



State of Utah

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Division of Facilities Construction and Management

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ADDENDUM #1

Date: 3 June 2009

To: Consultants

From: Bill Bowen, Project Manager, DFCM

Reference: University of Utah
Neuropsychiatric Institute Expansion

DFCM Project #: 09029750

Subject: **Addendum No. 1**

Pages: Addendum 2 pages
Questions & Answers 2 pages
High Performance Building Rating System (New) 3 pages
Total Pages 7 pages

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

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

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1. **SCHEDULE CHANGES** – No schedule changes.

2. **General:**

2.1. For ease of review by the Selection Committee and others, please divide your Proposal into the following sections. Review the SFC and previous addenda for additional information:

1. Firm Overview
2. Statement of Qualifications
 - Relevant Projects
 - Personnel Resumes
3. Management Plan
 - General Plan
 - Program Outline & Narrative
 - Design Approach & Deliverables
 - Complete List of Sub-consultants
4. Project Risks and Mitigations
5. Schedule (Gantt Chart preferred) + any other narrative information deemed relevant.
6. References – required only if your Firm DOES NOT have a current Past Performance Rating.
7. Termination & Debarment Certificate

DO NOT include the following in the AE Proposals:

1. References – unless required to generate a Past Performance Rating
 2. Project estimates, cost models, opinions of probable cost, etc.
3. The Agency has requested that the surface parking capacity be expanded from 350 spaces to 500 spaces.
4. The DFCM would discourage the teams from making alternative design presentations as the basis of the proposal. The AE Team will be selected on the qualifications stated within the SFC.
5. For questions regarding this solicitation, please contact Bill Bowen, DFCM, at (801) 538-3271. **No others are to be contacted regarding this solicitation.** Failure to adhere to this rule will result in disqualification from the project selection process.

QUESTIONS & ANSWERS

1. In the pre-submittal meeting you indicated that the parking requirement for the project may have been increased to 500 cars. It appears that this may require that some of the cars be accommodated by a parking structure. Can you provide some clarification on the parking requirement?
 - a. Currently, the project budget can not accommodate the expense of a parking structure. The new staff parking area will have to be expanded as well as the possibility of additional parking on the southeast corner (ropes course) of the property. The existing parking lot on the southwest property corner will also be expanded. All design options will need to be thoroughly explored.
2. The Utah State Building Board recently voted to adopt LEED Silver Certification as the criteria for *most* State owned buildings. Will the new Neuropsychiatric Institute building be required to meet that or any other LEED criteria? If so, will that replace or supplement the High Performance Building Rating System?
 - a. The UNI Expansion will need to comply with the State's new version of the HPBRS, which is LEED Silver, based on the new 3.0 version (attached).
3. Page 7 requirement: "...each A/E wishing to compete for this project that has not completed any DFCM projects in the last five years will be required to provide one copy of a list of references on ALL prior projects completed or worked on in the last three years"... Due to the size of our firm, is it possible to please limit this requirement to the projects specific to healthcare and specific to the office submitting the qualifications for this project?
 - a. Please provide references for ALL projects specific to the individual office submitting qualifications for this project.
4. Page 16 – G. CONSTRUCTION BUDGET – The CM/GC will be providing cost estimating from SD onward. Will the A/E be required to produce an estimate at the end of Programming?
 - a. The A/E and the CMGC shall collaborate to prepare a construction budget (including cost estimate) for each phase of work in accordance with the Design Manual.
 - b. Yes, a Program Estimate is absolutely required.
5. Page 16 – K. USE OF PROTOTYPICAL DESIGNS OR DESIGNS PROVIDED BY DFCM – This is suggesting that we will use prototypical designs, design drawings, specifications, or calculations provided by DFCM. Is this the plans provided in the Feasibility Report? What are the CAD standards referred to in the last line? Kindly provide clarification.
 - a. There are no prototypical designs available for this project.
 - b. Link to CAD standards
http://dfcm.utah.gov/downloads/1const/2001_0801_cadd_criteria.pdf

6. Page 19 – No mention of Programming Phase.
 - a. Programming is an inherent requirement, per the SFC. The Professional Services Agreement is attached by reference (see SFC Table of Contents). For programming information, please consult the State’s Design Manual.
http://dfcm.utah.gov/downloads/design_manual/design_manual.pdf
 - b. Link to Professional Services Agreement
http://dfcm.utah.gov/downloads/1const/Professional_Services_Agreement.pdf
7. Page 21 – CONSTRUCTION (CONTRACT) DOCUMENTS PHASE – Item No. 3 – Are the “procurement documents to obtain a contractor” bidding documents for the work or the RFP documents to obtain the CM/GC?
 - a. As stated in the SFC, the CMGC will be hired at the transition from programming to design. The DFCM will issue the CMGC RFP with the program as an attachment.
8. Attachment “D” – Item No. 1 – States that the A/E shall abide by all A/E responsibilities identified in that (CM/GC) Agreement. Can we please get a copy of it for review?
 - a. Link to CMGC Agreement
http://dfcm.utah.gov/downloads/1const/CM_GC_Agreement.pdf
9. Do you require a full A/E team for the submittal or just the Architect, Structural, and MEP at this time?
 - a. A complete team is required.

End of Addendum

5.0 HIGH PERFORMANCE BUILDING RATING SYSTEM (NEW)

5.1 General

- A. This section defines a High Performance Building Rating System for Buildings.
- B. If required by contract, a building shall comply with the High Performance Requirements in this section.

5.2 Definitions

“Agency” is any state agency, board, commission, department, or division.

“Designer” is the architect(s), engineer(s), and other professionals responsible for the building design.

“Institution” means the University of Utah, Utah State University, Southern Utah University, Weber State University, Snow College, Dixie State College of Utah, College of Eastern Utah, Utah Valley State College, Salt Lake Community College, Utah College of Applied Technology, and any other university or college which may be established and maintained by the state.

“Life-cycle costs” means the sum of the present values of investment costs, capital costs, installation costs, energy costs, operating costs, maintenance costs, and disposal costs, over the lifetime of the project, product, or measure.

“Life-cycle cost-effective” means the life-cycle costs of a product, project, or measure are estimated to be equal to or less than the base case (i.e., current or standard practice or product).

5.3 Referenced Standards and Codes.

The design shall comply with all applicable Standards and Codes at the time submitted to the State Building Official, including but not limited to:

ANSI/ASHRAE Standard 52.2, Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size

ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy

ANSI/ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality.

ANSI/ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings, including Appendix G.

Illuminating Engineering Society of North America, IESNA Lighting Handbook.

U.S. Green Building Council, Leadership in Energy & Environmental Design for New & Major Renovations (LEED-NC).

5.4 Requirements

- A. The project must meet all DFCM Design Standards.
- B. The project must achieve a LEED Silver certification.

- C. The project must specifically achieve the following credits in the LEED rating system unless otherwise excepted by the Director:
- (1) WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%
 - (2) EA Credit 3 Enhanced Commissioning
 - (3) EQ Credit 3.1 Construction IAQ Management Plan: During Construction
 - (4) EQ Credit 4.1: Low-Emitting Materials: Adhesives and Sealants
 - (5) EQ Credit 4.2: Low-Emitting Materials: Paints and Coatings
- D. The project team must hold a sustainability charrette that is at minimum approximately 3 hours of dedicated time. The charrette shall be completed during the Schematic Document Phase if the project is a CMGC or Design/Bid/Build delivery. The charrette shall be completed during the programming phase and incorporated into the program documents if there is any chance that it shall be a Design-Build delivery. The charrette must be attended by the following team members at minimum:
- (1) DFCM Project Manager
 - (2) DFCM Energy Program Director
 - (3) Architect team
 - (4) Mechanical and Electrical Engineering team
 - (5) Energy Consultant team
 - (6) User Group Member or Building Occupants
 - (7) General Contractor (if hired)
 - (8) Commissioning Agent (if hired)
 - (9) Facility Management Personnel
- E. The Charrette shall cover the following topics at minimum:
- (1) Targets and strategies for reducing energy consumption via building orientation and envelope, and via occupant behavior, and building systems
 - (2) Site analysis as it relates to ecological impact to surrounding areas
 - (3) Target for an overall building EUI (Energy Use Index)
 - (4) Strategies for reducing water consumption
 - (5) Spaces and activities most benefited from daylighting and daylighting controls
 - (6) Methods for reducing single occupant car commuting to the building

- (7) Methods for building processes to reduce consumption and waste of resources during and after construction.
- F. The project must model the building systems to analyze and make selections based on life-cycle cost. High Performance Buildings are to be built to a 50 year life-cycle. Analysis should include the following costs:
- (1) Initial Costs—Purchase, Acquisition,
 - (2) Construction Costs
 - (3) Fuel Costs and Energy costs
 - (4) Operation, Maintenance, and Repair Costs
 - (5) Replacement Costs
 - (6) Residual Values—Resale or Salvage Values or Disposal Cost
 - (7) Finance Charges—Loan Interest Payments if applicable
 - (8) Non-Monetary Benefits or Cost

Life Cycle cost can be calculated by using the Building Life-Cycle Cost Program that is available for download from the Federal Energy Management Program (http://www1.eere.energy.gov/femp/information/download_blcc.html) or by following equation: $LCC = I + Repl - Res + E + W + OM\&R + O$

Where:

LCC = Total LCC in present-value (PV) dollars of a given alternative
 I = PV investment costs (if incurred at base date, they need not be discounted)
 Repl = PV capital replacement costs
 Res = PV residual value (resale value, salvage value) less disposal costs
 E = PV of energy costs
 W = PV of water costs
 OM&R = PV of non-fuel operating, maintenance and repair costs
 O = PV of other costs (e.g., contract costs for ESPCs or UESCs)

- G. An energy model shall be completed to demonstrate the building design performance relative to a code compliant building. Methods for modeling shall follow those outlined by the LEED reference guide. Unless otherwise approved by the Director, the energy model must include an analysis of evaporative cooling technology and the model must include an analysis of daylighting control technology. It must also give the modeled EUI in Kbtu/sf.
- H. The facility must be equipped with meters or submeters to measure the individual facility's energy consumption on an ongoing basis in a format that allows the consumption data to be entered into the Energy Star Portfolio Manager Program.

5.5 Submittals

- A. Design team shall submit the Charrette Summary, Life Cycle Cost Analysis, LEED submittals and Submittal Comments, Commissioning Report, and the Energy Analysis to document compliance with these High Performance Building Requirements.