| Mandatory Pre-Proposal Site Meeting | Thursday | October 1, 2009 | 2:00 PM | DWR GBRC Seed Warehouse 494 West 100 South Ephraim, UT |
| Visits with DFCM - Users | Tuesday | October 6, 2009 | TBA | TBD |
| Last Day to Submit Questions | Friday | October 9, 2009 | 2:00 PM | Jim Russell- DFCM E-mail: jimrussell@utah.gov Fax 801-538-3267 |
| Addendum Issued (exception for bid delay) | Wednesday | October 14, 2009 | 4:00 PM | DFCM web site * |
| Prime Contractors Cost Proposals, Designs, Statements of Qualifications and Management Plans Due | Tuesday | October 20, 2009 | 12:00 NOON | DFCM 4110 State Office Bldg SLC, UT |
| Interviews (if necessary) | Wednesday | October 28, 2009 | TBA | TBD |
| Announcement | Thursday | October 29, 2009 | 4:00 PM | DFCM web site * |
| Substantial Completion Date | Thursday | May 30, 2010 | | |

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



Division of Facilities Construction and Management

COST PROPOSAL FORM

NAME OF PROPOSER _____ DATE _____

To the Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

The undersigned, responsive to the "Notice to Design/Build Teams" and in accordance with the "Request for Proposals" for the **SEED WAREHOUSE EXPANSION – GREAT BASIN RESEARCH CENTER – DIVISION OF WILDLIFE RESOURCES – EPHRAIM, UTAH DFCM PROJECT NO. 09023520** and having examined the Contract Documents and the site of the proposed Work and being familiar with all of the conditions surrounding the construction of the proposed Project, including the availability of labor, hereby proposes to furnish all labor, materials and supplies as required for the Work in accordance with the Contract Documents as specified and within the time set forth and at the price stated below. This price is to cover all expenses incurred in performing the Work required under the Contract Documents of which this bid is a part:

I/We acknowledge receipt of the following Addenda: _____

For all work shown on the Drawings and described in the Specifications and Contract Documents, I/we agree to perform for the sum of:

_____ DOLLARS (\$_____)

(In case of discrepancy, written amount shall govern)

I/We guarantee that the Work will be Substantially Complete by _____, should I/we be the successful proposer, and agree to pay liquidated damages in the amount of **\$500.00** per day for each day after expiration of the Contract Time as stated in Section 4.2 of the Design/Build Agreement.

This bid shall be good for 45 days after bid opening.

Enclosed is a 5% bid bond, as required, in the sum of _____

The undersigned Contractor's License Number for Utah is _____.

PROPOSAL FORM
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Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within ten (10) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract. The Bid Bond attached, in the amount not less than five percent (5%) of the above bid sum, shall become the property of the Division of Facilities Construction and Management as liquidated damages for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable 100% Performance and Payment bonds are not delivered within the time set forth.

Type of Organization:

(Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

Respectfully submitted,

Name of Proposer

ADDRESS:

Authorized Signature

BID BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

KNOW ALL PERSONS BY THESE PRESENTS:

That _____ hereinafter referred to as the "Principal," and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ and authorized to transact business in this State and U. S. Department of the Treasury Listed, (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the STATE OF UTAH, hereinafter referred to as the "Obligee," in the amount of \$ _____ (5% of the accompanying bid), being the sum of this Bond to which payment the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted to Obligee the accompanying bid incorporated by reference herein, dated as shown, to enter into a contract in writing for the _____ Project.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the said principal does not execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the principal, then the sum of the amount stated above will be forfeited to the State of Utah as liquidated damages and not as a penalty; if the said principal shall execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the Principal, then this obligation shall be null and void. It is expressly understood and agreed that the liability of the Surety for any and all defaults of the Principal hereunder shall be the full penal sum of this Bond. The Surety, for value received, hereby stipulates and agrees that obligations of the Surety under this Bond shall be for a term of sixty (60) days from actual date of the bid opening.

PROVIDED, HOWEVER, that this Bond is executed pursuant to provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument under their several seals on the date indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

DATED this _____ day of _____, 20_____.

Principal's name and address (if other than a corporation):

By: _____

Title: _____

Principal's name and address (if a corporation):

By: _____

Title: _____

(Affix Corporate Seal)

Surety's name and address:

By: _____

Attorney-in-Fact (Affix Corporate Seal)

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20_____.

My Commission Expires: _____

Resides at: _____

Agency: _____
Agent: _____
Address: _____
Phone: _____

NOTARY PUBLIC

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General



Division of Facilities Construction and Management

INSTRUCTIONS AND SUBCONTRACTORS LIST FORM

The three low bidders, as well as all other bidders that desire to be considered, are required by law to submit to DFCM within 24 hours of bid opening a list of ALL first-tier subcontractors, including the subcontractor’s name, bid amount and other information required by Building Board Rule and as stated in these Contract Documents, based on the following:

DOLLAR AMOUNTS FOR LISTING

PROJECTS UNDER \$500,000: ALL FIRST-TIER SUBS \$20,000 OR OVER MUST BE LISTED
PROJECTS \$500,000 OR MORE: ALL FIRST-TIER SUBS \$35,000 OR OVER MUST BE LISTED

- Any additional subcontractors identified in the bid documents shall also be listed.
- The DFCM Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law.
- List subcontractors for base bid as well as the impact on the list that the selection of any alternate may have.
- Bidder may not list more than one subcontractor to perform the same work.
- If there are no subcontractors for the job that are required to be reported by State law (either because there are no subcontractors that will be used on the project or because there are no first-tier subcontractors over the dollar amounts referred to above), then you do not need to submit a sublist. If you do not submit a sublist, it will be deemed to be a representation by you that there are no subcontractors on the job that are required to be reported under State law. At any time, DFCM reserves the right to inquire, for security purposes, as to the identification of the subcontractors at any tier that will be on the worksite.

LICENSURE:

The subcontractor’s name, the type of work, the subcontractor’s bid amount, and the subcontractor's license number as issued by DOPL, if such license is required under Utah Law, shall be listed. Bidder shall certify that all subcontractors, required to be licensed, are licensed as required by State law. A subcontractor includes a trade contractor or specialty contractor and does not include suppliers who provide only materials, equipment, or supplies to a contractor or subcontractor.

‘SPECIAL EXCEPTION’:

A bidder may list ‘Special Exception’ in place of a subcontractor when the bidder intends to obtain a subcontractor to perform the work at a later date because the bidder was unable to obtain a qualified or reasonable bid under the provisions of U.C.A.Section 63A-5-208(4). The bidder shall insert the term ‘Special Exception’ for that category of work, and shall provide documentation with the subcontractor list describing the bidder’s efforts to obtain a bid of a qualified subcontractor at a reasonable cost and why the bidder was unable to obtain a qualified subcontractor bid. The Director must find that the bidder complied in good faith with State law requirements for any ‘Special Exception’ designation, in order for the bid to be considered. If awarded the contract, the Director shall supervise the bidder’s efforts to obtain a qualified subcontractor bid. The amount of the awarded contract may not be adjusted to reflect the actual amount of the subcontractor’s bid. Any listing of ‘Special Exception’ on the sublist form shall also include amount allocated for that work.

GROUND FOR DISQUALIFICATION:

The Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law. Director may withhold awarding the contract to a particular bidder if one or more of the proposed subcontractors are considered by the Director to be unqualified to do the Work or for

INSTRUCTIONS AND SUBCONTRACTORS LIST FORM
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such other reason in the best interest of the State of Utah. Notwithstanding any other provision in these instructions, if there is a good faith error on the sublist form, at the sole discretion of the Director, the Director may provide notice to the contractor and the contractor shall have 24 hours to submit the correction to the Director. If such correction is submitted timely, then the sublist requirements shall be considered met.

CHANGES OF SUBCONTRACTORS SPECIFICALLY IDENTIFIED ON SUBLIST FORM:

Subsequent to twenty-four hours after the bid opening, the contractor may change its listed subcontractors only after receiving written permission from the Director based on complying with all of the following criteria.

- (1) The contractor has established in writing that the change is in the best interest of the State and that the contractor establishes an appropriate reason for the change, which may include, but not is not limited to, the following reasons: the original subcontractor has failed to perform, or is not qualified or capable of performing, and/or the subcontractor has requested in writing to be released.
- (2) The circumstances related to the request for the change do not indicate any bad faith in the original listing of the subcontractors.
- (3) Any requirement set forth by the Director to ensure that the process used to select a new subcontractor does not give rise to bid shopping.
- (4) Any increase in the cost of the subject subcontractor work is borne by the contractor.
- (5) Any decrease in the cost of the subject subcontractor work shall result in a deductive change order being issued for the contract for such decreased amount.
- (6) The Director will give substantial weight to whether the subcontractor has consented in writing to being removed unless the Contractor establishes that the subcontractor is not qualified for the work.

EXAMPLE:

Example of a list where there are only four subcontractors:

| TYPE OF WORK | SUBCONTRACTOR, "SELF" OR "SPECIAL EXCEPTION" | SUBCONTRACTOR BID AMOUNT | CONTRACTOR LICENSE # |
|-------------------------|--|--------------------------|--|
| ELECTRICAL | ABCD Electric Inc. | \$350,000.00 | 123456789000 |
| LANDSCAPING | "Self" * | \$300,000.00 | 123456789000 |
| CONCRETE (ALTERNATE #1) | XYZ Concrete Inc | \$298,000.00 | 987654321000 |
| MECHANICAL | "Special Exception" (attach documentation) | Fixed at: \$350,000.00 | (TO BE PROVIDED AFTER OBTAINING SUBCONTRACTOR) |

* Bidders may list "self", but it is not required.

PURSUANT TO STATE LAW - SUBCONTRACTOR BID AMOUNTS CONTAINED IN THIS SUBCONTRACTOR LIST SHALL NOT BE DISCLOSED UNTIL THE CONTRACT HAS BEEN AWARDED.

DFCM AND DESIGN/BUILD TEAM AGREEMENT

THIS AGREEMENT made and entered into this ____ day of ____, 20__, by and between the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, hereinafter referred to as the "DFCM", and **(FILL IN DESIGN/BUILD FIRM)** _____, a corporation authorized to do business in the State of Utah and consisting of a legally recognized business entity in the State of Utah and general contracting/ construction management and architectural/engineering components, which are to be performed by **(FILL IN DESIGN/BUILD FIRM)** _____, or entities under contract with **(FILL IN DESIGN/BUILD FIRM)** _____, as appropriate. **(FILL IN DESIGN/ BUILD FIRM)** _____, shall hereinafter be referred to as "DESIGN/BUILD TEAM".

WITNESSETH: WHEREAS, DFCM intends to have Work performed at

WHEREAS, DESIGN/BUILD TEAM agrees to perform the Work for the sum stated herein.

NOW, THEREFORE, DFCM and DESIGN/BUILD TEAM for the consideration provided in this Agreement, agree as follows:

INTRODUCTION:

This Agreement is between DFCM and DESIGN/BUILD TEAM, consisting of the prime general contractor who shall also responsibly represent it's A/E's, architect's, engineer's, suppliers, consultants, subconsultants and subcontractors at any tier. There are designer and general contractor responsibilities identified in this Agreement. There are important documents incorporated by reference. While the DESIGN/BUILD TEAM maintains liability for all design and general contractor functions, the specific functions referred to in this Agreement as well as the documents incorporated by reference, shall be performed by the respective personnel of the DESIGN/ BUILD TEAM that are qualified architects/engineers and general contractors.

The identity of the leaders of the specific functions of the DESIGN/BUILD TEAM are attached to this Agreement, entitled Exhibit "A." and made a part of this Agreement. Said leadership shall not be changed or substituted without written approval of the DFCM.

ARTICLE 1. DOCUMENTS INCORPORATED BY REFERENCE AND GENERAL PROVISIONS

1.1 DOCUMENTS INCORPORATED BY REFERENCE:

- 1.1.1 **Request for Proposals and General Conditions.** The DESIGN/ BUILD TEAM and DFCM shall be bound by their respective obligations, duties and rights as referred to in the Request for Proposals identified as

"Announcement of Design/Build Competition for the Design and Construction of the (**FILL IN TITLE OF RFP DOCUMENT**) _____, herein after identified as "Announcement of Design/Build Competition" and dated _____, inclusive of all addenda, as well as the DFCM General Conditions dated May 25, 2005 ("General Conditions") and the DFCM Supplemental General Conditions dated July 15, 2008 and July 1, 2009 (also referred to as "General Conditions"), and on file with the Division of Facilities Construction and Management and by this reference incorporated herein. The Cost Proposal Form is hereby attached and made part of this agreement and is entitled Exhibit "B". It is intended that this DESIGN/BUILD TEAM's Agreement not reiterate all the applicable provisions of said Request for Proposals and the General Conditions and the fact that some provisions are reiterated herein does not lessen the importance of the provisions that are not so reiterated. Unless the context provides otherwise, all the definitions and interpretations of provisions of this DESIGN/BUILD TEAM's Agreement shall be as stated in said Announcement of Design Build Competition and the General Conditions. In case of conflict between the provisions of this DESIGN/BUILD TEAM's Agreement, the Announcement of Design/Build and the General Conditions, the following shall indicate which provision controls:

(1) This Agreement shall control over conflicting provisions in the Announcement of Design/Build Competition and/or General Conditions.

(2) The Announcement of Design/Build Competition shall control over conflicting provisions in the General Conditions.

Said General Conditions shall be construed in such a manner as that any reference to a right, responsibility, or duty of the General Contractor (Contractor) referred to in the General Conditions shall be deemed to refer to the DESIGN/BUILD TEAM. Any reference to A/E in the General Conditions shall be deemed to refer to the DESIGN/BUILD TEAM Architect/Engineer as applicable, and shall also be bound by the provisions in the General Conditions that refer to the duties and responsibilities of the A/E in the General Conditions. Unless otherwise specified by this Agreement, the definitions in the General Conditions shall apply to this Agreement.

1.1.2 The Project Defined. The Project is the total design and construction for which the DESIGN/BUILD TEAM is responsible, including all professional design services and all labor, materials and equipment used or incorporated in such design and construction for the project referenced by the Announcement of Design/Build Competition in Paragraph 1.1.1 above.

1.1.3 The Work Defined. The Work comprises the completed construction designed under the Project and includes labor necessary to produce such construction, and materials and equipment incorporated or to be incorporated in such construction.

1.2 EXECUTION, CORRELATION, CONTRACTUAL RELATIONSHIP AND INTENT

1.2.1 This Agreement shall be signed in not less than duplicate by the DFCM and DESIGN/ BUILD TEAM.

1.2.2 Nothing contained in this Agreement and the Contract Documents shall create a professional obligation or contractual relationship between the DFCM and any third party, including subcontractors, A/E's, consultants and suppliers at any tier of the DESIGN/BUILD TEAM. Notwithstanding this, it is understood and agreed that the DFCM is the intended third party beneficiary of all contracts for design or engineering services, all subcontracts, purchase orders and other agreements between the DESIGN/BUILD TEAM and third parties.

The DESIGN/BUILD TEAM shall incorporate the obligations of this Agreement into its respective subcontracts, supply agreements and purchase orders. The DESIGN/BUILD TEAM shall also be responsible to the DFCM for wrongful or negligent acts, errors or omissions of its A/E, consultants, subcontractors, suppliers, agents and employees or those in privity with the DESIGN/BUILD TEAM, at any tier.

1.3 CONTRACT DOCUMENTS. The Contract Documents consist of the General Conditions adopted by the Utah State Building Board on May 25, 2005; the DFCM Design Manual dated March 15, 2006 and on file with the office of DFCM; this Agreement; the Conditions of the Contract (General and Supplementary Conditions); and all competition documents provided by DFCM to DESIGN/BUILD TEAM and all competition documents provided by DESIGN/BUILD TEAM to DFCM, which are identified in a list entitled Exhibit "C", hereby attached and made part of this Agreement. Clarifications to said proposal documents are hereby identified in Exhibit "D", which is hereby attached and made part of this Agreement. All such Contract Documents referred to in this Paragraph 1.3 are hereby incorporated by reference herein. Any reference in this Agreement to certain provisions of the Contract Documents shall in no way be construed as to lessen the importance or applicability of any other provisions of the Contract Documents.

1.4 CONTRACT DOCUMENTS COMPLIANCE, TERMS, INDEPENDENT CONTRACTOR. The Work to be performed shall be in accordance with all of the Contract Documents. All terms used in this Agreement shall be as defined in the Contract Documents, and in particular, the General Conditions, except as otherwise provided in this Agreement. The DESIGN/ BUILD TEAM Agrees to furnish labor, materials and equipment to complete the Work as required in the Contract Documents which are hereby incorporated by reference. It is understood and agreed by the parties hereto that all Work shall be performed as required in the Contract Documents and shall be subject to inspection and approval of DFCM or its authorized representative. The relationship of the DESIGN/BUILD TEAM to the DFCM hereunder is that of an independent contractor.

ARTICLE 2. **DESIGN/BUILD TEAM**

2.1 RESPONSIBILITY ALLOCATION. The components of the Design Team shall have primary responsibilities as follows:

2.1.1 Design services shall be performed by the A/E of the DESIGN/BUILD TEAM as well as the appropriate consultants (engineers, etc) selected and paid by the DESIGN/BUILD TEAM and acting in the interest of the DESIGN/BUILD TEAM. As part of the proposal of DESIGN/ BUILD TEAM, **(FILL IN NAME OF DESIGN FIRM)** _____ has been selected as the A/E for the Project and is, or shall be promptly, under contract with the DESIGN/BUILD TEAM. DESIGN/BUILD TEAM shall notify DFCM of any substantial change in the composition of the A/E assigned to the Project, including but not limited to any major changes of staffing or assignments of architects to the Project. Any substantial change in the composition of the A/E must be approved by DFCM in writing. The identity of the leader of the specific functions of **(FILL IN NAME OF DESIGN FIRM)** _____ - is **(FILL IN NAME OF DESIGN FIRM REPRESENTATIVE)** _____, principal in charge of coordination of all design services. Said leadership shall not be changed or substituted without written approval of the DFCM.

2.1.2 Construction shall be performed in accordance with this Agreement and the Contract Documents by the qualified general contractor component of the DESIGN/BUILD TEAM as well as the appropriate subcontractors and suppliers at any tier in privity with the DESIGN/BUILD TEAM. Design Work shall be performed in accordance with this Agreement and the Contract Documents by the A/E component of the DESIGN/BUILD TEAM as well as the appropriate consultants at any tier in privity with the A/E.

2.1.3 The DESIGN/BUILD TEAM shall be responsible to the DFCM for wrongful or negligent acts, errors or omissions of the DESIGN/BUILD TEAM's employees and parties in privity of contract with the DESIGN/BUILD TEAM, at any tier, to perform any portion of the Work, including their agents and employees.

2.2 BASIC DESIGN SERVICES. The DESIGN/BUILD TEAM's Basic Design Services consist of those described below and any other services identified in this DESIGN/BUILD TEAM Agreement as part of Basic Services related to design, including normal structural, mechanical, electrical, and architectural as well as other consulting services reasonably necessary to fulfill the design duties and responsibilities under this Agreement and the Contract Documents. The DESIGN/BUILD TEAM shall prepare and promptly distribute minutes of all meetings. Said minutes shall not be considered official minutes until approved by the DFCM.

2.3 DESIGN DEVELOPMENT PHASE.

2.3.1 **Design Development Documents.** Based on the approved Design/Build Proposal, written authorization to proceed to Design Development signed by the DFCM, and any adjustments authorized by the DFCM in the program, or scope of work, schedule or construction budget, the DESIGN/BUILD TEAM shall prepare, for approval by the DFCM, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. The Design Development Documents shall include the items listed in the Design Development Phase Checklist of the DFCM Design Manual incorporated by reference into this Agreement.

2.3.2 **Design Revisions.** The DFCM reserves the right to request minor design revisions and the DESIGN/BUILD TEAM shall promptly perform such revisions with no increase in cost beyond the Guaranteed Fixed Costs for all the Work of this Project.

2.4 CONSTRUCTION DOCUMENTS PHASE.

2.4.1 **Construction Documents.** Based on the approved Design Development Documents, and written authorization to proceed to the Construction Documents Phase signed by the DFCM, and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the DFCM, the DESIGN/BUILD TEAM shall prepare, for approval by the DFCM, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project. The Construction Documents shall include the items listed in the Contract Document Phase Checklist of the DFCM Design Manual incorporated by reference into this Agreement.

2.4.2 **Market Changes.** It is understood that the DESIGN/BUILD TEAM assumes the risk and cost of market changes with respect to the DESIGN/BUILD TEAM's scope of work. In the event any supplier under a Purchase Agreement with the State of Utah fails to perform according to the terms of his agreement, the DESIGN/BUILD TEAM will be entitled to an equitable adjustment of the contract price and time. The DESIGN/BUILD TEAM will use its best efforts in managing those suppliers to maintain the project schedule.

2.4.3 **Assist With Filing For Governmental Approval.** When requested by the DFCM, the DESIGN/BUILD TEAM shall assist the DFCM in all reasonable requests in connection with the DFCM's responsibility for filing documents required for approval of governmental authorities having jurisdiction over the Project.

2.5 BIDDING OR NEGOTIATION PHASE.

2.5.1 **Duties; In General.** After receipt of the written authorization to proceed to the Bidding or Negotiation Phase by DFCM, the DESIGN/BUILD TEAM shall obtain bids or negotiate proposals and award contracts to subcontractors, subconsultants and suppliers which are consistent with the Design/Build Agreement. The term "bid" in the Agreement is also meant to mean "proposal" where the DESIGN/BUILD TEAM is using a request for proposal procurement process.

(1) The DESIGN/BUILD TEAM shall promptly supply ten (10) complete sets of Final Construction Documents to DFCM.

(2) **Specified Subcontractors:** The specifically cited subcontractors, along with their license number (if required) and estimated cost, have been listed as a submission with the DESIGN/ BUILD TEAM cost proposal. Any substantial variation from the original estimate, submitted on **(FILL IN DATE PROPOSAL WAS SUBMITTED)** _____ as part of the Cost Proposal, shall be accompanied by a written explanation from the Contractor justifying the variation and describing how the variation meets or exceeds the "value" to the DFCM on the project.

(3) **Non-Specified Subcontractors:** The non-specified subcontractor's scope of work and estimated costs shall be listed as a submission with the DESIGN/BUILD TEAM cost proposal. Within 24 hours after the Contractor "opens" the non-specified subcontractors bid and if the bid is from a subcontractor that would otherwise be required to be part of a sublist under UCA 63-5a-208 if the procurement was performed directly by DFCM in bidding process, the DESIGN/BUILD TEAM shall submit name of the subcontractor along with their license number (if required) and estimated cost to DFCM. During the competitive bid process by the DESIGN/BUILD TEAM for these subcontractors, DFCM shall have a representative at the bid opening and subcontractor's selection.

(4) The DESIGN/BUILD TEAM shall at all reasonable times be available personally, or have available, a responsible member of his or her staff to make such interpretations of the Contract Documents as are necessary to facilitate completion of the construction contract by the DESIGN/BUILD TEAM's subcontractors and suppliers.

(5) If subcontractor's are selected through a proposal process and the DESIGN/ BUILD TEAM fails to comply with the sublist requirements of UCA 63-5a-208 for bids made applicable in this Agreement to proposals, the DESIGN/BUILD TEAM shall have 24 hours to cure such failure after receiving written notice from DFCM.

2.6 CONSTRUCTION PHASE-ADMINISTRATION OF THE CONSTRUCTION.

2.6.1 Advise And Consult. The DESIGN/BUILD TEAM shall advise and consult with the DFCM during the Construction Phase. No one shall be entitled to rely upon any representation by the DESIGN/BUILD TEAM unless it is in writing and signed by the DESIGN/BUILD TEAM Project Manager or a principal of the DESIGN/BUILD TEAM.

2.6.2 Representations by Third Parties, and Officials, Other Than DFCM. DESIGN/ BUILD TEAM may not rely on any representations of other state agencies, officials or any third parties unless specifically approved in writing by DFCM.

2.6.3 Record Copy at Site. The DESIGN/BUILD TEAM shall maintain in good order at the site one record copy of the drawings, specifications, product data, samples, shop drawings, Change Orders and other Modifications, marked currently to record changes made during construction. At the conclusion of the Construction Phase the DESIGN/BUILD TEAM shall prepare and furnish to the DFCM a complete set of Record Drawings (corrected original tracings or re-plotted CADD drawings), one set of mylar reproducible Record Drawings and two (2) sets of Specifications depicting the Project.

CADD Criteria. The “DFCM CADD Criteria” which is a part of the Design Manual shall be reviewed by the A/E and shall be used to define and/or supplement any terms or responsibilities under this Agreement. The DFCM CADD Criteria in the Design Manual in case of conflict, shall supercede any provision of this Agreement.

2.7 ADDITIONAL SERVICES: IN GENERAL.

2.7.1 Written Authorization Required. The DESIGN/BUILD TEAM shall perform all duties and responsibilities required by this Agreement and the Contract Documents for the Guaranteed Fixed Price. If the DESIGN/BUILD TEAM reasonably believes that a particular duty or responsibility is beyond that identified by this Agreement or the Contract Documents, then the DESIGN/ BUILD TEAM shall not be entitled to any amount which would result in an increase in the Guaranteed Fixed Price unless, prior to performing the subject duty or responsibility, the DESIGN/BUILD TEAM has requested in writing a Modification to this Agreement and the Modification has been approved, in writing, by DFCM. The provisions of the General Conditions regarding Modifications, requests for additional time and additional monies shall apply to this Agreement.

2.7.2 When Not Paid by DFCM. Notwithstanding anything to the contrary in this Agreement, DFCM shall not be responsible to pay and the DESIGN/BUILD TEAM shall not be entitled to receive, compensation for any Contingent Additional Services if such services were required due to the fault of the DESIGN/BUILD TEAM or the DESIGN/BUILD TEAM's failure to perform in accordance with the terms of this Agreement. Notwithstanding this, there shall be no right to payment for additional services or contingent additional services if such services are not approved in advance by DFCM in writing.

2.8 STANDARD FOR PERFORMANCE.

2.8.1 Due Care and Diligence; In General. DESIGN/BUILD TEAM shall exercise the degree of skill and diligence as exercised by members of the DESIGN BUILD TEAM'S profession having substantial experience on projects similar in type, magnitude and complexity to the Project that is the

subject of this Agreement and all of the services under this Agreement shall be performed as expeditiously as is consistent with said standards. The DESIGN/BUILD TEAM shall be liable to the Owner for claims, liabilities, additional burdens, penalties, damages or third party claims, to the extent caused by wrongful or negligent acts, errors or omissions that do not meet this standard of care.

2.8.2 Due Care and Diligence; Discovering and Reporting Defects and Deficiencies. The DESIGN/BUILD TEAM shall exercise due care and diligence in discovering and promptly reporting to the DFCM any defects or deficiencies in the Work. Any defective Designs or Specifications furnished by the DESIGN/BUILD TEAM shall be promptly corrected by the DESIGN/ BUILD TEAM at no cost to the DFCM, and the DESIGN/BUILD TEAM shall promptly reimburse the DFCM for all damages, if any, resulting from the use of such defective Designs or Specifications. The DFCM's approval, acceptance, use of or payment for all or any part of the DESIGN/ BUILD TEAM'S services hereunder or of the Project itself shall in no way alter the DESIGN/BUILD TEAM'S obligations or the DFCM's rights hereunder.

2.9 TESTS, INSPECTIONS AND REPORTS.

2.9.1 DFCM shall be responsible for all structural (soils and concrete), mechanical, electrical testing required by law or code. It shall be DESIGN/BUILD TEAM's responsibility to determine when, which, and to the extent that such tests, inspections and reports are required by the Contract Documents. The DFCM may review and comment, when appropriate, on the accuracy of the tests and information furnished by the DESIGN/BUILD TEAM pursuant to this Paragraph 2.9.1. The DFCM will be monitoring tests and inspections for the subject work. The DESIGN/BUILD TEAM shall coordinate all test and inspections with the DFCM. All other tests or inspections required by contract documents shall be furnished at the DESIGN/BUILD TEAM's expense.

2.9.2 The DFCM shall be responsible for all chemical, air and water pollution tests, tests for hazardous material, and other laboratory and environmental tests, inspections and reports, including those required by law or the Contract Documents. It shall be DFCM's responsibility to determine when, which, and to the extent that such tests, inspections and reports are required by the Contract Documents. The DFCM may review and comment, when appropriate, on the accuracy of the tests and information furnished by the DESIGN/BUILD TEAM pursuant to this Paragraph 2.9.2. The services, information, surveys and reports required by this Paragraph 2.9.2 shall be furnished at the DFCM's expense. The DFCM will be monitoring tests and inspections for the subject work. The DESIGN/BUILD TEAM shall coordinate all test and inspections with the DFCM.

ARTICLE 3. **DFCM'S RESPONSIBILITIES**

3.1 INFORMATION. The DFCM shall provide full information regarding requirements for the Project, including a program or scope of work which shall set forth the DFCM's objectives, schedule, constraints, and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

3.2 RESPONSE TO DESIGN/BUILD TEAM. The DFCM shall give reasonable consideration to all sketches, estimates, working drawings, specifications, proposals, and other documents presented by the

DESIGN/BUILD TEAM; and to inform the DESIGN/BUILD TEAM of the decisions, in writing, within a fourteen (14) day time period.

3.3 DFCM PROJECT MANAGER. The DFCM shall designate a DFCM Project Manager authorized to act on the DFCM's behalf with respect to the Project. The DFCM or such Project Manager shall render decisions within a fourteen (14) day time period pertaining to documents submitted by the DESIGN/BUILD TEAM in order to avoid unreasonable delay in the orderly and sequential progress of the DESIGN/BUILD TEAM's services and Work. The DFCM may appoint an on-site project representative to observe the Work and to have such other responsibilities as the DFCM deems necessary to facilitate this Agreement.

3.4 COMMUNICATIONS. DFCM shall communicate with subcontractors at any tier and material suppliers of the DESIGN/BUILD TEAM only through the DESIGN/BUILD TEAM. DESIGN/BUILD TEAM shall communicate to DFCM directly and not through the User or any other governmental agency. DESIGN/BUILD TEAM shall not rely on any comments or writings of User without express consent in writing of DFCM.

ARTICLE 4. **TIME**

4.1 DESIGN FUNCTION SCHEDULE. Time limits provided by the RFP shall not be exceeded by the DESIGN/BUILD TEAM or DFCM. Any extensions of time from the schedule shall be void and of no force and effect until such adjustments are agreed to in writing by the DFCM and DESIGN/BUILD TEAM.

4.2 CONSTRUCTION FUNCTION SCHEDULE. TIME OF COMPLETION OF CONSTRUCTION WORK AND DELAY REMEDY. The Construction Work shall be Substantially Complete by (FILL IN COMPLETION DATE) _____. DESIGN/BUILD TEAM agrees to pay liquidated damages in the amount of \$_____ per day for each day after expiration of the Contract Time until the DESIGN/BUILD TEAM achieves Substantial Completion in accordance with the Contract Documents, if the DESIGN/BUILD TEAM's delay makes the damages applicable. The provision for liquidated damages is: (a) to compensate the DFCM for delay only; (b) is provided for herein because actual damages can not be readily ascertained at the time of execution of this Design/Build Agreement; (c) is not a penalty; and (d) shall not prevent the DFCM from maintaining Claims for other non-delay damages, such as costs to complete or remedy defective Work.

No PRE, Claim or action shall be maintained by the DESIGN/BUILD TEAM or Subcontractor or material supplier of DESIGN/BUILD TEAM at any tier, against the DFCM for damages or other claims due to losses attributable to hindrances or delays from any cause whatsoever, including acts and omissions of the DFCM or its officers, employees or agents, except as expressly provided in the General Conditions, including procedural, timing and substantive provisions of the General Conditions.

ARTICLE 5. **PAYMENTS**

5.1 COMPENSATION. The DFCM shall compensate the DESIGN/BUILD TEAM for work properly performed in accordance with the Contract Documents after the DFCM's receipt and approval of the DESIGN/BUILD TEAM's detailed monthly statement and any lien waivers or releases previously requested by DFCM.

5.1.1 **Guaranteed Fixed Contract Amount.** The DFCM agrees to pay and the DESIGN/BUILD TEAM agrees to accept in full performance of the design work and the construction Work under this DESIGN/BUILD TEAM's Agreement, not more than the sum of **(FILL IN CONTRACT AMOUNT)** _____ DOLLARS AND NO CENTS (\$_____.00) which sum is the proposal amount submitted on _____ and which sum shall be the guaranteed fixed contract amount. Payment to the DESIGN/BUILD TEAM will be made within thirty (30) calendar days of receipt of payment application by DFCM.

The DESIGN/BUILD TEAM shall provide DFCM within thirty (30) days of request by DFCM, a schedule of accounts and budgets for Work which will be used as a basis for applications for payment. The DFCM agrees to pay the DESIGN/BUILD TEAM for the construction Work and the design services from time to time as the Work progresses, but not more than once each month after the date of Notice to Proceed, and only upon Certificate of the A/E as approved by DFCM which approval may not be unreasonably withheld, for Work performed during the preceding calendar month, ninety-five percent (95%) of the value of the labor performed and ninety-five percent (95%) of the value of materials furnished in place or on the site. The DESIGN/BUILD TEAM agrees to furnish to the DFCM invoices for materials purchased and on the site but not installed, for which the DESIGN/BUILDER requests payment and agrees to safeguard and protect such equipment or materials and is responsible for the safekeeping thereof and if such be stolen, lost or destroyed, to replace same.

Such evidence of labor performed and materials furnished as the DFCM may reasonably require shall be supplied by the DESIGN/BUILD TEAM at the time of request for Certificate of Payment on account. Materials for which payment has been made cannot be removed from the job site without DFCM's written approval. Five percent (5%) of the earned amount shall be retained from each monthly payment. Additional retainage shall be imposed if, in the written opinion of the Director of the Division of Facilities Construction and Management, special circumstances or considerations justify the imposition of additional retainage in the interest of the State.

5.1.2 **DESIGN/BUILD TEAM Expenses.** The guaranteed fixed contract amount shall include all expenses of the DESIGN/BUILD TEAM, including travel, lodging, per diem and other costs associated with the performance of the duties and work under this Agreement.

5.2 DESIGN/BUILD TEAM'S ACCOUNTING RECORDS. All Accounting Records shall be available to the DFCM or the DFCM's authorized representative at mutually convenient times.

ARTICLE 6. **CHANGES IN THE WORK**

6.1 ADDITIONAL WORK. It is understood and agreed by the parties hereto that no money will be paid to the DESIGN/BUILD TEAM for additional labor or materials furnished unless a new contract in writing or a Modification hereof in accordance with the General Conditions and Contract Documents for such additional labor or materials has been executed. The DFCM specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work.

Modifications shall be issued in accordance with the General Conditions. No action, conduct, omission, prior failure or course of dealing by the DFCM shall act to waive, modify, change, or alter this requirement. Written modifications are the exclusive method for effecting any change to the contract sum or contract time. The

DESIGN/BUILD TEAM understands and agrees that the contract sum and contract time cannot be changed by implication, oral agreements, actions, inactions, course of conduct or contractor initiated change order.

**ARTICLE 7.
INSURANCE, BONDS AND INDEMNIFICATION**

7.1 IN GENERAL. To protect against liability, loss and/or expense arising in connection with the performance of services described under this DESIGN/BUILD TEAM's Agreement, the DESIGN/BUILD TEAM shall obtain and maintain in force during the entire period of this DESIGN/BUILD TEAM's Agreement, at its own expense, the following insurance from insurance companies authorized to do business in the State of Utah and rated "A" or better with a financial size category of Class X or larger. An exception to the above-stated rating and financial size category requirements is for the professional liability insurance referred to in 7.2.1(1) below, in which case the rating must be "B" or better with a financial size category of Class VIII or larger. All said ratings and financial size categories shall be as published by A.M. Best Company at the time this DESIGN/BUILD TEAM's Agreement is executed.

7.2 DESIGN/BUILD TEAM INSURANCE. Insurance for the general construction management and architectural components of the DESIGN/BUILD TEAM shall be provided as required below:

7.2.1 General Contractor's Insurance. In addition to the insurance required in Section 7.4 below, the DESIGN/BUILD TEAM shall meet all the insurance requirements for a General Contractors as required by the General Conditions.

7.3 GENERAL CONTRACTOR'S BONDS. In addition to the insurance required above, the bonds for the General Contractor functions under this Agreement shall be provided as required by the General Conditions. The 100% performance and payment bonds may exclude the amount attributable to design services as agreed to by DFCM. The performance and payment bonds must be in effect and provided to DFCM on the standard DFCM forms prior to the issuance of a notice to proceed for the actual construction work.

7.4 DESIGN INSURANCE. In addition to the insurance required above, the following insurance for the design services under this Agreement shall be provided:

7.4.1 DESIGN/BUILD TEAM Designer's Professional Liability Insurance. The DESIGN/ BUILD TEAM shall maintain a professional liability insurance policy on a claims made basis, annual aggregate policy limit based on the following chart, unless modified in an attachment to this Agreement.

| Construction Budget | Minimum Liability Coverage |
|--|---|
| \$50,000,000 and above | \$2,000,000 per claim, \$4,000,000 aggregate |
| \$25,000,000 and above, but under \$50,000,000 | \$2,000,000 per claim, \$2,000,000 aggregate |
| \$1,500,000 and above but under \$25,000,000 | \$1,000,000 per claim, \$1,000,000 aggregate |
| Under \$1,500,000 | \$ 500,000 per claim, \$ 500,000 aggregate |

7.4.2 Valuable papers and Records Coverage and/or Electronic Data Processing (Data and Media) Coverage. The DESIGN/BUILD TEAM and all engineering consultants of the DESIGN/BUILD TEAM shall provide coverage for the physical loss of or destruction to their work product including drawings, specifications and electronic data and media.

7.5 ADDITIONAL COVERAGE. The DFCM reserves the right to require additional coverage from that stated hereinabove, at the DFCM's expense for the additional coverage portion only. DFCM also reserves the right to require project specific insurance, and if such right has been exercised it shall be indicated as an exhibit to this DESIGN/BUILD TEAM's Agreement. Unless project specific insurance is required by the DFCM, the coverage may be written under a practice policy with limits applicable to all projects undertaken by the firm but must be maintained in force for the discovery of claims for a period of three (3) years after the date final payment is made to the DESIGN/BUILD TEAM under this DESIGN/ BUILD TEAM's Agreement. All policies provided by the DESIGN/BUILD TEAM must contain a "retroactive" or "prior-acts" date which precedes the earlier of, the date of the DESIGN/BUILD TEAM's Agreement or the commencement of the DESIGN/BUILD TEAM's services. The DESIGN/BUILD TEAM's policy must also include a contractual liability endorsement applicable to the indemnity provision contained under this Article of this DESIGN/ BUILD TEAM's Agreement. Any review and approval by the DFCM does not relieve the DESIGN/BUILD TEAM of any responsibility of liability for an error, omission, submittal or work.

7.6 FURNISH EVIDENCE OF INSURANCE, CERTIFICATES, ADDITIONAL INSURED. The DESIGN/BUILD TEAM shall submit certificates in form and substance satisfactory to the DFCM as evidence of the insurance requirements of this Article. Such certificates shall provide the DFCM with thirty (30) days notice prior to the cancellation, material change or non-renewal of the applicable coverage, as evidenced by return receipt, certified mail, sent to DFCM. The DESIGN/BUILD TEAM shall notify DFCM within thirty (30) days of any claim(s) against the DESIGN/BUILD TEAM which singly or in the aggregate exceed 20% of the applicable required insured limits, and the DFCM may require the DESIGN/BUILD TEAM to reinstate the policy to provide full protection at the original limits.

The State of Utah shall be named as an insured party, as primary coverage and not contributing, on all the insurance policies required by this Article except the professional liability and workers' compensation policies. The DFCM reserves the right to request the DESIGN/BUILD TEAM to provide a loss report from their insurance carrier.

7.7 DFCM RECOURSE. The DESIGN/BUILD TEAM agrees to maintain the insurance described in this Article during the required term. If the DESIGN/BUILD TEAM fails to furnish and maintain said required insurance, the DFCM may purchase such insurance on behalf of the DESIGN/BUILD TEAM, and the DESIGN/BUILD TEAM shall pay the cost thereof to the DFCM upon demand and shall furnish to the DFCM any information needed to obtain such insurance.

7.8 INDEMNIFICATION.

7.8.1 **In General.** To the fullest extent permitted by law, the DESIGN/BUILD TEAM shall indemnify and hold harmless the State of Utah, its institutions, agencies, departments, divisions, authorities, and instrumentalities, boards, commissions, elected or appointed officers, employees, agents, authorized volunteers (hereinafter the above listing of entities and persons is referred to as "indemnities") from and against every kind and character of claims, damages, losses and expenses, including but not limited to attorneys' fees,

arising out of or resulting from any act or omission in the performance of the Work under this DESIGN/ BUILD TEAM's Agreement including the work of anyone directly or indirectly employed by the DESIGN/ BUILD TEAM, the DESIGN/BUILD TEAM's agent, consultant or independent contractor, or anyone for whose acts any of them may be liable, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent or intentional act or omission of the DESIGN/BUILD TEAM, anyone directly or indirectly employed by the DESIGN/BUILD TEAM, the agent, consultant or independent contractor of any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a part indemnified hereunder. The DESIGN/ BUILD TEAM shall defend all actions brought upon such matters to be indemnified hereunder and pay all costs and expenses incidental thereto, but the State of Utah shall have the right, at its option, to participate in the defense of any such action without relieving the DESIGN/BUILD TEAM of any obligation hereunder.

7.8.2 Not Reduce Current Rights. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person under this DESIGN/BUILD TEAM's Agreement.

7.8.3 Not Bound By Damage Limitations Under Certain Acts. In claims against any person or entity indemnified under this Paragraph 7.8 by an employee of the DESIGN/BUILD TEAM, anyone directly or indirectly employed by the DESIGN/BUILD TEAM, the agent, consultant or independent contractor of any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 7.8 shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the DESIGN/BUILD TEAM or said employee, agent, consultant, independent contractor or anyone for whose acts any of them may be liable, under workers' or workmen's compensation acts, disability benefits acts or other employee benefit acts.

ARTICLE 8. **DISPUTE RESOLUTION**

8.1 DISPUTES. Any dispute, PRE or Claim between the parties shall be subject to the provisions of Article 7 of the General Conditions. DFCM reserves all rights to pursue its rights and remedies as provided in the General Conditions.

ARTICLE 9. **TERMINATION, SUSPENSION OR ABANDONMENT**

9.1 IN GENERAL. This Agreement may be terminated, suspended or abandoned in accordance with the General Conditions.

ARTICLE 10. **OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS**

10.1 IN GENERAL. All Drawings, Specifications, other Contract Documents, as well as studies and projects prepared by the DESIGN/BUILD TEAM under this Agreement, are and shall remain the property of the DFCM, and DFCM shall retain all common law, statutory and other reserved rights with respect thereto. All other provisions regarding the use, re-use and other provision regarding such items as stated in the General Conditions shall apply.

ARTICLE 11.
MISCELLANEOUS PROVISIONS

11.1 GOVERNING LAW AND VENUE. Unless otherwise provided, this DESIGN/BUILD TEAM's Agreement shall be governed by the laws of the State of Utah. Salt Lake County, State of Utah, shall be the venue of any legal proceeding regarding the terms or enforcement of this DESIGN/BUILD TEAM's Agreement.

11.2 WAIVER TO EXTENT OF RECOVERY OF INSURANCE MONIES. The DFCM and DESIGN/BUILD TEAM waive all rights against each other and against the DESIGN/BUILD TEAM's consultants, subcontractors, agents and employees of the other for damages, but only to the extent covered by the DFCM provided Builder's Risk Policy concerning damage to the Work during construction, except such rights as they may have to the proceeds of such insurance as set forth in the General Conditions. The DFCM and DESIGN/BUILD TEAM each shall require similar waivers from their contractors, subcontractors, consultants and agents at any tier.

11.3 BINDING AGREEMENT AND ASSIGNMENT PROVISIONS. The DFCM and DESIGN/ BUILD TEAM respectively, bind themselves, their successors, assigns and legal representatives to the other party to this DESIGN/BUILD TEAM's Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this DESIGN/BUILD TEAM's Agreement. Neither the DFCM nor the DESIGN/BUILD TEAM shall assign its interest in this Agreement without the written consent of the other, except that the Contractor hereby consents to the assignment of the DFCM's interest herein as provided in this Article 11.

11.4 INTEGRATION AND AMENDMENT. This DESIGN/BUILD TEAM's Agreement represents the entire and integrated agreement between the DFCM and DESIGN/BUILD TEAM and supersedes all prior negotiations, representations or agreements, either written or oral. Except for Construction Change Directives issued under the General Conditions, this Agreement may be amended only by written instrument signed by both DFCM and DESIGN/BUILD TEAM.

11.5 THIRD PARTIES. Except for DFCM's third party beneficiary rights described in this Agreement, nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the DFCM or DESIGN/BUILD TEAM.

11.6 HAZARDOUS MATERIALS. The responsibilities of the DFCM and the DESIGN/BUILD TEAM regarding Hazardous Materials shall be as specified in the General Conditions and the Contract Documents.

11.7 PROMOTION. The DESIGN/BUILD TEAM shall have the right to include accurate representations of the design of the Project, including photographs of the exterior and interior, among the DESIGN/BUILD TEAM's promotional and professional materials. The DESIGN/BUILD TEAM's materials shall not include the DFCM's or the State's confidential or proprietary information if the DFCM has previously advised the DESIGN/BUILD TEAM in writing of the specific information considered by the DFCM to be confidential or proprietary. The DFCM shall provide professional credit for the DESIGN/ BUILD TEAM on the construction sign and in the promotional materials for the Project. For purposes of this Paragraph 11.7, reference to the "DESIGN/BUILD TEAM" shall include the DESIGN/BUILD TEAM's consultants.

11.8 INDEPENDENT CONTRACTOR. The DESIGN/BUILD TEAM shall be considered an independent DESIGN/BUILD TEAM, and as such, shall have no authorization, express or implied, to bind the State of Utah or the DFCM to any agreement, settlement, liability or understanding whatsoever, nor to perform any acts as agent for the State of Utah or DFCM, except as specifically set forth in this DESIGN/BUILD TEAM's Agreement.

11.9 WRITTEN NOTICE. DFCM and DESIGN/BUILD TEAM shall be subject to the written notice provisions of the General Conditions.

11.10 DFCM/AGENCY REVIEW. DFCM or any other entity's (including agency user's of the State of Utah) plan reviews or any other type or nature of review shall in no way relieve the DESIGN/BUILD TEAM of design liability or contractual responsibility under this DESIGN/BUILD TEAM's Agreement. Any guidelines, specifications, drawings or plans provided by the DFCM or any other entity to the DESIGN/ BUILD TEAM shall not relieve the DESIGN/BUILD TEAM of design liability or contractual responsibility under this Agreement.

11.11 CONSULTANTS.

11.11.1 **Not Use "Sales" or "Agent" A/E's or Consultants.** The DESIGN/ BUILD TEAM agrees not to use "sales" or "agent" A/E's or consultants. Said A/E's or Consultants are not to benefit financially either directly or indirectly from the sale or use of any product on or in the Project.

11.11.2 **A/E and Consultant Qualifications.** All A/E and Consultants must be licensed in Utah for the professional practice used on the Project and be approved in writing, in advance, by the DFCM.

11.12 A/E, CONSULTANTS, SUBCONTRACTORS OF DESIGN/BUILD TEAM. Any A/E, subcontract, supplier, or consultants agreement that the DESIGN/BUILD TEAM may enter into in regard to the Project of this DESIGN/BUILD TEAM's Agreement, shall require conformance with the provisions of this DESIGN/ BUILD TEAM's Agreement, to the extent applicable.

11.13 WORK BY DFCM OR DFCM'S CONTRACTORS. The DFCM reserves the right to perform work related to, but not part of, the Project and to award separate contracts in connection with other work at the site. The DESIGN/BUILD TEAM shall cooperate with the DFCM to afford the DFCM's other contractors a reasonable opportunity for access and storage of their materials and equipment for execution of their work. The DESIGN/BUILD TEAM shall incorporate and coordinate the DESIGN/BUILD TEAM's Work with work of the DFCM's separate contractors as required by the Contract Documents. The DESIGN/BUILD TEAM shall promptly notify the DFCM if any such independent action will in any way compromise the DESIGN/ BUILD TEAM's ability to meet the DESIGN/BUILD TEAMS's responsibilities under this Agreement.

11.14 SEVERABILITY. In case a provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not be affected.

11.15 OBSERVATIONS. The Work shall be observed for acceptance in accordance with the General Conditions. DESIGN/BUILD TEAM shall have a Utah duly licensed architect or engineer, visit the site at least once per week during construction and shall make appropriate observations and promptly write and send to the DFCM written reports for each site visit. DFCM may request more periodic site observations by the A/E

if needed. The A/E shall be compensated for additional work properly performed and approved in advance in writing by DFCM as well as not caused by errors and/or omissions of DESIGN/BUILD TEAM. The A/E shall report promptly any deficiencies, defects or problems with the Work or site conditions.

11.16 RELATIONSHIP OF THE PARTIES AND ASSIGNMENT. The DESIGN/BUILD TEAM accepts the relationship of trust and confidence established by this DESIGN/BUILD TEAM's Agreement and covenants with the DFCM to cooperate with the DFCM and utilize the DESIGN/ BUILD TEAM's best skill, efforts and judgment in furthering the interest of the DFCM; to furnish efficient business administration and supervision; to make best efforts to furnish at all times an adequate supply of workers and materials; and to perform the Work in the best and most expeditious and economic manner consistent with the interests of the DFCM.

11.17 SUCCESSORS AND ASSIGNS. The DFCM and DESIGN/BUILD TEAM, respectively bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement, and to partners, successors, assigns and legal representatives of such other party with respect to all covenants, provisions, rights and responsibilities of this Agreement. The DESIGN/BUILD TEAM shall not assign the Contract without the prior written consent of the DFCM, nor shall the DESIGN/BUILD TEAM assign any moneys due or to become due as well as any rights under the Contract, without prior written consent of the DFCM.

The DFCM agrees to exercise reasonable best efforts to enable the DESIGN/BUILD TEAM to perform the Work by furnishing and approving in a timely way, information required by the DESIGN/BUILD TEAM in accordance with the requirements of the Contract Documents.

11.18 AUTHORITY TO EXECUTE AND PERFORM AGREEMENT. DESIGN/BUILD TEAM and DFCM each represent that the execution of this DESIGN/BUILD TEAM's Agreement and the performance thereunder is within their respective duly authorized powers.

11.19 ATTORNEY FEES AND COSTS. Except as otherwise provided in the dispute resolution provisions of the General Conditions, the prevailing party shall be entitled to reasonable attorney fees and costs incurred in any action in the District Court and/or appellate body to enforce this DESIGN/BUILD TEAM's Agreement or recover damages or any other action as a result of a breach thereof.

11.20 EXTENT OF AGREEMENT. This Agreement represents the entire agreement between the DFCM and DESIGN/BUILD TEAM and supersedes any prior negotiations, representations or agreements. This Agreement may be amended only by written instrument signed by both DFCM and DESIGN/BUILD TEAM. The DESIGN/BUILD TEAM and DFCM for themselves, their heirs, successors, executors, and administrators, whichever may be applicable, hereby agree to the full performance of this Agreement and the Contract Documents.

DESIGN/BUILD TEAM and DFCM each represent that the execution of this DESIGN/BUILD TEAM's Agreement and the performance thereunder is within their respective duly authorized powers.

LIST OF ATTACHMENTS

| | |
|------------------------|--|
| Exhibit "A" | DESIGN/BUILD TEAM Leaders |
| Exhibit "B" (1.1.1) | Cost Proposal Form with Cost Breakdown |
| Exhibit "C" (1.3) | List of Competition Documents |
| Exhibit "D" (1.3) | Clarification Items |

PERFORMANCE BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

That _____ hereinafter referred to as the "Principal" and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ and authorized to transact business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah, hereinafter referred to as the "Obligee," in the amount of _____ DOLLARS (\$) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____, for the approximate sum of _____ Dollars (\$ _____), which Contract is hereby incorporated by reference herein.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall faithfully perform the Contract in accordance with the Contract Documents including, but not limited to, the Plans, Specifications and conditions thereof, the one year performance warranty, and the terms of the Contract as said Contract may be subject to Modifications or changes, then this obligation shall be void; otherwise it shall remain in full force and effect.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the state named herein or the heirs, executors, administrators or successors of the Owner.

The parties agree that the dispute provisions provided in the Contract Documents apply and shall constitute the sole dispute procedures of the parties.

PROVIDED, HOWEVER, that this Bond is executed pursuant to the Provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20_____.

WITNESS OR ATTESTATION:

PRINCIPAL:

By: _____

(Seal)

Title: _____

WITNESS OR ATTESTATION:

SURETY:

By: _____

Attorney-in-Fact (Seal)

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney in-fact of the above-named Surety Company and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20_____.

My commission expires: _____

Resides at: _____

NOTARY PUBLIC

Agency: _____
Agent: _____
Address: _____
Phone: _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General

PAYMENT BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

KNOW ALL PERSONS BY THESE PRESENTS:

That _____ hereinafter referred to as the "Principal," and _____, a corporation organized and existing under the laws of the State of _____ authorized to do business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); with its principal office in the City of _____, hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah hereinafter referred to as the "Obligee," in the amount of _____ Dollars (\$ _____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____ for the approximate sum of _____ Dollars (\$ _____), which contract is hereby incorporated by reference herein.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal shall pay all claimants supplying labor or materials to Principal or Principal's Subcontractors in compliance with the provisions of Title 63, Chapter 56, of Utah Code Annotated, 1953, as amended, and in the prosecution of the Work provided for in said Contract, then, this obligation shall be void; otherwise it shall remain in full force and effect.

That said Surety to this Bond, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or to the Work to be performed thereunder, or the specifications or drawings accompanying same shall in any way affect its obligation on this Bond, and does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to the Work or to the specifications or drawings and agrees that they shall become part of the Contract Documents.

PROVIDED, HOWEVER, that this Bond is executed pursuant to the provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20____.

WITNESS OR ATTESTATION:

PRINCIPAL:

By: _____ (Seal)
Title: _____

WITNESS OR ATTESTATION:

SURETY:

By: _____ (Seal)
Attorney-in-Fact

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20____.

My commission expires: _____
Resides at: _____

NOTARY PUBLIC

Agency: _____
Agent: _____
Address: _____
Phone: _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General



Division of Facilities Construction and Management

DFCM

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT _____ PROJECT NO: _____

AGENCY/INSTITUTION _____

AREA ACCEPTED _____

The Work performed under the subject Contract has been reviewed on this date and found to be Substantially Completed as defined in the General Conditions; including that the construction is sufficiently completed in accordance with the Contract Documents, as modified by any change orders agreed to by the parties, so that the State of Utah can occupy the Project or specified area of the Project for the use for which it is intended.

The DFCM accepts the Project or specified area of the Project as Substantially Complete and will assume full possession of the Project or specified area of the Project at _____ (time) on _____ (date).

The DFCM accepts the Project for occupancy and agrees to assume full responsibility for maintenance and operation, including utilities and insurance, of the Project subject to the itemized responsibilities and/or exceptions noted below:

A list of items to be completed or corrected is attached hereto. The failure to include an item on it does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents, including authorized changes thereof.

The Contractor shall complete or correct the Work on the list of items appended hereto within _____ calendar days from the above date of issuance of this Certificate. The amount withheld pending completion of the list of items noted and agreed to shall be: \$_____.

_____ by: _____
CONTRACTOR (include name of firm) DATE

_____ by: _____
A/E DATE

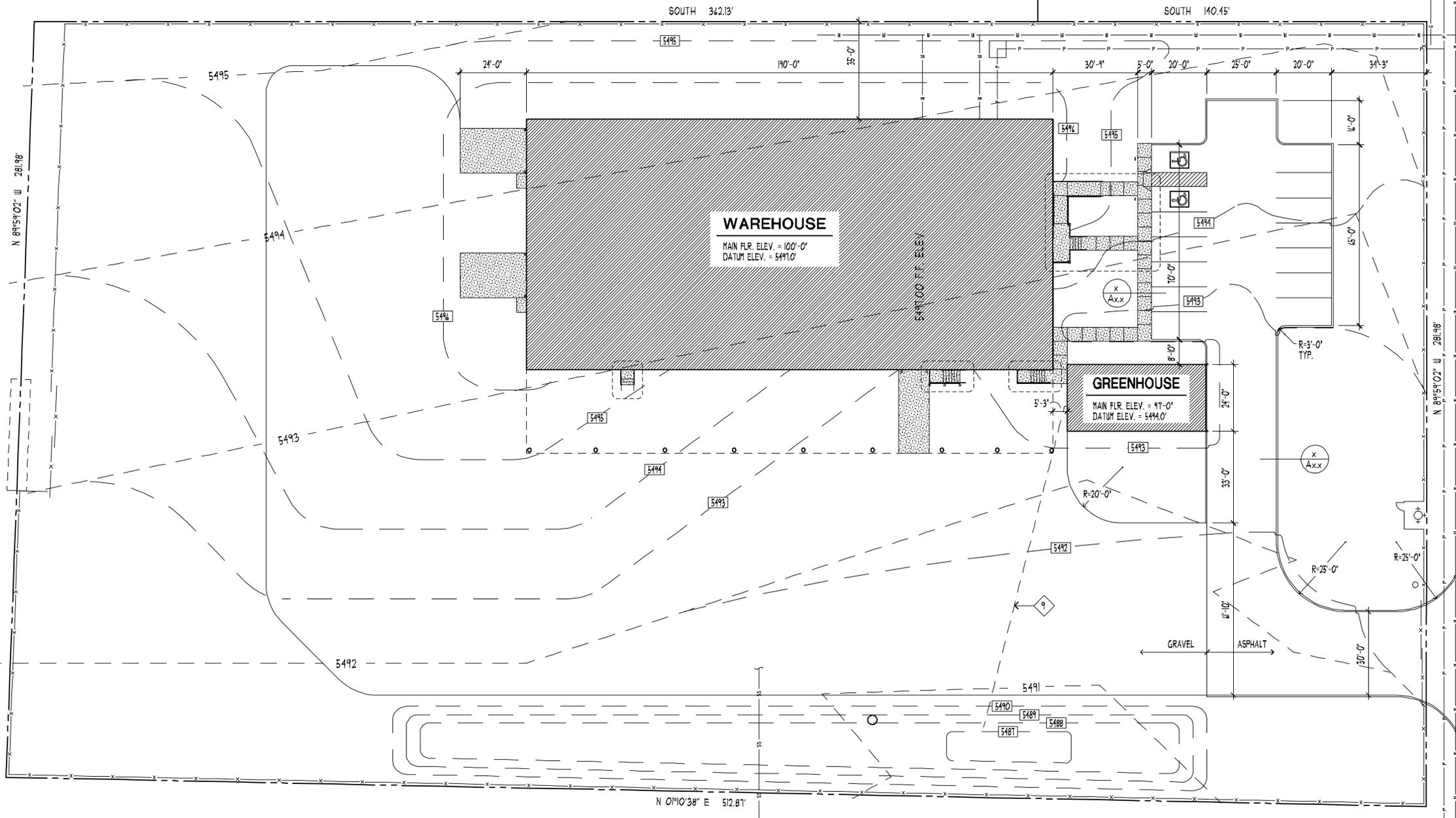
_____ by: _____
USING INSTITUTION OR AGENCY DATE

_____ by: _____
DFCM DATE

cc: Parties Noted
DFCM, Director

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C E N T E R S T R E E T



SITE PLAN

SCALE : 1" = 20'-0"

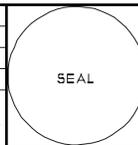


REFERENCE NOTES

- 1 ASPHALT PAVING
- 2 SEE SHT. SD11 FOR L.S.P. OF RAMP
- 3 HANDICAP PARKING SIGN - SEE $\frac{x}{Axx}$
- 4 4" PIPE BOLLARD, CONC.-FILLED - SEE $\frac{x}{Axx}$
- 5 LINE OF BDLG. CANOPY OVERHANG
- 6 EDGE OF GRAVEL DRIVEWAY
- 7 5'-0" WIDE CONC. SIDEWALK - SEE $\frac{x}{Axx}$
- 8 4" CONC. SLAB
- 9 4" PERF. DRAIN W/ MIN. 18" FREE DRAINING GRANULAR FILL. PROVIDE GEO-TEXTILE FILTER CLOTH. PROVIDE RODENT SCREEN @ OPENING

1 0 0 S O U T H S T R E E T

| REVISION # | DATE |
|------------|------|
| | |



**PROGRESS PRINTS
NOT FOR CONSTRUCTION**

PINEGAR DESIGN GROUP, Inc.
ARCHITECTURE • PLANNING • INTERIORS
855 East 4800 South, Suite 100
Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

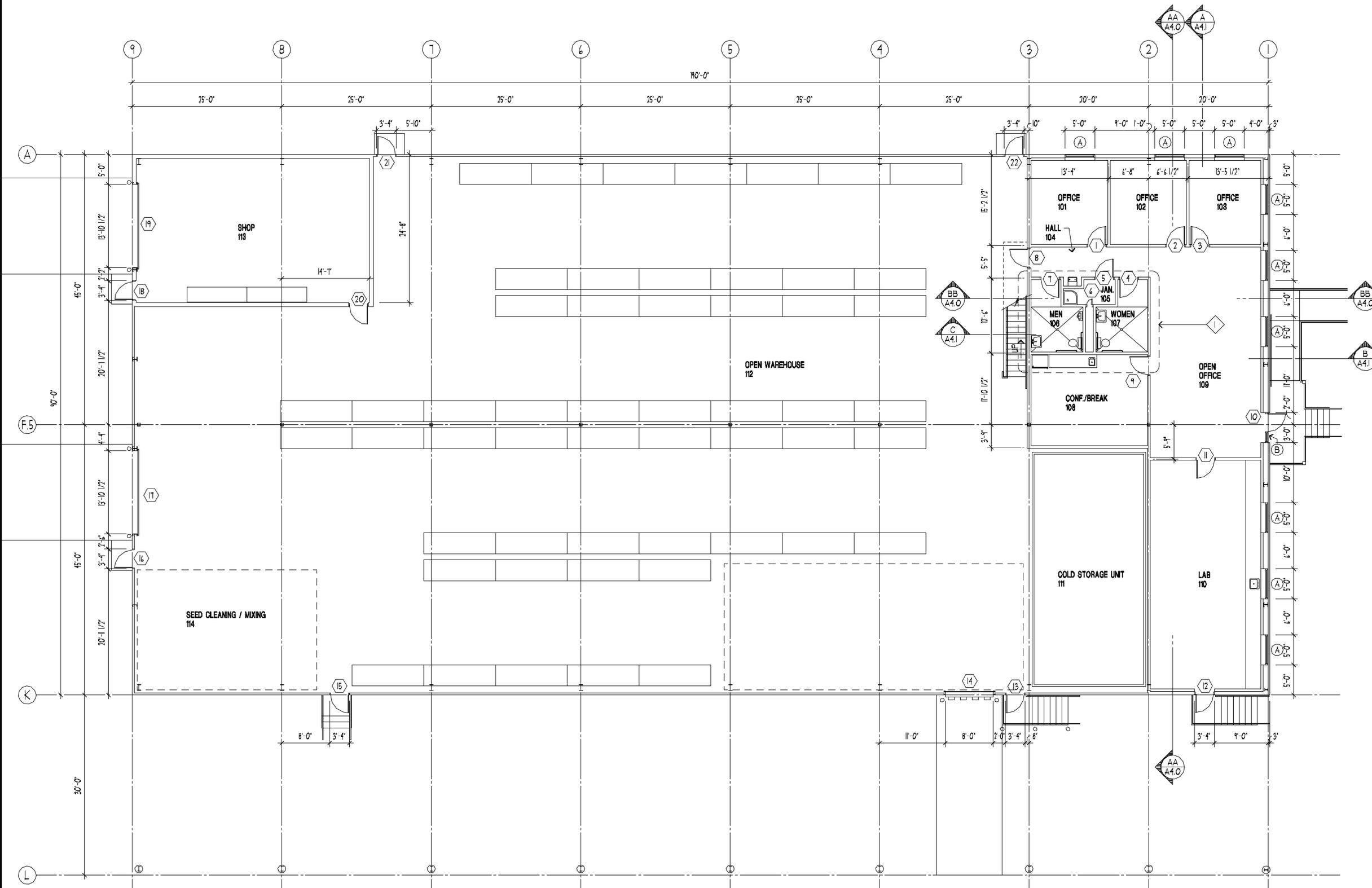
DFCM PROJECT NO. 0216850

**DWR SEED
WAREHOUSE**
Address
Ephraim, Utah

DRAWING TITLE:
**SITE
PLAN**

| | | |
|-----------------------------|--------------|--------------|
| JOB NO.: | 0316 | SHEET NUMBER |
| DATE: | NOV. 3, 2003 | SD1.0 |
| DRAWN BY: | JEP | |
| CHECKED BY: | JHS | |
| CAD DATA: SD10site.DCS 9 20 | | |

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MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"
NORTH

REFERENCE NOTES

- 1 SEE SHT. A1.0 FOR LARGE SCALE PLAN
- 2 NOTE
- 3 NOTE
- 4 NOTE
- 5 NOTE
- 6 NOTE
- 7 NOTE
- 8 NOTE
- 9 NOTE

| REVISION # | DATE |
|------------|------|
| | |



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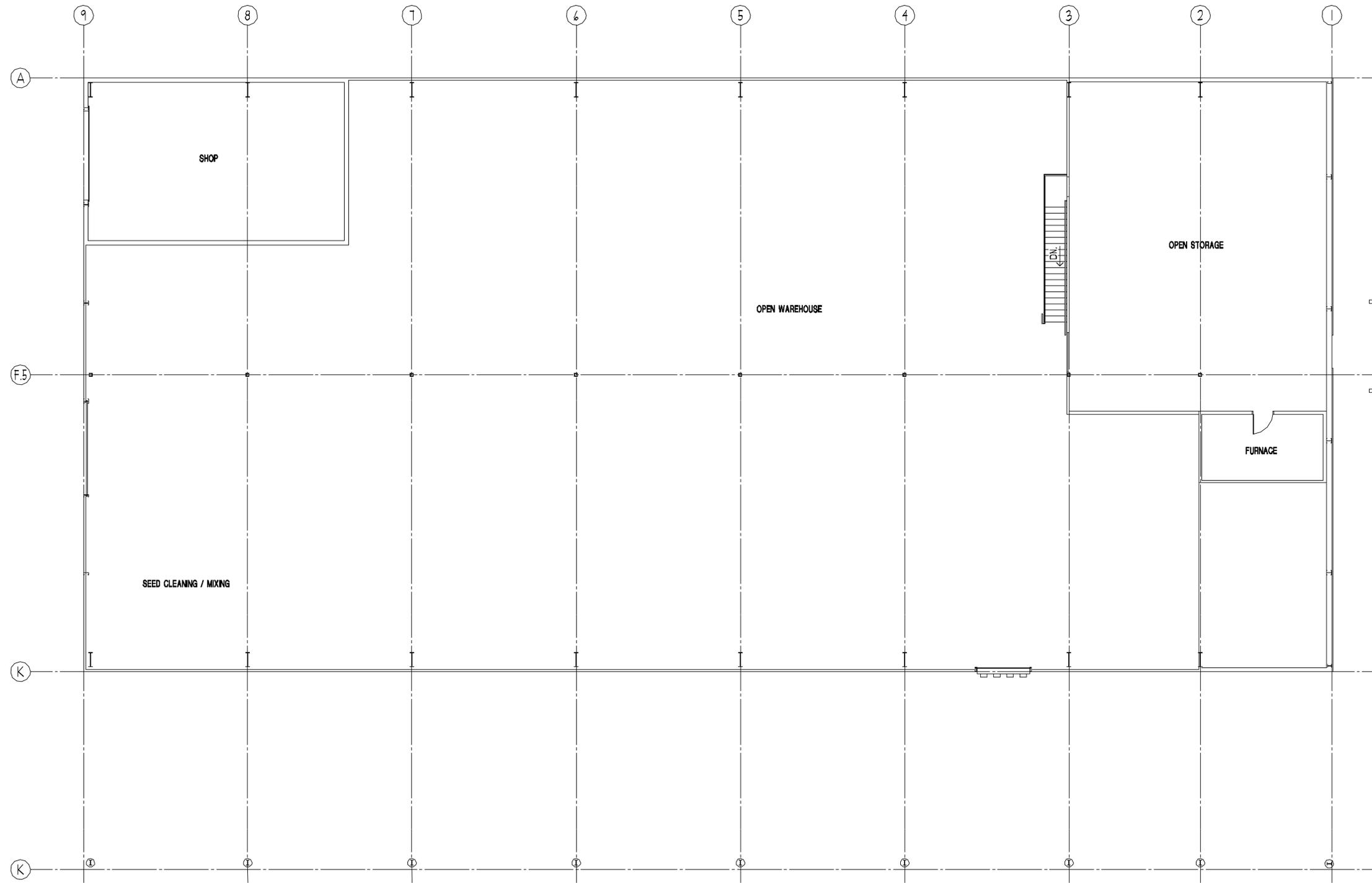
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855 East 4800 South, Suite 100
Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
Address
Ephraim, Utah

DRAWING TITLE:
MAIN FLOOR PLAN

| | |
|------------------------------|--------------|
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| DATE: MONTH xx, 2002 | A1.0 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: AIOplan.DCS © 1/8" | |

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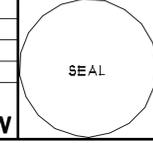


MEZZANINE FLOOR PLAN

SCALE : 1/8" = 1'-0"



| REVISION # | DATE |
|------------|------|
| | |
| | |



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 ARCHITECTURE ■ PLANNING ■ INTERIORS
 855 East 4800 South, Suite 100
 Murray, Utah 84107
 Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
 Address
 Ephraim, Utah

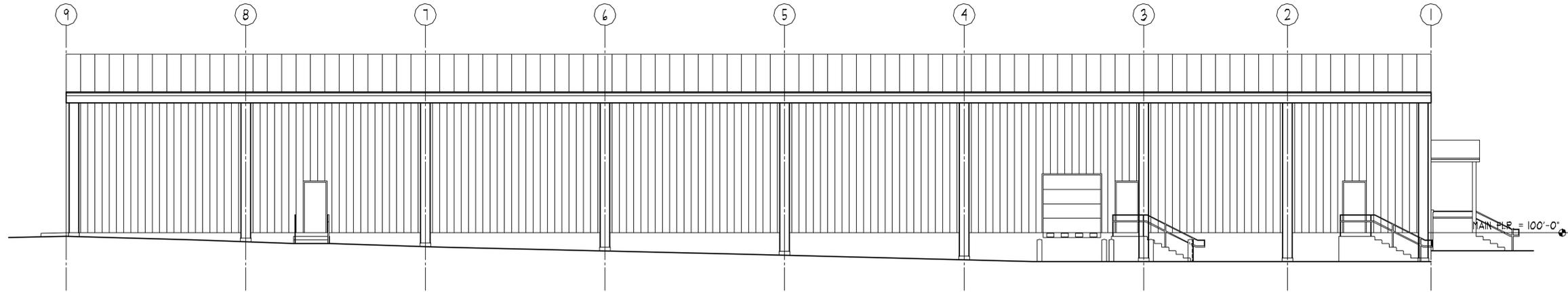
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MEZZANINE FLOOR PLAN

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| DATE: MONTH xx, 2002 | A1.1 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: Allmezz.DCS 1/8" | |

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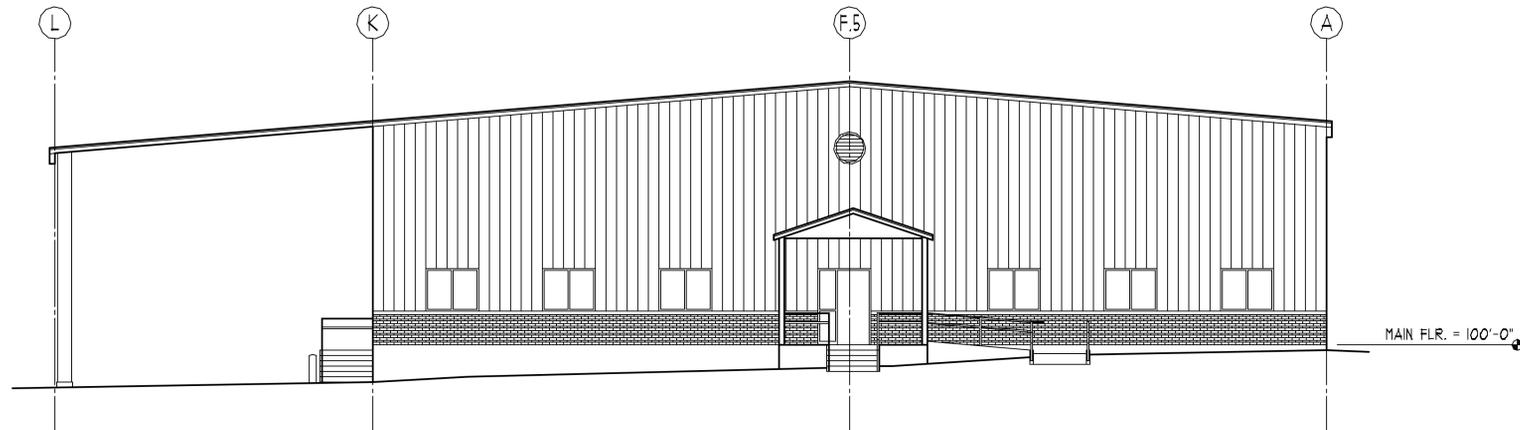
REFERENCE NOTES

- 1 PREFABRICATED METAL BUILDING
- 2 CONC. STAIR - SEE DET.
- 3 FINISH GRADE
- 4 BRICK WAINSCOT
- 5 NOTE
- 6 NOTE
- 7 NOTE
- 8 NOTE
- 9 NOTE



WEST ELEVATION

SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

| REVISION # | DATE |
|------------|------|
| | |
| | |



**PROGRESS PRINTS
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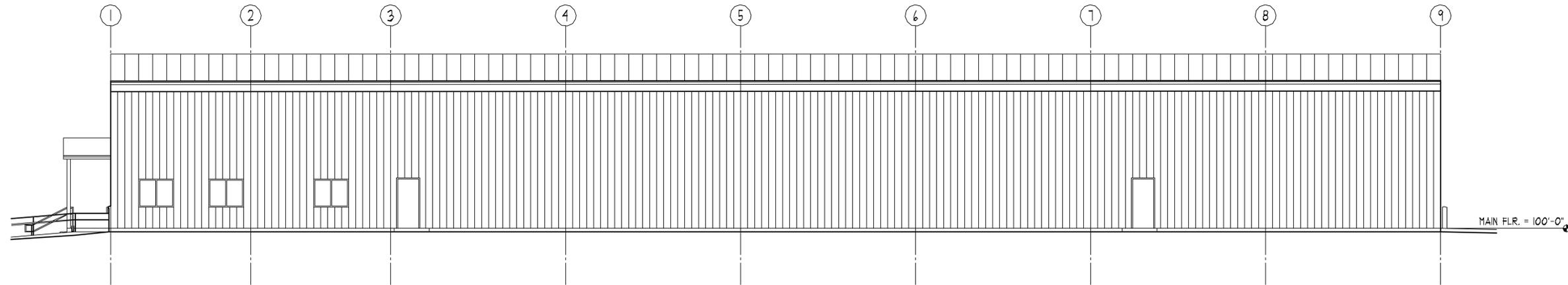
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 855 East 4800 South, Suite 100
 Murray, Utah 84107
 Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
**DWR SEED
 WAREHOUSE**
 Address
 Ephraim, Utah

DRAWING TITLE:
**EXTERIOR
 ELEVATIONS**

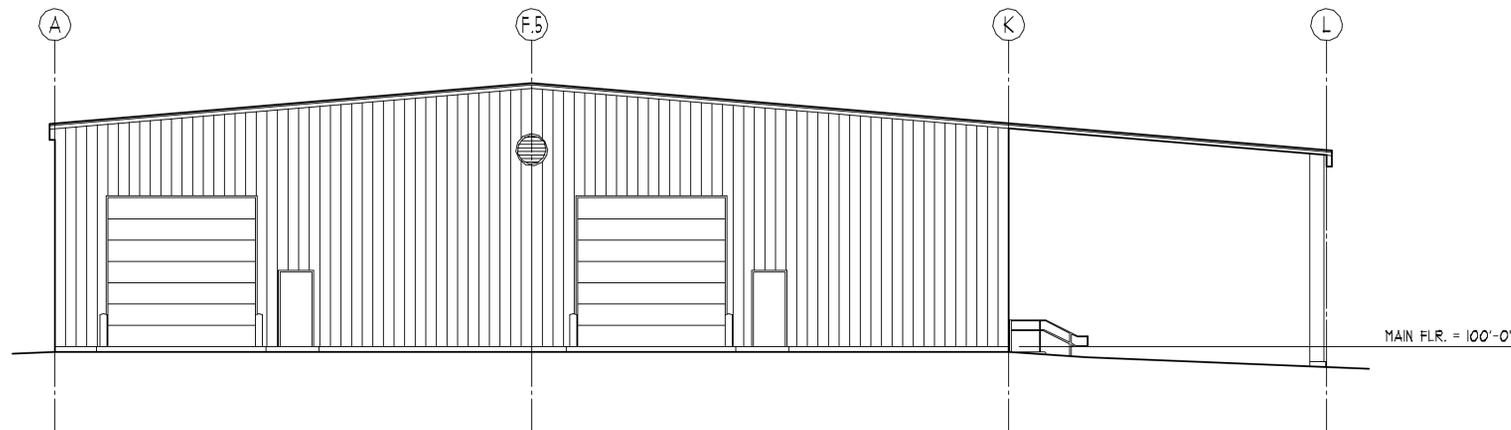
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| DATE: MONTH xx, 2002 | A3.0 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: A30elevs.DC5 1/8" | |

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EAST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

REFERENCE NOTES

- 1 PREFABRICATED METAL BUILDING
- 2 CONC. STOOP
- 3 FINISH GRADE
- 4 CONC. DRIVEWAY
- 5 PIPE BOLLARD - SEE DET.
- 6 14'-0" HIGH OVERHEAD DOOR
- 7 NOTE
- 8 NOTE
- 9 NOTE

| REVISION # | DATE |
|------------|------|
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NOT FOR CONSTRUCTION**

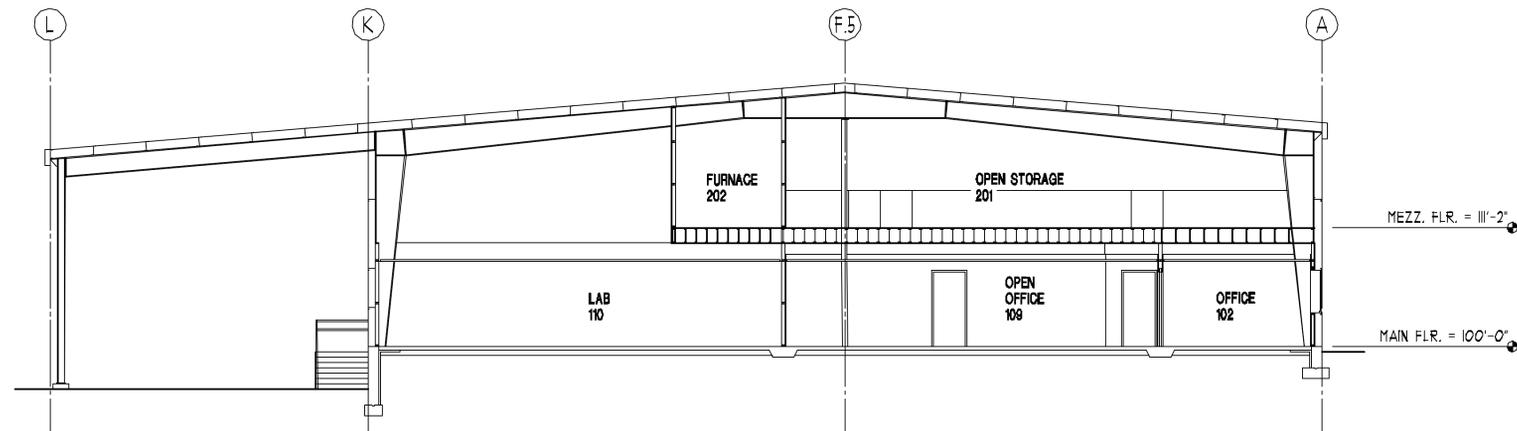
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 855 East 4800 South, Suite 100
 Murray, Utah 84107
 Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
 Address
 Ephraim, Utah

DRAWING TITLE:
EXTERIOR ELEVATIONS

| | | |
|-------------------------------|----------------------|--------------|
| JOB NO.: 0316 | DATE: MONTH xx, 2002 | SHEET NUMBER |
| DRAWN BY: JEP | CHECKED BY: JHS | A3.1 |
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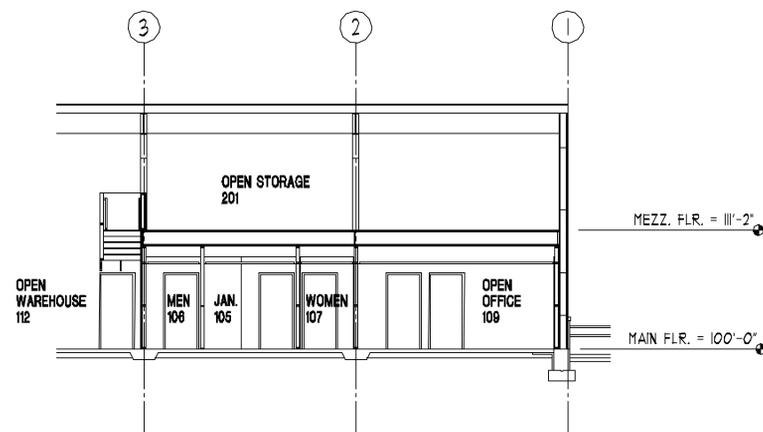
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CROSS SECTION

SCALE : 1/8" = 1'-0"

AA A.L.O.

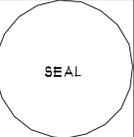


LONGITUDINAL SECTION

SCALE : 1/8" = 1'-0"

BB A.L.O.

| REVISION # | DATE |
|------------|------|
| | |
| | |



**PROGRESS PRINTS
NOT FOR CONSTRUCTION**

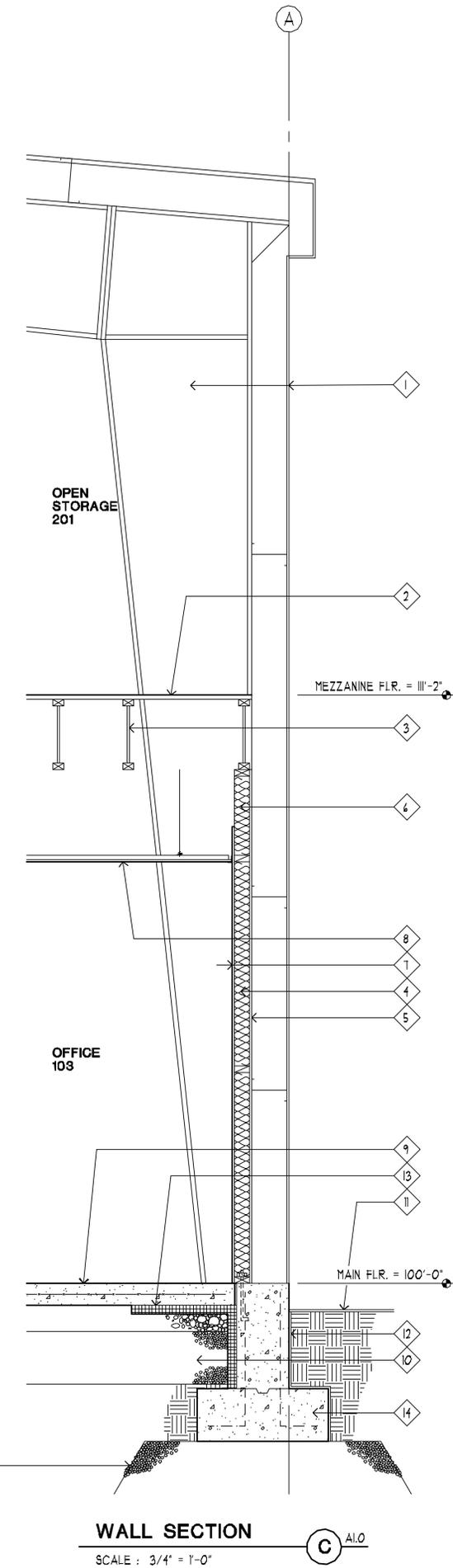
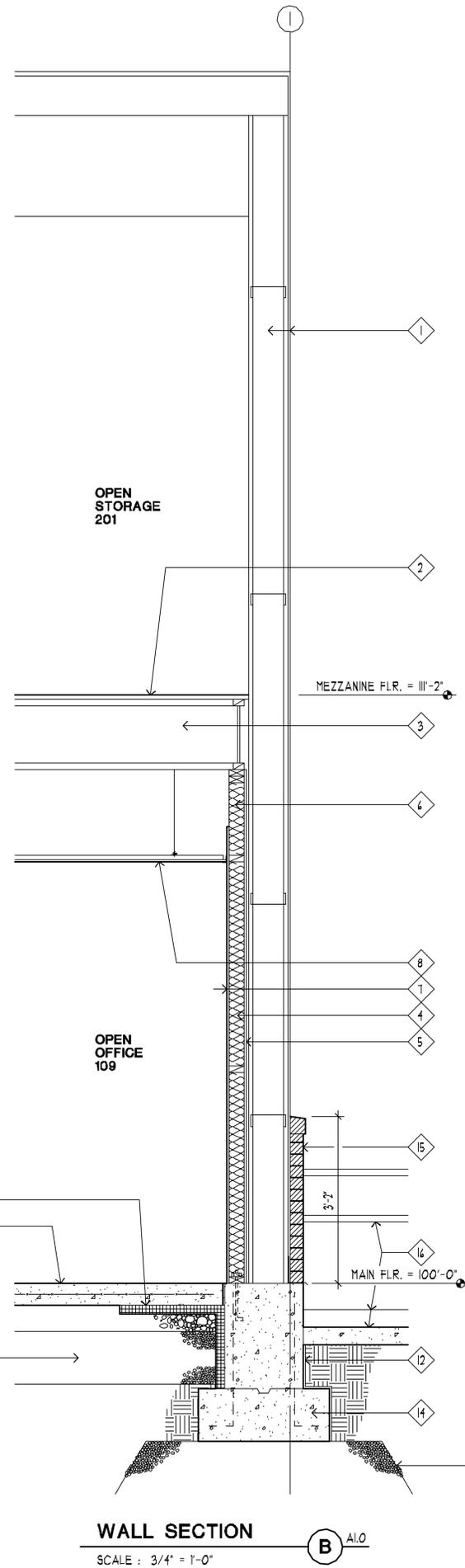
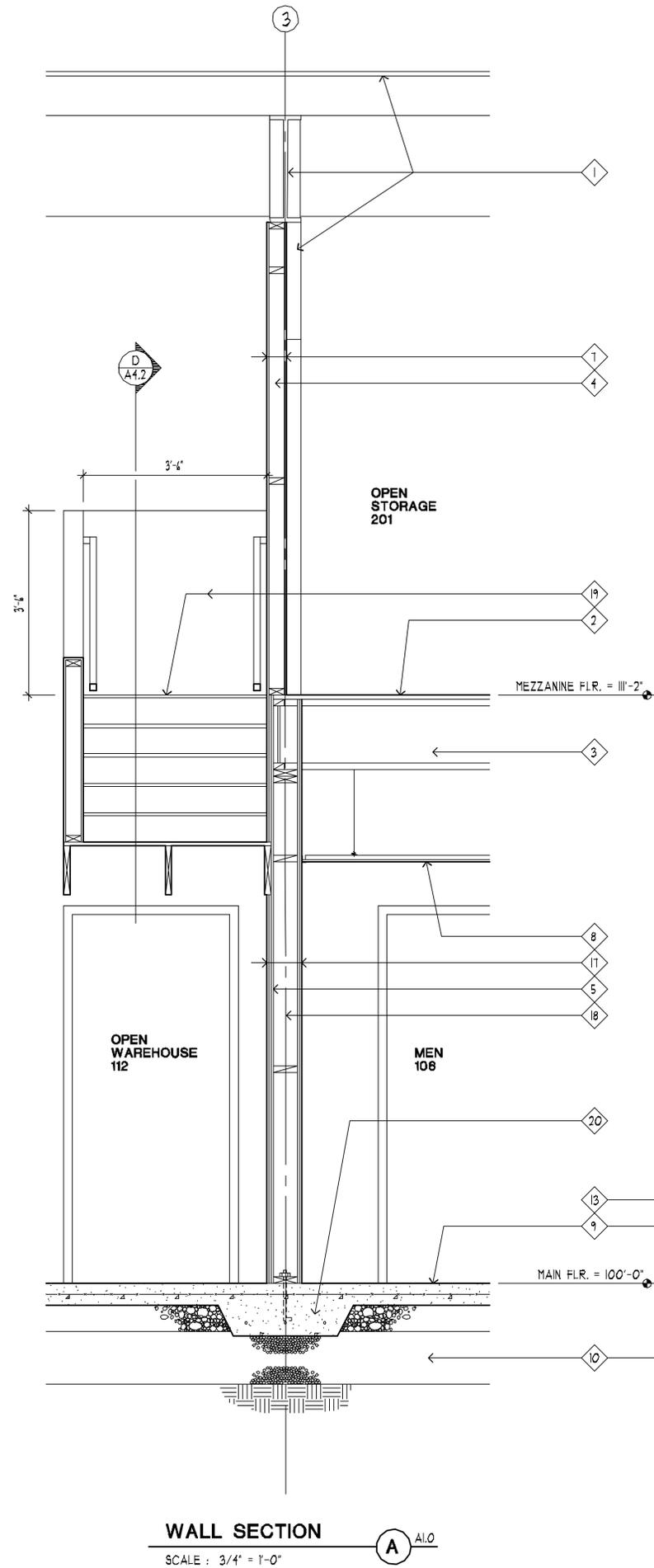
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855 East 4800 South, Suite 100
Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
**DWR SEED
WAREHOUSE**
Address
Ephraim, Utah

DRAWING TITLE:
**BUILDING
SECTIONS**

| | |
|------------------------------|--------------|
| JOB NO.: 0316 | SHEET NUMBER |
| DATE: MONTH xx, 2002 | A4.0 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: A40bldg.DC5 @ 1/8" | |

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REFERENCE NOTES

- 1 MTL. BLDG. STRUCTURE & SKIN BY OTHERS
- 2 3/4" FLOOR SHEATHING - SEE STRUCTURAL
- 3 1/2" TJI FLOOR JOISTS - SEE STRUCTURAL
- 4 2 x 4 @ 16" O.C.
- 5 1/2" EXTERIOR SHEATHING - SEE STRUCTURAL
- 6 R-?? BATT INSUL.
- 7 5/8" TYPE 'X' GYP. BRD.
- 8 CEILING SYSTEM - SEE R.C.P. SHT. A5.0
- 9 5" CONC. SLAB W/ 4" x 4" - W/4 x W/4 W.W.F. OVER 4" GRAVEL BASE
- 10 STRUCTURAL FILL
- 11 FINISH GRADE
- 12 DAMPPROOFING
- 13 2" RIGID INSUL. - EXTEND 2'-0" MIN. UNDER SLAB @ BLDG. PERIMETER
- 14 CONC. FTG. & FNDTN. - SEE STRUCTURAL
- 15 3" FACE BRICK WAINSCOT & CAP
- 16 HANDICAP ACCESS RAMP & RAILING BEYOND
- 17 (2) LAYERS 5/8" TYPE 'X' GYP. BRD. BOTH SIDES UP TO MEZZANINE FLOOR SHEATHING
- 18 2 x 4 @ 16" O.C.
- 19 WOOD STAIR STRUCTURE & HANDRAIL
- 20 THICKENED SLAB - SEE STRUCTURAL

| REVISION # | DATE |
|------------|------|
| | |
| | |



**PROGRESS PRINTS
NOT FOR CONSTRUCTION**

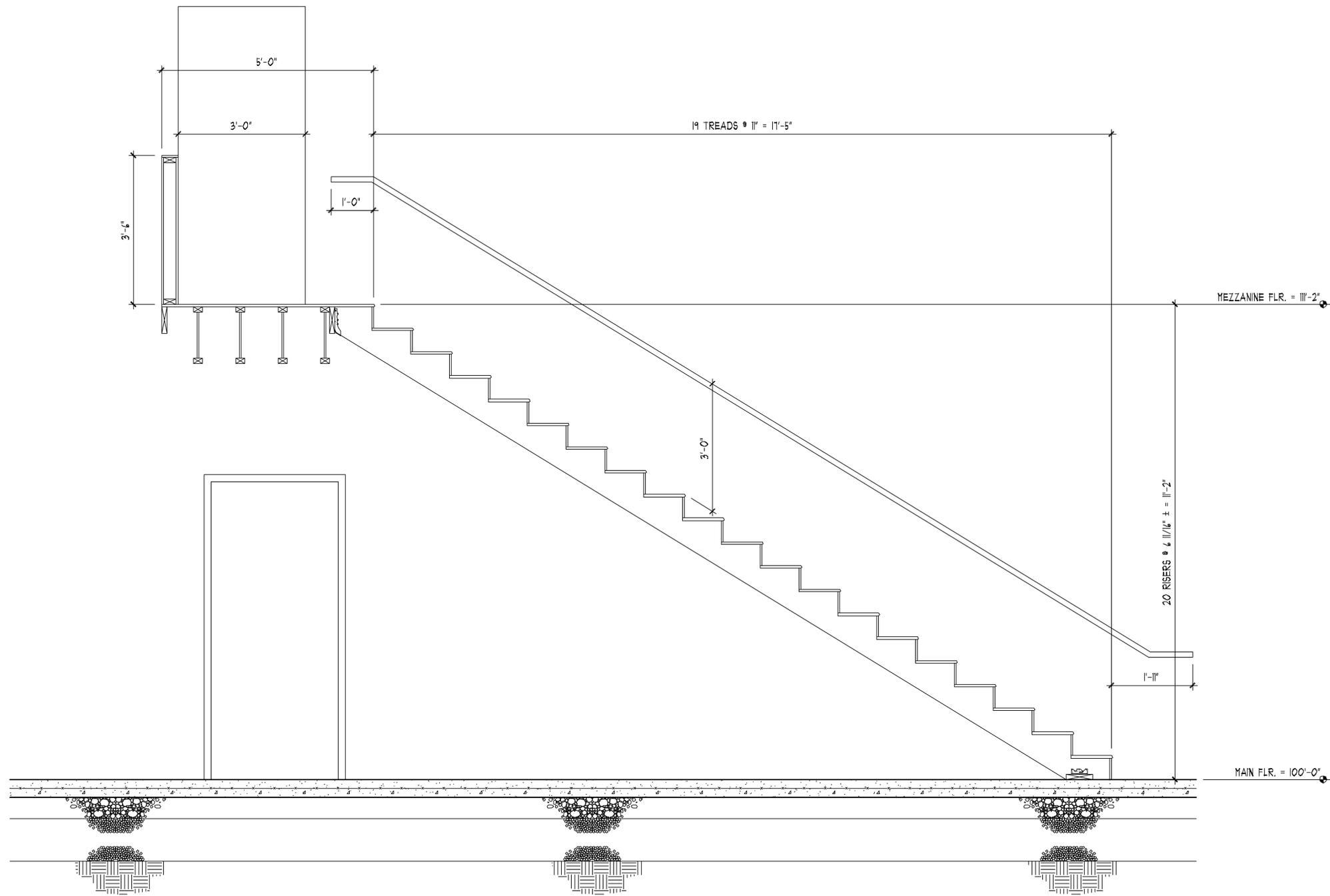
PINEGAR DESIGN GROUP, Inc.
ARCHITECTURE • PLANNING • INTERIORS
855 East 4800 South, Suite 100
Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
Address
Ephraim, Utah

DRAWING TITLE:
WALL SECTIONS

| | |
|------------------------------|--------------|
| JOB NO.: 0316 | SHEET NUMBER |
| DATE: MONTH xx, 2002 | A4.1 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: A41wall.DCS @ 3/4" | |

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STAIR SECTION

SCALE : 3/4" = 1'-0"

(D) ALL

REFERENCE NOTES

- 1 3/4" FLOOR SHEATHING - SEE STRUCTURAL
- 2 16' TJI FLOOR JOISTS - SEE STRUCTURAL
- 3 2 x 4 @ 16" O.C.
- 4 5/8" TYPE 'X' GYP. BRD.
- 5 2 x 8 RIM JOIST
- 6 1 1/2" φ MTL. HANDRAIL (PAINTED)
- 7 (3) 2 x 12 STRINGERS w/ SIMPSON HANGERS
- 8 3/4" PART. BRD. (ROUNDED NOSING)
- 9 1/2" PLYWOOD RISER
- 10 2 x 8 SOLE P. w/ A.B. @ 16" O.C. - ATTACH TO STRINGER w/ SIMPSON A35'S

| REVISION # | DATE |
|------------|------|
| | |
| | |



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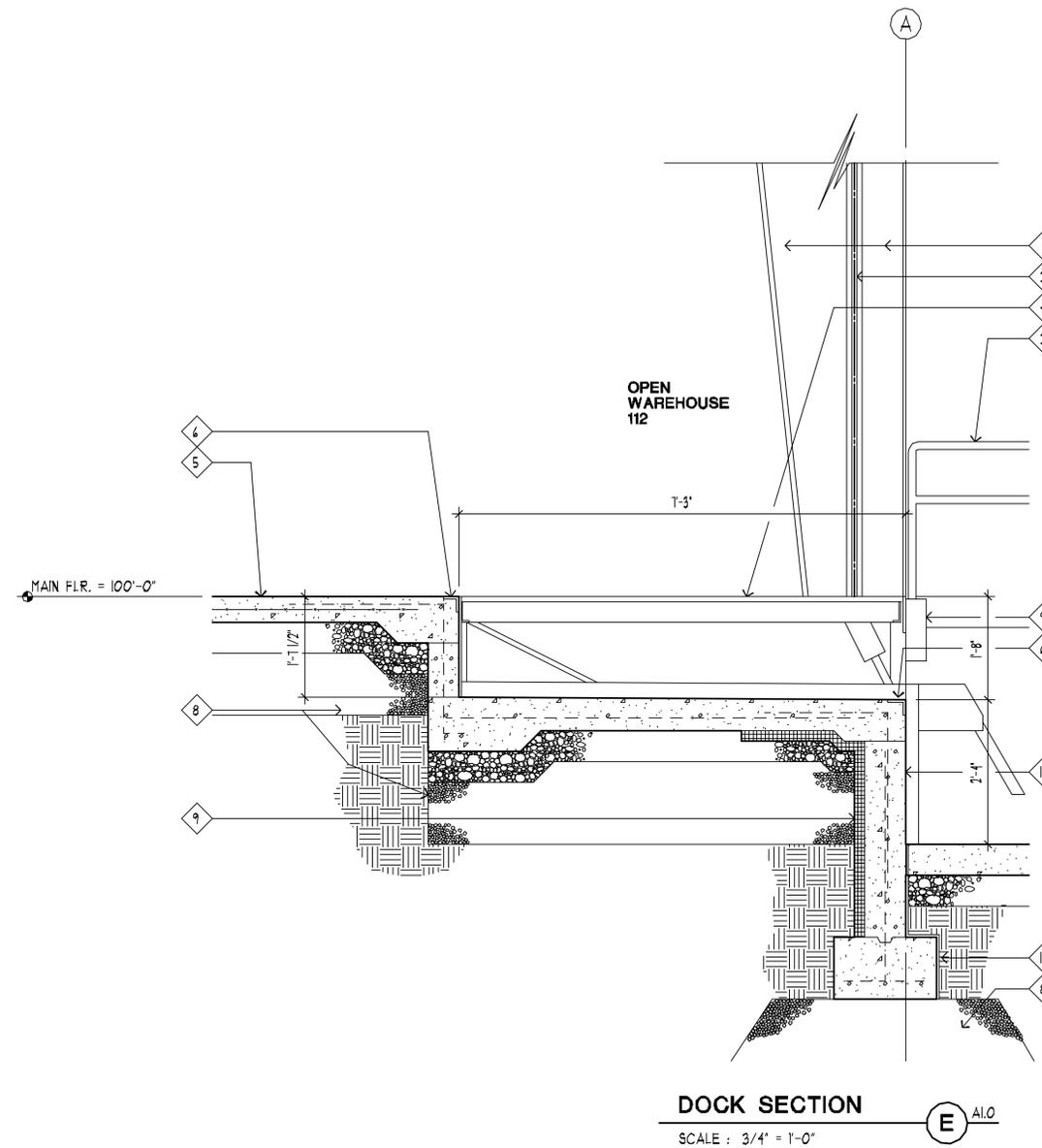
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Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
Address
Ephraim, Utah

DRAWING TITLE:
STAIR SECTION

| | |
|-------------------------------|--------------|
| JOB NO.: 0316 | SHEET NUMBER |
| DATE: MONTH xx, 2002 | A4.2 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAO DATA: A42stair.DC5 @ 3/4" | |

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REFERENCE NOTES

- 1 MTL. BLDG. STRUCTURE & SKIN BY OTHERS
- 2 ROLL-UP DOOR & TRACK
- 3 MTL. HANDRAIL & STAIR IN BACKGROUND
- 4 HYDRAULIC DOCK LEVELER - SEE SPECS.
- 5 5" CONC. SLAB W/ 4" x 4" - W4.4 x W4.4 W.W.F. OVER 4" GRAVEL
- 6 STL. CURB ANGLE PER LEVELER MANUF. RECOM.
- 7 DOCK BUMPER
- 8 STRUCTURAL FILL
- 9 2" RIGID INSUL. - EXTEND 2'-0" MIN. UNDER SLAB @ BLDG. PERIMETER
- 10 DAMPPROOFING
- 11 CONC. FTG. & FNDTN. - SEE STRUCTURAL

| REVISION # | DATE | SEAL |
|------------|------|------|
| | | |

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DFCM PROJECT NO. 0216850

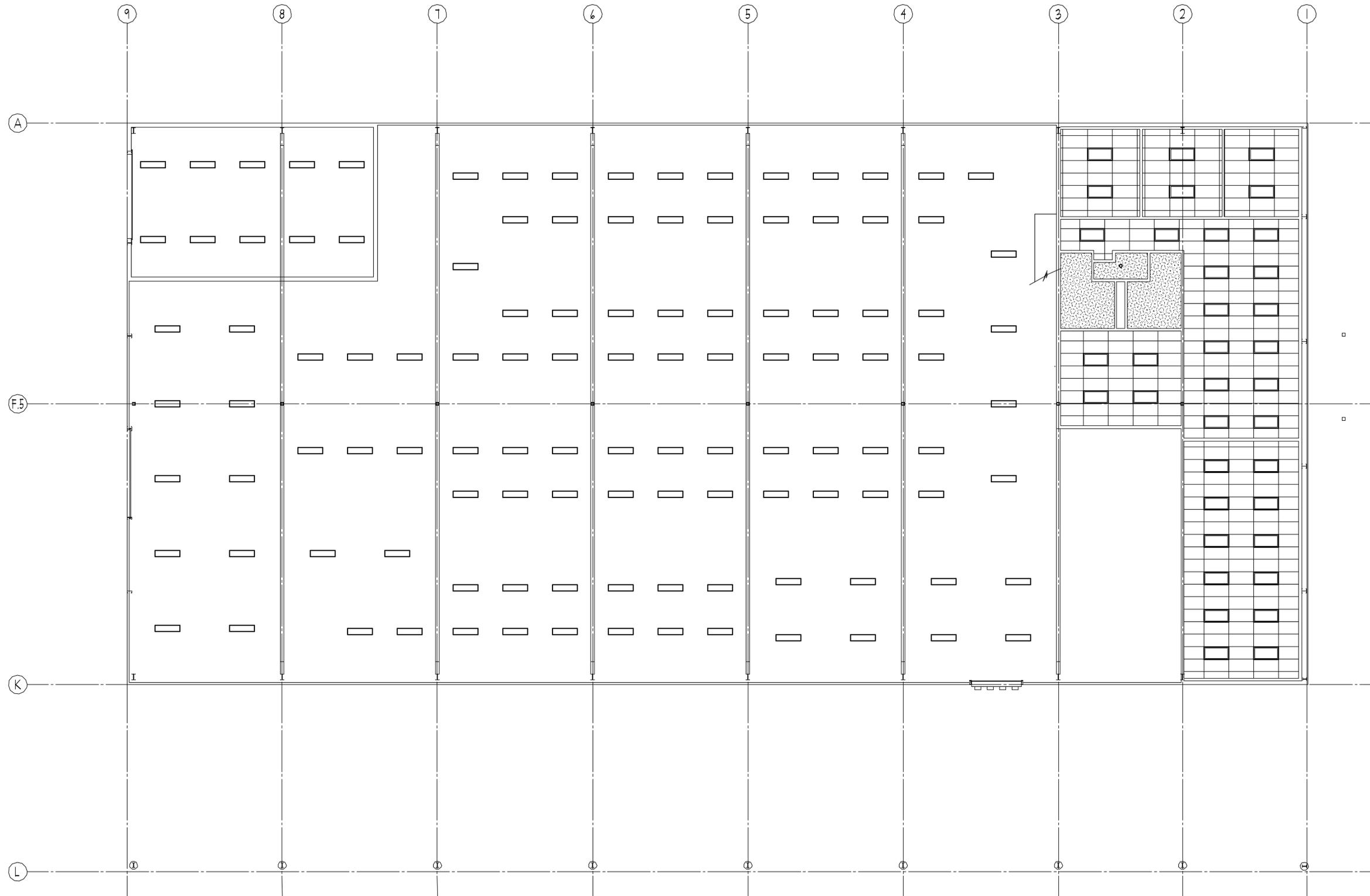
**DWR SEED
WAREHOUSE**

Address
Ephraim, Utah

DRAWING TITLE:
**WALL
SECTIONS**

| | | |
|------------------------------|----------------------|--------------|
| JOB NO.: 0316 | DATE: MONTH xx, 2002 | SHEET NUMBER |
| DRAWN BY: JEP | CHECKED BY: JHS | A4.3 |
| CAD DATA: A43wall.DC5 @ 3/4" | | |

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REFLECTED CEILING PLAN

SCALE : 1/8" = 1'-0"



REFERENCE NOTES

- 1 NOTE
- 2 NOTE
- 3 NOTE
- 4 NOTE
- 5 NOTE
- 6 NOTE
- 7 NOTE
- 8 NOTE
- 9 NOTE

LEGEND

- 24" x 48" ACOUSTIC TILE SUSPEND CEILING
- PAINTED GYP. BRD.
- RECESSED LIGHT FIXTURES - COORD. W/ ELECTRICAL DRAWINGS
- SURFACE MOUNTED LIGHT FIXTURES - COORD. W/ ELECTRICAL DRAWINGS
- MECHANICAL FIXTURES - COORD. W/ MECHANICAL DRAWINGS
- EXTEND WALLS TO STRUCTURE PER SECTION (Wx Ax)

| REVISION # | DATE |
|------------|------|
| | |
| | |



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NOT FOR CONSTRUCTION**

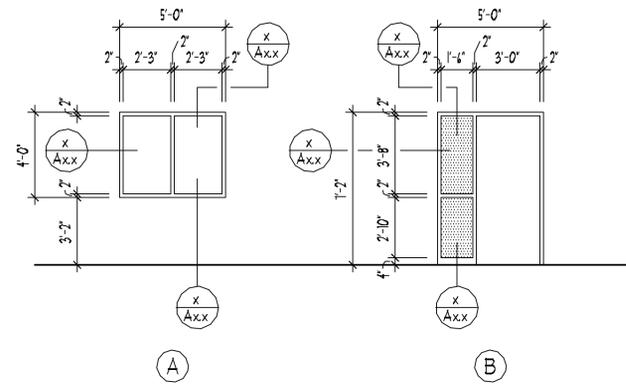
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DFCM PROJECT NO. 0216850
**DWR SEED
WAREHOUSE**
Address
Ephraim, Utah

DRAWING TITLE:
**MAIN FLOOR REFLECTED
CEILING PLAN**

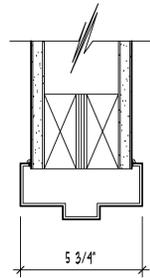
| | | |
|-----------------------------|----------------------|--------------|
| JOB NO.: 0316 | DATE: MONTH xx, 2002 | SHEET NUMBER |
| DRAWN BY: JEP | CHECKED BY: JHS | A5.0 |
| CAD DATA: A50rcp.DC5 ® 1/8" | | |

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WINDOW SCHEDULE

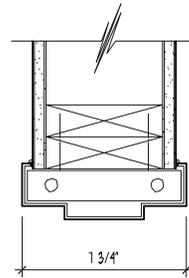
SCALE: 1/4" = 1'-0"



HEAD DETAIL

SCALE: 3" = 1'-0"

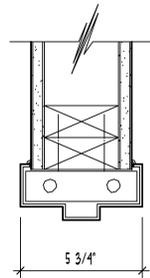
1



JAMB DETAIL

SCALE: 3" = 1'-0"

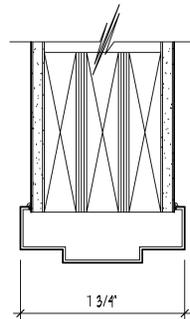
4



JAMB DETAIL

SCALE: 3" = 1'-0"

2



HEAD DETAIL

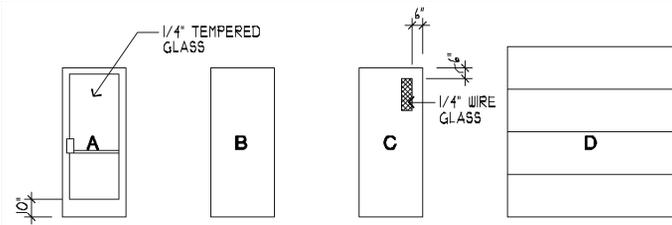
SCALE: 3" = 1'-0"

3

DOOR SCHEDULE

| DOOR NO. | LOCATION | TYPE | SIZE W x H x T | DOOR | | | FRAME | DETAILS: #/SHT.# | | | H.W. | DOOR NO. | NOTES | | |
|----------|----------------------|------|-------------------|------------------------|----------|----------|---------|------------------|-------|-------|------|----------|-------|---------|-------------|
| | | | | MAT. | LIGHT | LABEL | | HEAD | JAMB | JAMB | | | | THRESH. | |
| 1 | OFFICE | 101 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 1 | |
| 2 | OFFICE | 102 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 2 | |
| 3 | OFFICE | 103 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 3 | |
| 4 | WOMEN | 101 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 4 | |
| 5 | JANITORIAL | 105 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 5 | |
| 6 | JANITORIAL | 105 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 5/A&2 | 4/A&2 | - | - | x | 6 | ACCESS DOOR |
| 7 | MEN | 104 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 7 | |
| 8 | HALL | 104 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | 4" x 18" | 20 MIN. | H.M. | 3/A&O | 4/A&O | - | - | x | 8 | |
| 9 | CONFERENCE/BREAK RM. | 108 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | - | H.M. | 1/A&O | 2/A&O | - | - | x | 9 | |
| 10 | OPEN OFFICE | 109 | A | 3'-0" x 1'-0" x 1 3/4" | ALUM. | FULL | - | ALUM. | 5/A&2 | 4/A&2 | - | 3/A&2 | x | 10 | |
| 11 | LAB | 110 | C | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | 4" x 18" | - | H.M. | 1/A&O | 2/A&O | - | - | x | 11 | |
| 12 | LAB | 110 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | 3/A&2 | x | 12 | |
| 13 | OPEN WAREHOUSE | 112 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | - | x | 13 | |
| 14 | OPEN WAREHOUSE | 112 | D | 8'-0" x 8'-0" | MTL. | - | - | MTL. | 5/A&2 | 4/A&2 | - | - | x | 14 | |
| 15 | OPEN WAREHOUSE | 112 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | 3/A&2 | x | 15 | |
| 16 | OPEN WAREHOUSE | 112 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 2/A&2 | 2/A&2 | - | 3/A&2 | x | 16 | |
| 17 | OPEN WAREHOUSE | 112 | D | 14'-0" x 14'-0" | MTL. | - | - | MTL. | 5/A&2 | 4/A&2 | - | - | x | 17 | |
| 18 | SHOP | 113 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | 4/A&2 | x | 18 | |
| 19 | SHOP | 113 | D | 14'-0" x 14'-0" | MTL. | - | - | MTL. | 5/A&2 | 4/A&2 | - | - | x | 19 | |
| 20 | SHOP | 113 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | 4" x 18" | 20 MIN. | H.M. | 5/A&2 | 4/A&2 | - | - | x | 20 | |
| 21 | OPEN WAREHOUSE | 112 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | 4/A&2 | x | 21 | |
| 22 | OPEN WAREHOUSE | 112 | B | 3'-0" x 1'-0" x 1 3/4" | H.M. | - | - | H.M. | 5/A&2 | 4/A&2 | - | 4/A&2 | x | 22 | |
| 23 | FURNACE | 202 | B | 3'-0" x 1'-0" x 1 3/4" | S.C.W.D. | - | 20 MIN. | H.M. | 1/A&O | 2/A&O | - | - | x | 23 | |
| 24 | | | | | | | | | | | | | | 24 | |
| 25 | | | | | | | | | | | | | | 25 | |

DOOR TYPES



REFERENCE NOTES

- 1 FINISH FLOOR
- 2 NOTE
- 3 NOTE
- 4 NOTE
- 5 NOTE
- 6 NOTE
- 7 NOTE
- 8 NOTE
- 9 NOTE

GENERAL NOTES

- ALL GLAZING TO BE 1" INSULATING GLASS UNLESS OTHERWISE NOTED.
- TEMPERED GLASS SHOWN SHADED: [shaded box]
- 1/4" WIRE GLASS SHOWN CROSS-HATCHED: [cross-hatched box]
- OVERALL DIMENSIONS SHOWN ARE TO ROUGH OPENING

| REVISION # | DATE |
|------------|------|
| | |
| | |



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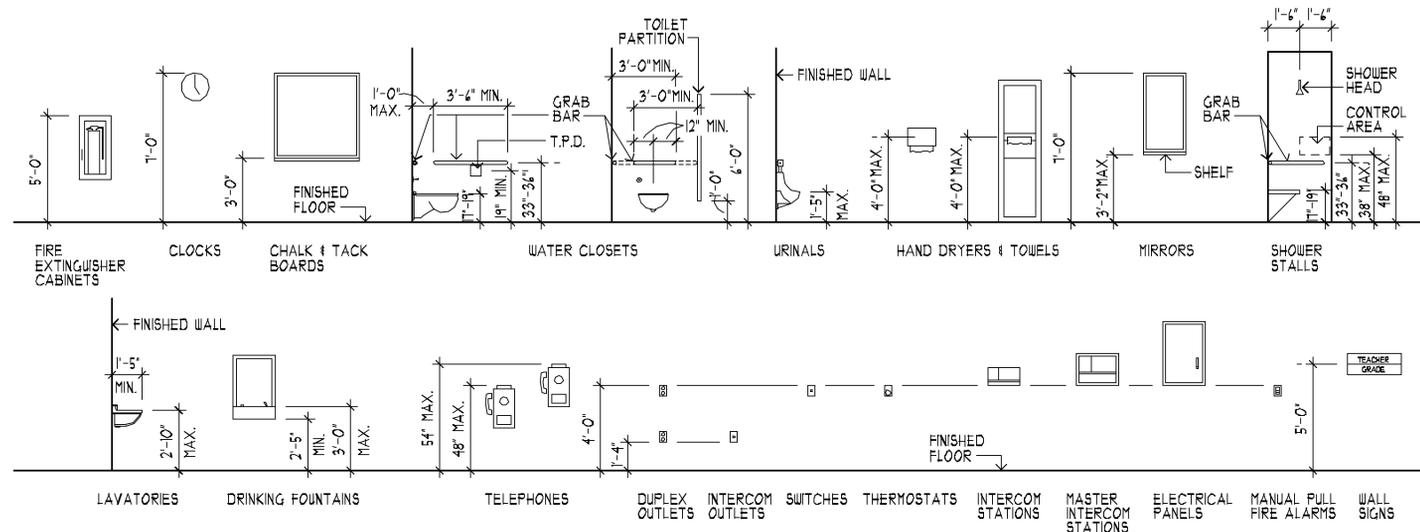
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855 East 4800 South, Suite 100
Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
**DWR SEED
WAREHOUSE**
Address
Ephraim, Utah

DRAWING TITLE:
**DOOR and WINDOW
SCHEDULES, DETAILS**

| | | |
|----------------------------|----------------|--------------|
| JOB NO.: | 0316 | SHEET NUMBER |
| DATE: | MONTH xx, 2002 | A6.0 |
| DRAWN BY: | JEP | |
| CHECKED BY: | JHS | |
| CAD DATA: A60.dwg.DC5 1/4" | | |

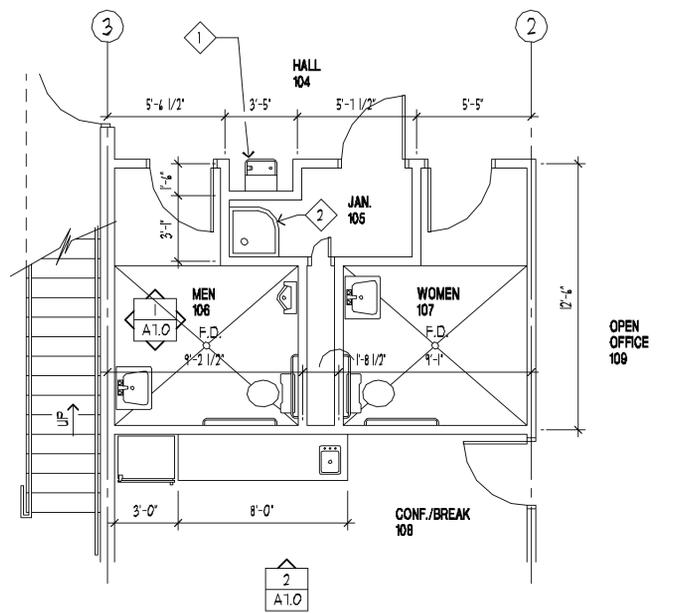
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STANDARD FIXTURE DIMENSIONS

SCALE: NONE

NOTE: ALL FIXTURES SHALL COMPLY WITH A.D.A. GUIDELINES.



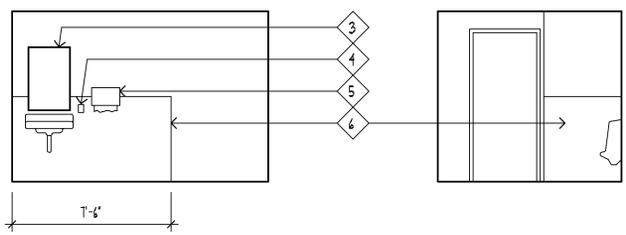
LARGE SCALE RESTROOM PLAN

SCALE: 1/4" = 1'-0"



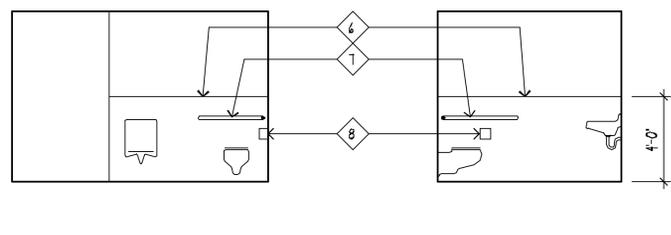
REFERENCE NOTES

- 1 ELECTRIC WATER COOLER
- 2 MOP SINK
- 3 24" x 36" MIRROR
- 4 SOAP DISPENSER
- 5 PAPER TOWEL DISPENSER
- 6 FRP WAINSCOT
- 7 GRAB BAR
- 8 TOILET PAPER DISPENSER (INCLUDE SANITARY NAPKIN DISPOSAL IN WOMEN 107)
- 9 REFRIGERATOR (N.I.C.)
- 10 MICROWAVE OVEN (N.I.C.)
- 11 OPEN SHELVING



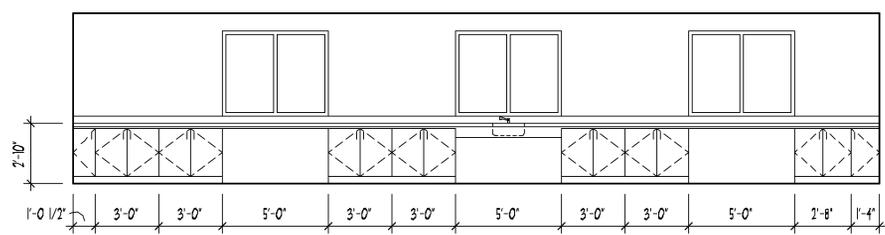
MEN 106 (WOMEN 107 SIM.)

SCALE: 1/4" = 1'-0"



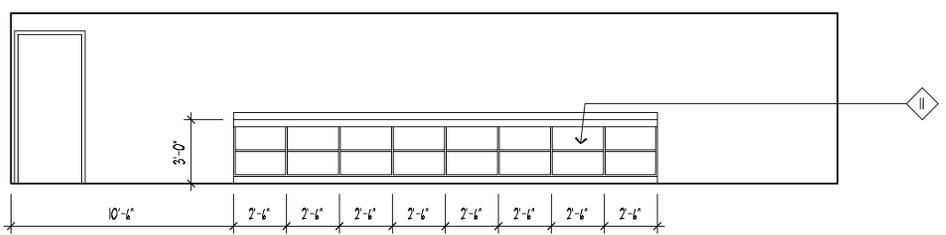
CONFERENCE / BREAK 108

SCALE: 1/4" = 1'-0"



LAB 110

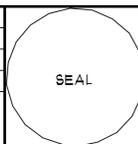
SCALE: 1/4" = 1'-0"



SHOP 113

SCALE: 1/4" = 1'-0"

| REVISION # | DATE |
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DFCM PROJECT NO. 0216850

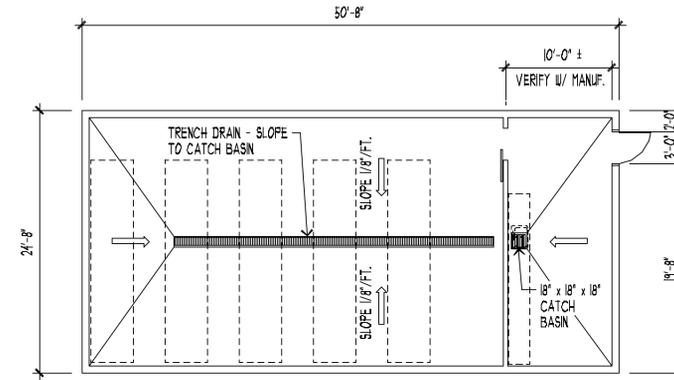
**DWR SEED
WAREHOUSE**

Address
Ephraim, Utah

DRAWING TITLE:
**LARGE SCALE PLAN,
INTERIOR ELEVATIONS**

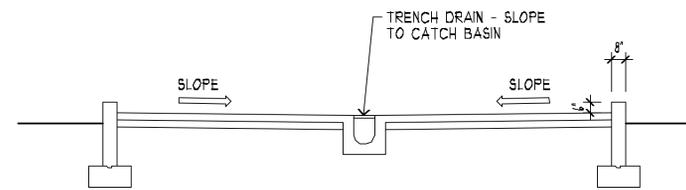
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|----------------------------|--------------|
| JOB NO.: O316 | SHEET NUMBER |
| DATE: MONTH xx, 2002 | A7.0 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: A10mt.DC5 @ 1/4" | |

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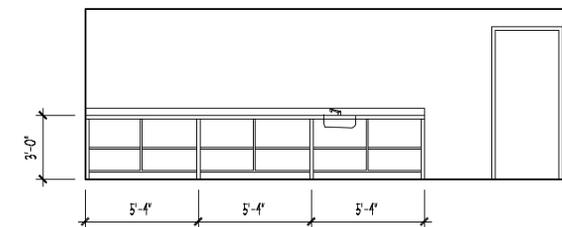
FLOOR PLAN

SCALE: 1/8" = 1'-0"



CROSS SECTION

SCALE: 1/4" = 1'-0"



SOUTH

GREENHOUSE COUNTER

SCALE : 1/4" = 1'-0"

1

| REVISION # | DATE |
|------------|------|
| | |
| | |



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Murray, Utah 84107
Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
Address
Ephraim, Utah

DRAWING TITLE:
GREENHOUSE DETAILS

| | |
|-------------------------------|--------------|
| JOB NO.: 0316 | SHEET NUMBER |
| DATE: MONTH xx, 2002 | G1.0 |
| DRAWN BY: JEP | |
| CHECKED BY: JHS | |
| CAD DATA: GIOgreen.DCS © 1/8" | |

DESIGN CRITERIA

- 1. GOVERNING BUILDING CODE: 2000 INTERNATIONAL BUILDING CODE (IBC) USED FOR FOUNDATION & MEZZANINE DESIGN.
2. GRAVITY LIVE LOADS USED IN DESIGN:
A. ROOF 35 PSF
1. Is = 1.0
B. FLOOR 125 PSF
3. SEISMIC LOADING:
A. SEISMIC USE GROUP I
B. SEISMIC DESIGN CATEGORY D
C. Sps = 0.585 Sps = 0.278
D. SITE CLASS = D Ii = 1.0
E. R = 6
4. FOUNDATIONS:
A. SOIL BEARING PRESSURE 2000 PSF
B. FOUNDATION DESIGN INFORMATION WAS OBTAINED FROM THE SOILS REPORT PREPARED BY TERRACON, PROJECT NUMBER 61035005, DATED MARCH 19, 2003. ALL SITE PREPARATION, EXCAVATION, FILL, COMPACTION, AND PLACEMENT WORK PERFORMED, SHALL COMPLY WITH RECOMMENDATIONS OUTLINED IN THE ABOVE REFERENCED REPORT.
C. STRUCTURAL FILL TO BE PROVIDED UNDER ALL NEW FOOTINGS AND SLABS ON GRADE ALONG WITH MOISTURE PROTECTION MEASURES AS PER THE ABOVE REFERENCED REPORT. CONTRACTOR TO COORDINATE WITH OWNER EXTENT OF ON SITE COLLAPSIBLE SOIL REMOVAL AND REPLACEMENT WITH STRUCTURAL FILL.

GENERAL

- 1. THE PROJECT SPECIFICATIONS ARE NOT SUPERSEDED BY THESE GENERAL STRUCTURAL NOTES BUT ARE INTENDED TO BE COMPLIMENTARY TO THEM. CONSULT THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS IN EACH SECTION. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
3. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTIFICATION OF ENGINEER: THE ENGINEER SHALL BE NOTIFIED TWENTY-FOUR HOURS PRIOR TO:
A. PLACING CONCRETE IN ANY FOOTING.
B. CLOSING ANY WALL FORMS.
C. BEGINNING ERECTION OF PREFABRICATED METAL BUILDING.
5. SHORING AND BRACING REQUIREMENTS:
A. FLOOR AND ROOF STRUCTURES -- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
B. FOUNDATION WALLS MUST BE BRACED UNTIL THE COMPLETE FLOOR OR ROOF SYSTEMS IS COMPLETED. DO NOT BACKFILL UNTIL FLOOR OR ROOF SYSTEMS ARE IN PLACE.
C. WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF SUPPORTING.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES ANY AND ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEERS. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
7. OBSERVATION VISITS TO THE SITE BY RICHARDS CONSULTING GROUPS' FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
8. ALL CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN DONE.
9. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
10. THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN THE ARCHITECT'S AND/OR THE STRUCTURAL ENGINEER'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS, AND/OR SUBSTITUTIONS.
11. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS.
12. SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
14. CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS SHOWN ON DRAWINGS. IF ANY CONFLICTING CONDITIONS ARISE DURING CONSTRUCTION, CONTRACTOR MUST NOTIFY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
15. THERMAL OR MOISTURE PROTECTION, FURNISHINGS, DOORS, WINDOWS, EQUIPMENT, MECHANICAL, ELECTRICAL, FINISHES, SIDING, PANELING, VENEERS ARE NOT PART OF THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
16. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE REQUIRED WORK.

SPECIAL INSPECTION & NONDESTRUCTIVE TESTING REQUIREMENTS

- 1. SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY AND SHALL BE PAID FOR BY THE OWNER. THIS WORK MAY BE INCLUDED IN CONTRACTORS BID AT OWNERS OPTION.
2. WHERE RESULTS OF INSPECTIONS OR TESTS DO NOT INDICATE COMPLIANCE WITH CONTACT DOCUMENTS, RETESTS MAY BE REQUIRED PER ENGINEER'S DISCRETION.
3. FOUNDATIONS / SOILS
REQUIRED DURING EARTHWORK EXCAVATIONS AND COMPACTION OPERATIONS FOR COMPLIANCE WITH REQUIREMENTS GIVEN IN SOILS REPORT.
4. CONCRETE
A. REQUIRED DURING THE TAKING OF SPECIMENS AND PLACEMENT OF REINFORCING STEEL AND CONCRETE, AS PER IBC, SECTION 1704.4.
B. BOLTS PLACED IN CONCRETE REQUIRE INSPECTION PER IBC, SECTION 1704.4.
5. HIGH STRENGTH BOLTING
A. REQUIRED PER IBC, SECTION 1704.3.3.
6. EPOXY ANCHORS
A. CONTINUOUS INSPECTION SHALL BE PERFORMED DURING INSTALLATION.
7. REFER TO THE PREFABRICATED METAL BUILDING & ARCHITECTURAL DRAWINGS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.
8. A COPY OF ALL SPECIAL INSPECTION/TESTING REPORTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.
9. ALL THE APPROPRIATE RECORDS, CERTIFICATIONS, AND PERTINENT CREDENTIALS FOR EACH INSPECTOR, MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO COMMENCING WITH THE WORK.

SHOP DRAWINGS SUBMITTALS

- 1. CONTRACTOR SHALL REVIEW AND VERIFY ALL SHOP DRAWINGS TO ASSURE THEY COMPLY WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT. THIS REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL.
2. PROVIDE 4 SETS OF SHOP DRAWINGS TO ENGINEER FOR REVIEW FOR THE FOLLOWING BUT NOT LIMITED TO CONCRETE FOUNDATION REINFORCEMENT, CONCRETE MIX DESIGN & WOOD JOIST REFER TO ARCHITECTURAL DRAWINGS FOR SHOP DRAWING SUBMITTAL REQUIRED FOR NON-STRUCTURAL ELEMENTS.

DRILL & EPOXY ANCHORS

- 1. ALL DRILL & EPOXY OPERATIONS MUST BE APPROVED IN WRITING BY ARCHITECT OR ENGINEER BEFORE USED IN THE FIELD. DRILL & EPOXY OF METAL BUILDING ANCHOR BOLTS WILL NOT BE ALLOWED.
2. USE HILTI HIT HY150 ADHESIVE SYSTEM OR EQUIVALENT FOR CONCRETE AND SOLID GROUTED MASONRY CONNECTIONS.
3. USE HILTI HIT HY20 ADHESIVE SYSTEM OR EQUIVALENT FOR ALL HOLLOW UNIT CMU CONNECTIONS.
4. 10% OF ALL ANCHORS PLACED SHALL BE RANDOMLY TESTED TO 150% OF MANUFACTURER SPECIFIED ALL OWABLE LOAD. IF ANY ANCHOR FAILS IT SHALL BE REPLACED AND RETESTED AT NO ADDITIONAL COST TO THE OWNER IF AN ANCHOR FAILS. 100% OF ALL ANCHORS INSTALLED BY THE SAME CREW SHALL BE TESTED AT NO ADDITIONAL COST TO THE OWNER.
5. USE HILTI HVA CARTRIDGE ADHESIVE SYSTEM OR EQUIVALENT, FOR ALL OVERHEAD APPLICATIONS. USE CHISLED POINT RODS PER MANUFACTURERS RECOMMENDATIONS.
6. INSTALL PROPRIETARY ANCHORS IN ACCORDANCE WITH MANUFACTURER'S DIRECTION WHERE DRILLING AFFECTS EXISTING HISTORICALLY SIGNIFICANT BUILDING COMPONENT ONLY AN ELECTRIC ROTARY DRILL IS TO BE USED. IMPACT TOOLS SHALL NOT BE USED IN THESE AREAS FOR DRILLING HOLES OR TIGHTENING ANCHORS AND SHEAR BOLTS.

CONCRETE

- 1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IN 28 DAYS AS FOLLOWS:
A. FOOTINGS/FOUNDATION 3000 PSI
B. SLABS ON GRADE 4000 PSI
2. CONCRETE DENSITY:
A. NORMAL WEIGHT CONCRETE SHALL BE APPROXIMATELY 145 PCF.
3. MILD STEEL REINFORCING: DEFORMED BARS, ASTM A-615, GRADE 60 WITH MINIMUM YIELD STRENGTH 60 KSI.
4. REINFORCEMENT PROTECTION:
A. CONCRETE PLACED AGAINST THE EARTH 3"
B. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER 1-1/2"
C. COLUMNS, BEAMS 1-1/2"
D. SLABS OR WALLS NOT EXPOSED TO WEATHER OR EARTH 3/4"
5. ADMIXTURES:
A. AIR-ENTRAINING ADMIXTURES (WHEN USED), COMPLY WITH ASTM C260.
B. CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE MIX.
6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
A. PROVIDE A CONTINUOUS TOOL ROUGHENED SURFACE TOP OF ALL WALL FOOTINGS, UNLESS NOTED OTHERWISE.
B. ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS SHALL HAVE A CONTINUOUS 2' X 4' KEYWAY ALONG THE JOINT, UNLESS NOTED OTHERWISE, SEE DETAILS.
C. PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
D. SLABS AND BEAMS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE.
E. THE EXTENT OF SUSPENDED CONCRETE POURS SHALL NOT EXCEED 3,000 SQUARE FEET OR 60'-0" IN ANY ONE DIRECTION UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. CONSTRUCTION JOINTS SHALL BE MADE AT THE CENTER OF SPANS. CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED OVER ALL BEAMS.
F. SLABS-ON-STEEL DECK CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 80'-0" O.C. IN ANY DIRECTION.
G. SLABS-ON-GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS PLACED IN LENGTHS NOT TO EXCEED 36 TIMES THE SLAB THICKNESS IN ANY DIRECTION. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 125'-0" O.C. IN ANY DIRECTION.
H. ALL CONSTRUCTION AND CONTROL JOINTS AS DETAILED OR AS APPROVED BY STRUCTURAL ENGINEER.
I. CONTROL JOINTS SHALL BE COMPLETE WITHIN 12 HOURS OF CONCRETE PLACEMENT.
7. MINIMUM REINFORCING:
A. WALL REINFORCING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
WALL THICKNESS HORIZONTAL REINF. VERTICAL REINF.
8" #4 @ 12" O.C. #4 @ 16" O.C.
10" #4 @ 10" O.C. #4 @ 16" O.C.
12" #5 @ 12" O.C. #4 @ 12" O.C.
B. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT IN WALLS THICK THAN 10" AND WHERE SHOWN OTHERWISE). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCING (PLACED NEAR EACH FACE OF THE WALL), UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS. SPACING SHALL NOT EXCEED THREE TIMES THE WALL THICKNESS NOR 18". IN ADDITION TO THE ABOVE REINFORCING, 2#5 X CONTINUOUS HORIZONTAL BARS SHALL BE PLACED AT THE BOTTOM OF THE WALL (NEAR THE FOOTING) AND AT EACH FLOOR LEVEL.
8. NO SPLICES OF REINFORCEMENT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS. WHERE PERMITTED, SPLICES MADE BY CONTACT LAPS, 36 BAR DIAMETERS MINIMUM.
9. PROVIDE ACCESSORIES RECOMMENDED BY THE CRSI NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS.
10. DETAIL BARS IN ACCORDANCE WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES", CONCRETE REINFORCING STEEL INSTITUTE (CRSI) RECOMMENDATIONS, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
11. PLACE 2-#5 WITH 2'-0" PROJECTION AROUND OPENINGS IN CONCRETE.
12. CONTINUOUS TOP AND BOTTOM BARS IN WALLS SPLICED AS FOLLOWS:
A. TOP BARS - AT MIDSPAN
B. BOTTOM BARS - OVER SUPPORT
13. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR THE STRUCTURE BELOW. DOWELS SHALL BE THE SAME SIZE AND AT THE SAME SPACING AS THE VERTICAL WALL REINFORCING SCHEDULED FOR THE WALL ABOVE. LAP LENGTHS SHALL COMPLY AS NOTED ABOVE OR AS SHOWN IN THE DRAWINGS. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD ACI HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING.
14. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS, CORNERS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90 DEGREE HOOK + 6 BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. LAP HORIZONTAL BAR SPLICES AS NOTED ABOVE OR AS SHOWN IN THE DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS. SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPLICES IN TWO CURTAINS WHERE USED SHALL NOT OCCUR IN THE SAME LOCATIONS.
15. WIRE FABRIC REINFORCEMENT:
A. LAP ONE FULL MESH AT SPLICES AND WIRE TOGETHER.
B. ALL WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185.
C. PROVIDE CHAIRS AT 36 INCHES ON CENTER IN EACH DIRECTION TO HOLD THE W.W.F. 1.5 INCHES FROM TOP OF THE SLAB.
16. NO WELDING OF REINFORCEMENT SHALL BE PERMITTED UNLESS APPROVED BY STRUCTURAL ENGINEER.
17. ALL FORMWORK SHALL COMPLY WITH REQUIREMENTS OF ACI STANDARD PUBLICATION NO 347. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CARE, DETAILING, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.
18. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS SLEEVES, CONDUITS, BOLTS AND INSERTS PRIOR TO CONCRETE PLACEMENT. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
19. THE SAMPLES FOR TESTS OF EACH STRENGTH OF CONCRETE SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARD OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQUARE FT. OF SURFACE AREA FOR SLABS OR WALLS, NOR LESS THAN FIVE TIMES THROUGH-OUT THE PROJECT.

STRUCTURAL STEEL

- 1. MINIMUM YIELD STRENGTH 46 KSI (ASTM 500, GRADE B) FOR TUBES, 36 KSI ALL ELSE.
2. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," WITH "COMMENTARY."
B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTION 1.5.1 SECTION 3.3 (FIRST SENTENCE), SECTION 4.2, SECTION 4.2.1, SECTION 4.2.2, SECTION 7.5.4, SECTION 7.11.5.
C. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."
D. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE (SPECIFIC ITEMS DO NOT APPLY WHEN THEY CONFLICT WITH THE AISC REQUIREMENTS).
3. BOLTED CONNECTIONS:
A. USE ASTM A325N BOLTS FOR ALL STEEL TO STEEL CONNECTIONS, UNLESS NOTED OTHERWISE. TIGHTEN BOLTS BY THE TURN OF THE NUT, CALIBRATED WRENCH, OR DIRECT TENSION INDICATOR METHOD. ALTERNATE FASTENER DESIGNS AS DEFINED BY AISC SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION. PROVIDE HARDENED WASHERS BENEATH TURNED ELEMENT. BOLTS WILL BE TESTED AS REQUIRED BY IBC SECTION 1704.3.3.
B. WHERE A STEEL TO STEEL BEAM CONNECTION IS NOT DETAILED ON DRAWINGS PROVIDE STANDARD FRAMED BEAM CONNECTIONS MEETING REQUIREMENTS OF "MANUAL OF STEEL CONSTRUCTION", AISC 1989, WITH 3/4" MINIMUM DIAMETER BOLTS (OR WELDED EQUIVALENT) UNLESS OTHERWISE NOTED. FOR BEAMS WITHOUT DESIGNATED LOADS ON DRAWINGS, SELECT CONNECTIONS TO SUPPORT 60% OF TOTAL UNIFORM LOAD CAPACITY IN BENDING FOR EACH GIVEN BEAM AND SPAN, PLUS THE REACTION DUE TO ANY CONCENTRATED LOADS. MINIMUM OF TWO (2) BOLTS PER CONNECTION.
C. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.

WOOD FRAMING NOTES

- 1. FRAMING LUMBER: DOUGLAS FIR LARCH (SURFACED DRY NOT TO EXCEED 19% MAXIMUM MOISTURE CONTENT), CONFORMING TO 2000 IBC AND APPLICABLE STANDARDS IN THE FOLLOWING GRADES:
DIMENSIONED LUMBER - BEAMS, JOISTS: #2 OR BETTER (FB = 875 PSI, FV = 95 PSI, E = 1600 KSI)
ROUGH SAWN - BEAMS, STRINGERS: #1 OR BETTER (FB = 1350 PSI, FV = 85 PSI, E = 1600KSI)
POSTS, TIMBERS: #1 OR BETTER (FB = 1200 PSI, FV = 85 PSI, E = 1600 KSI)
STUDS: STUD GRADE (FB = 675 PSI, FC = 825 PSI, E = 1400 KSI)
2. ALL GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-V4, DF/DF, CONFORMING TO 2000 IBC AND APPLICABLE STANDARDS. (FB = 2400 PSI, FV = 165 PSI, E = 1800 KSI).
3. NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE TABLE 2304.9.1 INTERNATIONAL BUILDING CODE 2000, UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULES. ALL NAILS SHALL BE COMMON NAILS.
4. ALL MICROLAM MEMBERS SHALL CONFORM TO 2000 IBC AND APPLICABLE STANDARDS. (FB = 2600 PSI, FV = 285 PSI, E = 1900 KSI).
5. PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0" O.C. BETWEEN SUPPORTS.
6. BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH 16d SPIKES AT 12" O.C. STAGGERED. USE 2-20d COMMON NAILS AT ALL SUPPORTS.
7. USE SIMPSON STRONG TIE (SST) HANGERS FOR ALL FLUSH CONNECTIONS. USE STRONGEST HANGER COMPATIBLE WITH MEMBER SIZE AND NAIL PER MANUFACTURER'S SPECIFICATION TO OBTAIN MAXIMUM LOAD CARRYING CAPACITY.
8. ALL METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON" OR EQUAL.
9. SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR LARCH (FC = 625 PSI), WHEN IN CONTACT WITH CONCRETE.
10. NOTCHING OR DRILLING THROUGH ANY LUMBER MEMBER WILL NOT BE ALLOWED WITHOUT SPECIFIC APPROVAL OF ARCHITECT.
11. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF TWO CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
12. ALL WOOD POSTS, BUILT-UP COLUMNS CONTINUOUS TO FOUNDATION OR FLOOR JOISTS. SOLID BLOCK ALL POSTS OR COLUMNS AT FLOOR LINES.
13. BUILT-UP COLUMNS SPIKED TOGETHER WITH 16d SPIKES AT 12" O.C.
14. DOUBLE TOP AND BOTTOM PLATES TO BE LAPPED 4'-0" AT SPLICE AND CONNECT WITH 16d COMMON NAILS @ 3" O.C., STAGGERED.
15. MAXIMUM HEIGHT OF NON-BEARING STUDS SHALL BE 14 FEET FOR 2X4 AND 20 FEET FOR 2X6.
16. BEARING WALLS AND SHEAR WALLS:
A. STUD HEIGHT SIZE & SPACING
10 FT < 2x6 @ 16" O.C. OR 2x4 @ 12" O.C. RE: PLANS
B. SHEATH ONE SIDE WITH 1/2" A.P.A. RATED STRUCTURAL II EXTERIOR SHEATHING UNLESS NOTED OTHERWISE ON PLAN.
C. NAIL SHEATHING WITH: 8d @ 6" O.C. - PANEL EDGES, BLOCKED 8d @ 12" O.C. - ALL ELSE
REFER TO PLAN FOR ADDITIONAL REQUIREMENTS.
D. ALL WALL SHEATHING SHALL BE CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE. WHERE NECESSARY, MINIMUM DEPTH OF JOINT IN SHEATHING SHALL BE 2'-0" BELOW TOP OR ABOVE BOTTOM PLATE. BLOCK ALL PANEL EDGES.
17. FLOOR SHEATHING:
A. 3/4" A.P.A. RATED STURD-I-FLOOR, EXPOSURE I, PANEL INDEX #48/24, TONGUE & GROOVE
B. GLUE & NAIL WITH: 10d @ 6" O.C. - PANEL EDGES 10d @ 10" O.C. - ALL ELSE
18. TRUS JOIST FRAMING:
A. TRUS JOIST SELECTION BASED ON GLUE-NAILED SYSTEM.
B. INSTALL FRAMING, BRIDGING, BLOCKING, PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR MAXIMUM LOAD CARRYING CAPACITIES.
C. ANY NOTCHING OR DRILLING THROUGH TRUS JOISTS SHALL ONLY BE MADE PER MANUFACTURER'S GUIDELINES. NOTCHING OR DRILLING TOP OR BOTTOM CHORDS NOT ALLOWED.
D. ALL MICRO LAM BEAMS SHALL BE GLUED AND SPIKED TOGETHER BY MANUFACTURER TO ACT AS SOLID BEAM.
E. TRUS JOIST SHALL DESIGN JOISTS FOR LOADS THIS:
FLOOR DEAD LOAD 15 PSF LIVE LOAD 125 PSF
19. SUBSTITUTIONS OF STRUCTURAL WOOD FRAMING MEMBERS FROM THOSE SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

Table with 2 columns: REVISION #, DATE. Includes a revision entry with # and a date field.

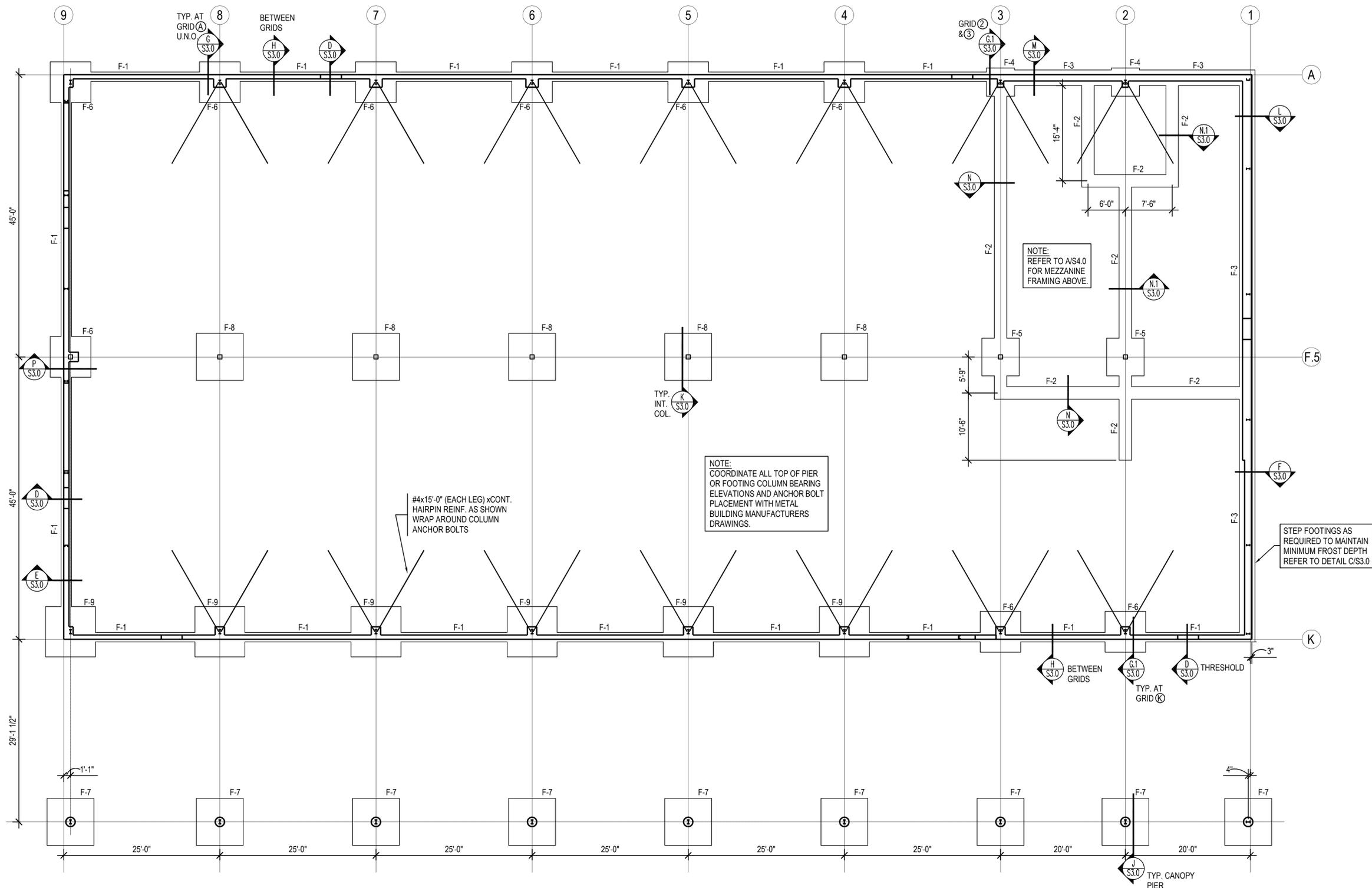
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DFCM PROJECT NO. 0216050 DWR SEED WAREHOUSE 500 W. 100 So. Ephraim, Utah

DRAWING TITLE: GENERAL STRUCTURAL NOTES

Table with 2 columns: JOB NO., SHEET NUMBER. Includes fields for DATE (OCT 15, 2003), DRAWN BY (SR), CHECKED BY (SAM), and CAD DATA (S10.DWG @ 1/8").

S1.0



FOUNDATION NOTES

- TOP OF SLAB ELEVATION= 100'-0" UNLESS NOTES THUS: EL. = \pm XXX.XXX
- SLAB ON GRADE SHALL BE 4" CONCRETE OVER 6" FREE DRAINING GRAVEL OVER A MINIMUM OF 12" STRUCTURAL FILL. REINFORCE SLAB WITH 6x6-W1.4xW1.4 W.W.F., UNLESS NOTED OTHERWISE ON PLAN.
- PLACE CONTROL JOINTS AND CONSTRUCTION JOINTS IN SLAB PER GENERAL NOTES. REFER TO DETAIL B/S3.0.
- FOOTING TYPES NOTES THUS: "F-X". REFER TO SCHEDULE FOR SIZE AND REINFORCEMENT. REFER TO SECTIONS FOR TOP OF FOOTING ELEVATIONS.
- CENTER FOOTINGS ON WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON PLANS. ALL FOOTINGS SHALL BEAR ON A MINIMUM OF 24" OF ENGINEERED COMPACTED FILL AS DOCUMENTED IN THE SOILS REPORT.
- REFER TO SECTIONS FOR TOP OF FOUNDATION WALL ELEVATIONS.
- STEEL COLUMNS, BASE PLATE SIZES AND ANCHOR BOLT DIAMETERS ARE DENOTED IN THE METAL BUILDING MANUFACTURERS DRAWINGS. ANCHOR BOLT EMBED LENGTHS ARE SHOWN ON THE DETAILS ON S3.0

- COORDINATE ALL TOP OF FOOTING OR FOUNDATION ELEVATION, ANCHOR BOLT SIZE & LOCATION WITH THE METAL BUILDING MANUFACTURERS DRAWINGS.
- REFER TO DETAIL A/S3.0 FOR TYPICAL CONCRETE WALL REINFORCEMENT DETAILS.
- STEP FOOTINGS AS REQUIRED FOR EMBEDMENT SHOWN ON DETAILS. REFER TO DETAIL C/S3.0 FOR TYPICAL STEP IN FOOTING.
- FOUNDATION DESIGN INFORMATION WAS OBTAINED FROM THE SOILS REPORT PREPARED BY TERRACON. ALL SITE PREPARATION, WATER PROFFING, EXCAVATION, FILL, COMPACTION AND PLACEMENT WORK PERFORMED SHALL COMPLY WITH RECOMMENDATIONS OUTLINED IN THE ABOVE REFERENCED REPORT.
- REFER TO ARCHITECTURAL/SITE DRAWINGS FOR INFORMATION AND LOCATION OF SITE WALLS, STEPS, PLANTERS, RAMPS, ETC.
- REFER TO GENERAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFORMATION.

FOOTING & FOUNDATION PLAN
SCALE : 1/8" = 1'-0"



| FOOTING SCHEDULE | | | | |
|------------------|--------------------------------|---------------|------------|---------------------------|
| MARK | SIZE WIDTH x THICK x LENGTH | REINFORCEMENT | | REMARKS |
| | | LONG. | TRANSVERSE | |
| F-1 | 1'-8" x 1'-0" x CONT. | (3)- #4 | ----- | |
| F-2 | 2'-0" x 1'-0" x CONT. | (3)- #4 | ----- | THICKENED SLAB RE: N/S3.0 |
| F-3 | 2'-6" x 1'-0" x CONT. | (3)- #4 | ----- | |
| F-4 | 4'-6" x 1'-0" x 4'-6" | (5)- #5 | (5)- #5 | TOP & BOTTOM |
| F-5 | 6'-0" x 2'-0" x 6'-0" | (7)- #5 | (7)- #5 | TOP & BOTTOM |
| F-6 | 6'-6" x 1'-4" x 6'-6" | (7)- #6 | (7)- #6 | TOP & BOTTOM |
| F-7 | 7'-6" x 1'-6" x 7'-6" | (7)- #7 | (7)- #7 | TOP & BOTTOM |
| F-8 | 7'-6" x 2'-0" x 7'-6" | (7)- #7 | (7)- #7 | TOP & BOTTOM |
| F-9 | 8'-0" x 1'-8" x 8'-0" | (7)- #7 | (7)- #7 | TOP & BOTTOM |

| REVISION # | DATE |
|------------|------|
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| | |

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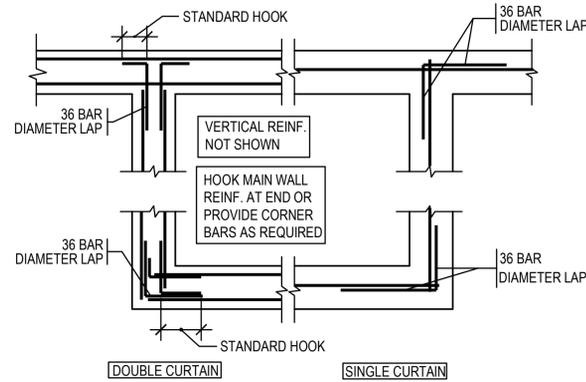
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DWR SEED WAREHOUSE
500 N. 100 So.
Ephraim, Utah

DRAWING TITLE:
FOOTING & FOUNDATION PLAN

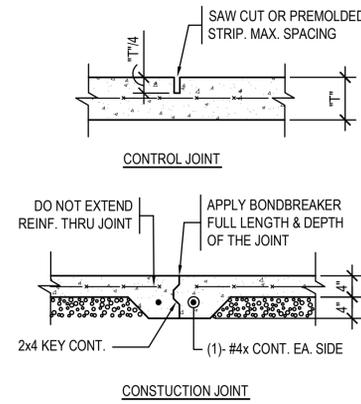
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| DATE: | OCT 15, 2003 | S2.0 | |
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| CHECKED BY: | SAM | | |

CAD DATA: S20.DWG @ 1/8"

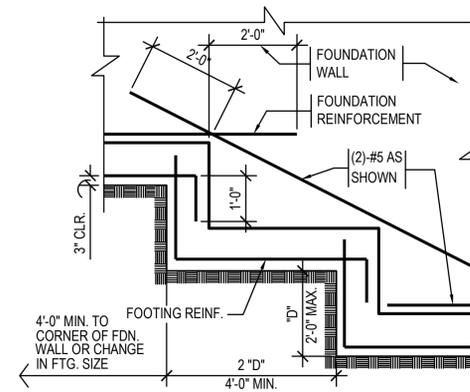
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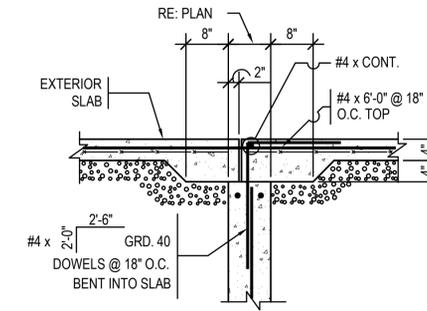
A S3.0 CONCRETE WALL REINFORCEMENT DETAIL



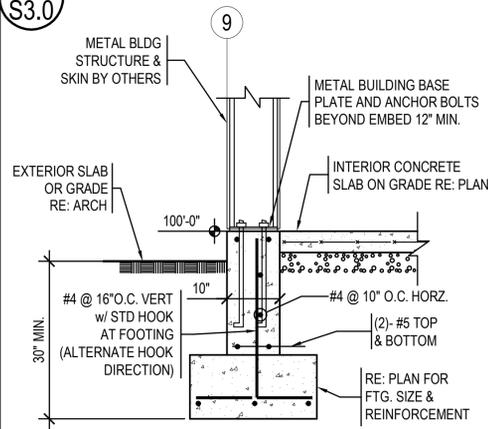
B S3.0 SLAB JOINT DETAILS



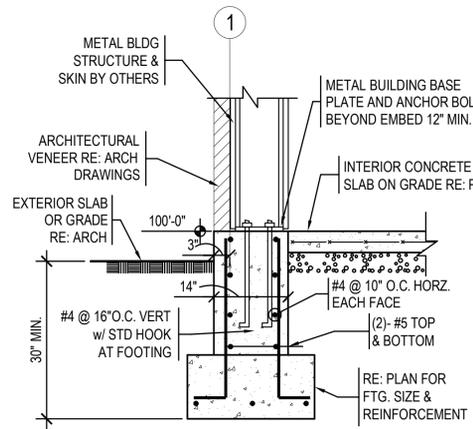
C S3.0 FOOTING STEP. DTL.



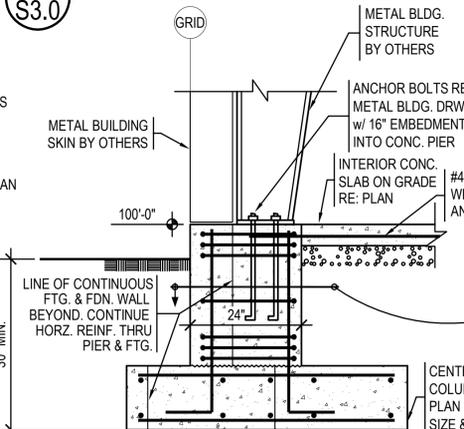
D S3.0 THRESHOLD DTL.



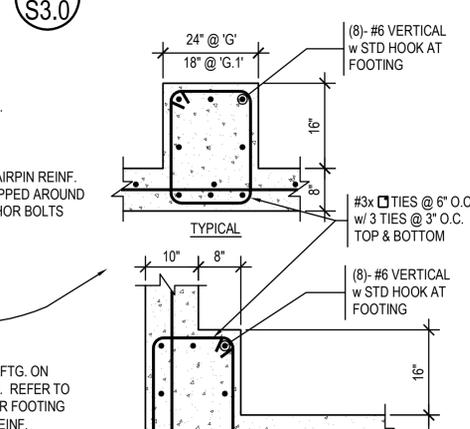
E S3.0



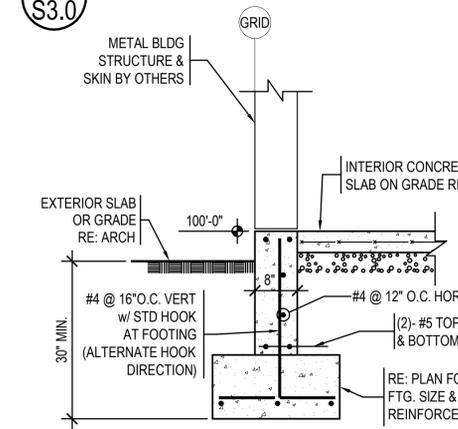
F S3.0



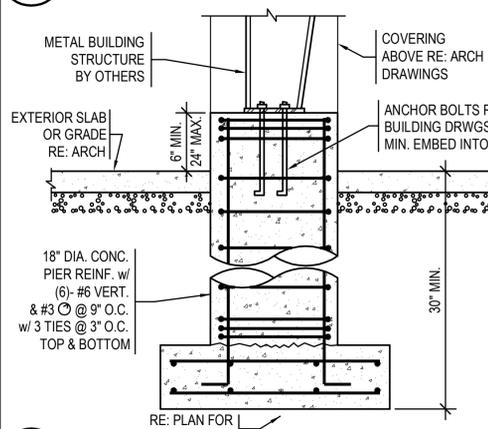
G S3.0



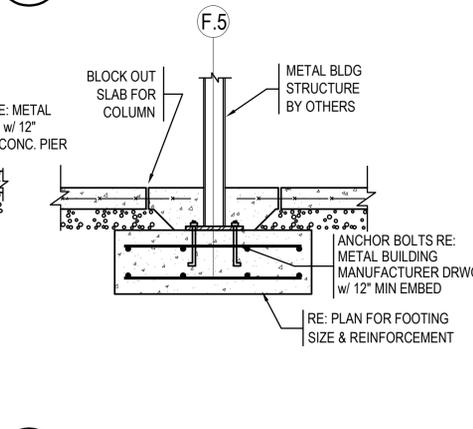
C S3.0



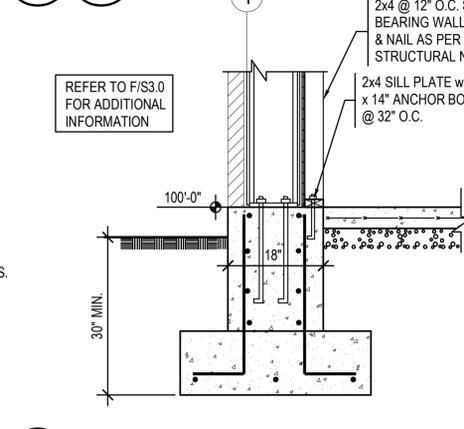
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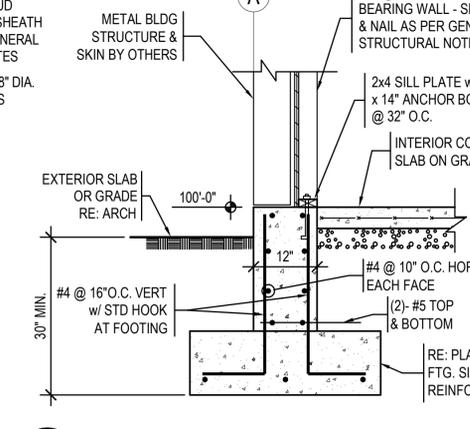
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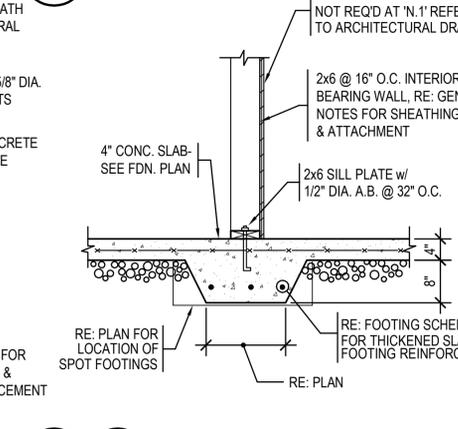
K S3.0



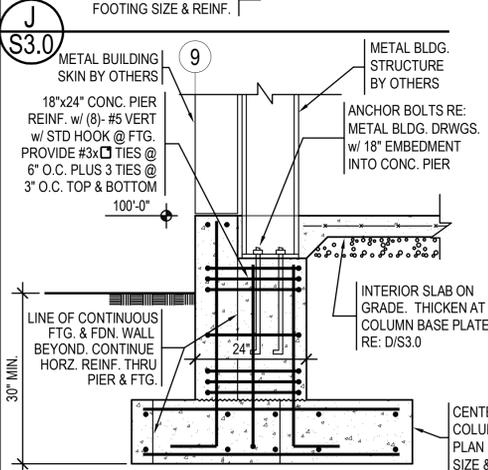
L S3.0



M S3.0



N S3.0



P S3.0

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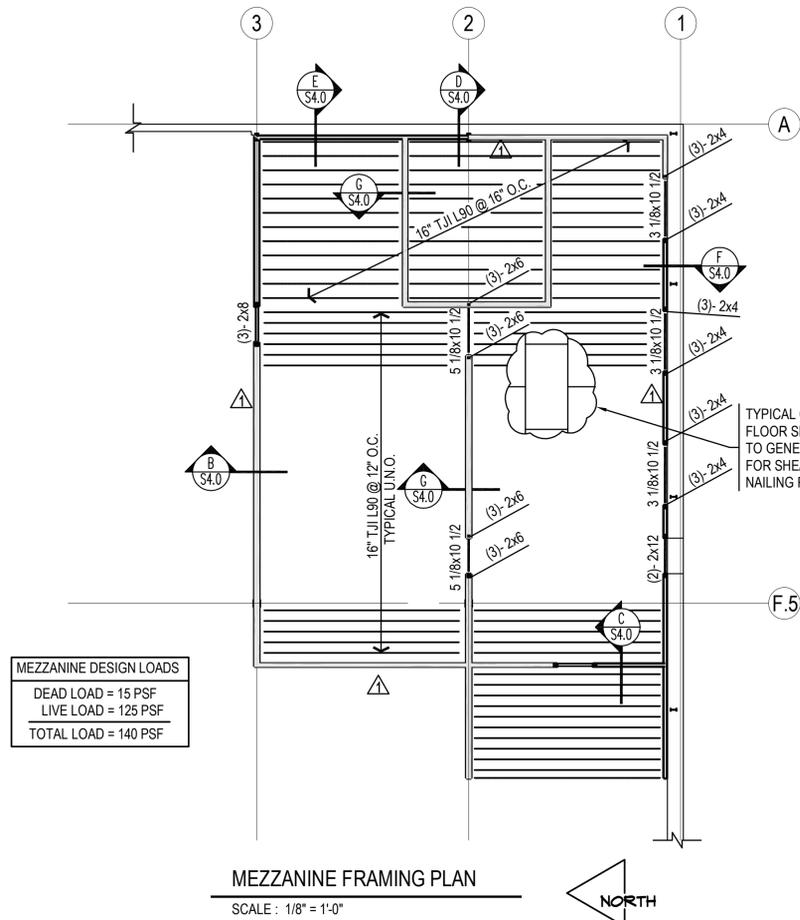
PINEGAR DESIGN GROUP, rlc.
 ARCHITECTURE • PLANNING • INTERIORS
 855 East 4800 South, Suite 100
 Murray, Utah 84107
 Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
 500 N. 100 So.
 Ephraim, Utah

DRAWING TITLE:
FOOTING & FOUNDATION DETAILS

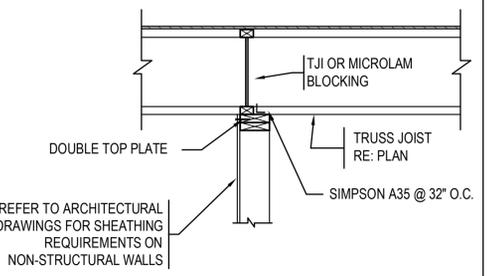
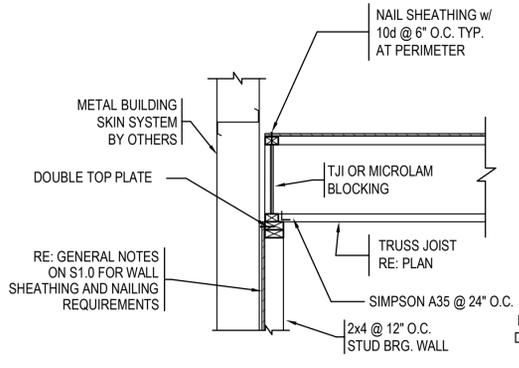
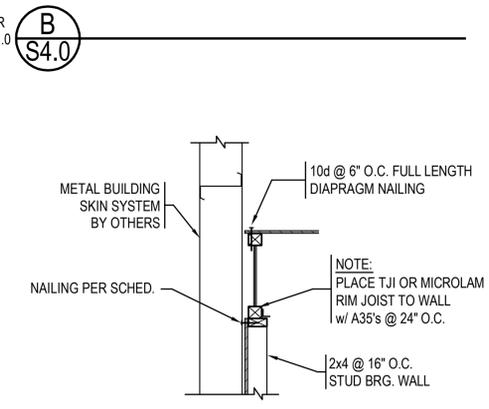
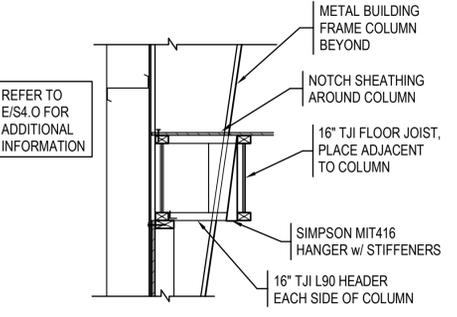
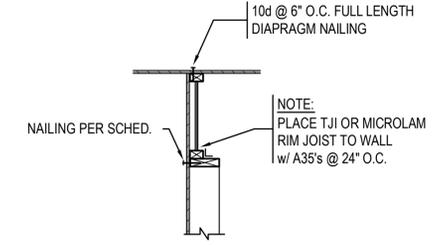
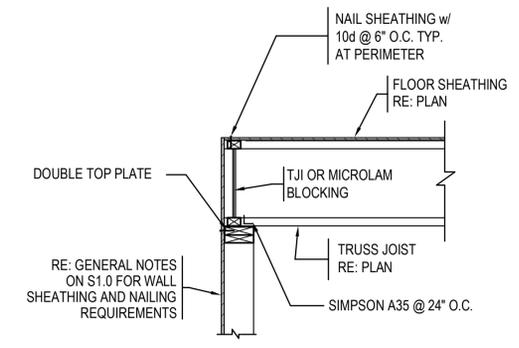
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|--------------------------|--------------|
| DATE: OCT 15, 2003 | S3.0 |
| DRAWN BY: SR | |
| CHECKED BY: SAM | |
| CAD DATA: S30.DWG @ 1/8" | |

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MEZZANINE FRAMING PLAN NOTES

1. FINISH FLOOR ELEVATION = 111'-2"
2. REFER TO GENERAL WOOD FRAMING NOTE #17 ON S1.0 FOR FLOOR SHEATHING & NAILING REQUIREMENTS.
3. ALL HEADERS ARE NOTED ON PLANS.
4. ALL BEAMS/HEADERS TO BEAR ON (2) 2x STUDS U.N.O. ON PLAN.
5. SPECIFIC SHEARWALL TYPE & LOCATION DENOTED THUS: Δ ON PLAN. REFER TO GENERAL STRUCTURAL WOOD FRAMING NOTE #16 ON S1.0 FOR TYPICAL SHEATHING AND ATTACHMENT.
6. ALL PERIMETER WALLS SHALL BE TYPE Δ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
7. REFER TO STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.



A
S4.0

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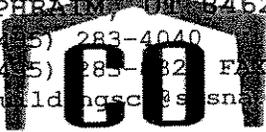
PINEGAR DESIGN GROUP, inc.
 ARCHITECTURE • PLANNING • INTERIORS
 855 East 4800 South, Suite 100
 Murray, Utah 84107
 Tel. (801) 268-4808 Fax (801) 268-4807

DFCM PROJECT NO. 0216850
DWR SEED WAREHOUSE
 500 N. 100 So.
 Ephraim, Utah

DRAWING TITLE:
FRAMING PLANS AND DETAILS

| | | | |
|-------------|----------------|--------------|-------------|
| JOB NO.: | - | SHEET NUMBER | S4.0 |
| DATE: | OCT 15, 2003 | | |
| DRAWN BY: | SR. | | |
| CHECKED BY: | SAM. | | |
| CAD DATA: | S40.DWG @ 1/8" | | |

P.O. BOX 692
 EPHRAIM, UT 84627
 (435) 283-4040
 (435) 283-8282 FAX
 cobuildingsystems.com



BUILDING SYSTEMS INC.
 www.cobuildings.net

FOR INTERNAL USE ONLY

Quote # 3090301/3091203
 Order # _____
 Sales Rep. TB
 Est. Ship Date _____
 Draftsman _____

Building Purchase Order

1. BUYER: Valley Builders
 Address: 310 North Main
 City: Gunnison, Utah
 Contact: Steve Anderson
 Phone: 435-528-7211 Fax: 435-528-7214
 Cell: 435-979-8002

Page 1 of 5

2. OWNER: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: _____
 Phone: _____

3. BUILDING DESIGN:
 Building Profile: Double Slope, Symmetrical
 Main Frame Type: tapered depth, 8 rigid frame
 with interior columns at: 45
 Width: 90'
 Length: 190'
 Height: 21'
 Inside Clearance: 18' Minimum
 Roof Slope: 1.0:12
 Side Wall Bay Spacing: 2 at 20', 6 at 25 Girt Design: Bypass
 Left End Wall: P&B Non Expandable Girt Design: Flush
 Right End Wall: Rigid Expandable Girt Design: Flush
 Building Use: Seed Warehouse

4. LOADING CONDITIONS:
 Building Code: IBC 2000 Building Category I (Table 1604.5)
 Snow Load: 35 PSF Live Load: 20 PSF
 Unbalanced snow load to rigid frames NO
 Pattern load to roof purlins NO
 Wind Load: 75/90 MPH EXP. C
 Seismic Site Class: D Seismic Acceleration Ss: 71.3%
 Auxiliary: 7 PSF
 Crane Type: N A Capacity: N A

5. ROOF COVERING:
 Color: Galvalume Trim color: Forest Green
 Gauge: 26 Panel Type: S-36
 Trim Type: Commercial
 Roof Lights: NONE

6. WALL COVERING:
 Color: Light Stone Trim Color: Forest Green
 Gauge: 26 Panel Type: SLA
 Wall Lights: NONE

7. WALK DOORS:
 7ea 3070 Blank
 7ea Lever Locks
 7ea Hydraulic Closer

8. WINDOW FRAMED OPENINGS:
9ea 5040 WINDOW F.O. - (8" CEE)

9. DOOR FRAMED OPENINGS:
Front Sidewall none
Back Sidewall (1) 8 Wide x 10 High
Left Endwall none
Right Endwall (2) 14 Wide x 14 High

10. INSULATION:
Roof: 11" w/Insulation Rails Facing: WMPVR Walls: 6" Facing: WMPVR
Roof of Leanto: 4" WMPVR

11. GUTTERS & DOWNSPOUTS:
Front Sidewall: 190' Downs: 3
Back Sidewall: 190' Downs: 3
Color: Forest Green D. S. Color: Forest Green

12. LINER COVERING: NONE
13. PARTITIONS: NONE
14. SIDEWALL CANOPIES: NONE
15. ENDWALL ROOF EXTENTIONS: NONE
16. FASTENER LENGTH:
Roof 1.25" Color: Galvalume
Wall 1.25" Color: Light Stone

17. BASE SUPPORT: Die Formed Base

18. DELIVERY ADDRESS:

19. NUMBER OF COPIES NEEDED FOR PERMIT OR CONSTRUCTION DRAWINGS: 3ea

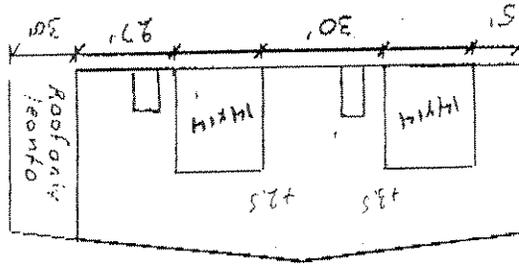
20. ADDITIONAL INFORMATION:
Includes also a 30' x 190' x 18.5' leanto, roof only, the Left
End Wall is clear span and the Right End Wall is expandable.

The LEW of the main building has a 3' high brick wall.

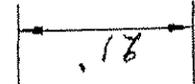


5 of 5
page 5 of 5

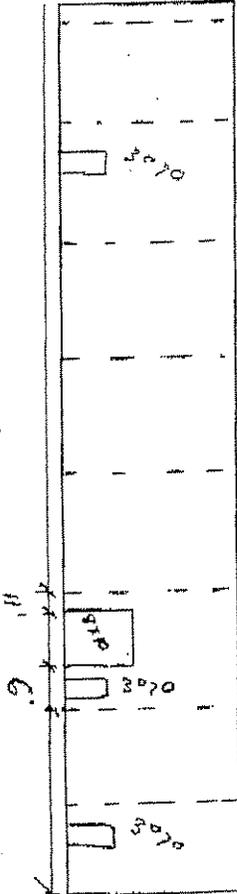
RIGHT ENDWALL



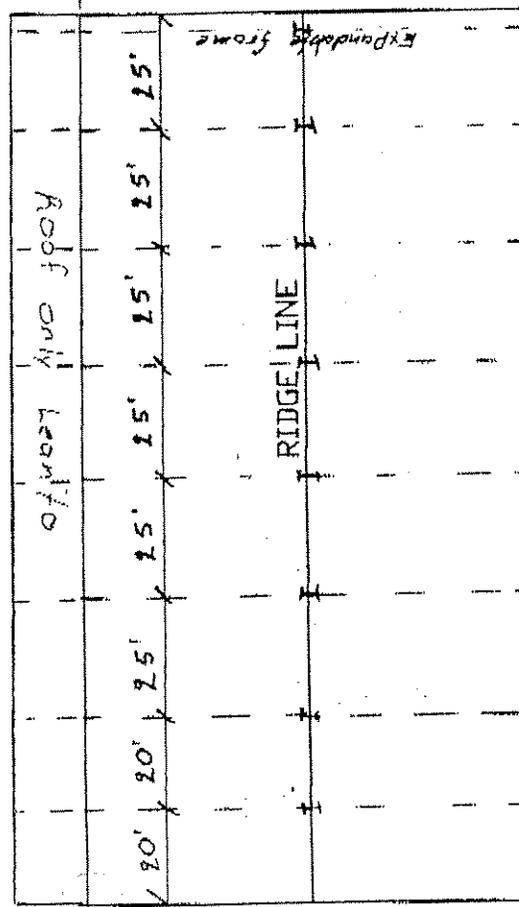
EAVE HEIGHT



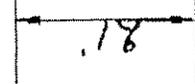
BACK SIDEWALL



WIDTH 90'
FRAME SPAN



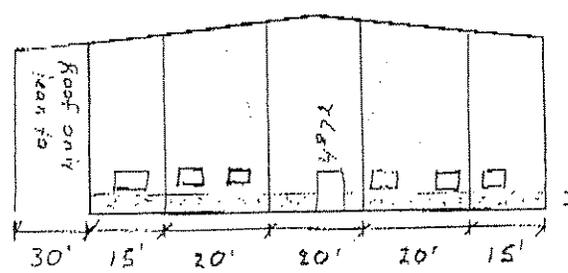
EAVE HEIGHT



FRONT SIDEWALL



190' LENGTH



LEFT ENDWALL

NOTES:

APPROVED

DATE