



State of Utah

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## ADDENDUM NO. 2

Date: June 22, 2009

To: Consultants

From: Rick James – Project Manager

Reference: Beverley Taylor Sorenson Arts and Education Complex - Programming  
University of Utah – Salt Lake City, Utah  
DFCM Project No. 09131750

Subject: Addendum No. 2

Pages Addendum Cover Sheet – Questions/Answers 4 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.

**2.1 SCHEDULE CHANGES:** No Project Schedule changes.

**2.2 GENERAL ITEMS:** Questions/Answers

2.2.1 Question: I've searched the U of U and DFCM websites, but cannot find these two documents: The Milton Bennion 2006 Study, and the Tanner Dance Pavilion (correct name?) programming document.

**Answer: See the documents attached to Addendum No. 1**

2.2.2 Question: This question is in regard to building space standards, which may apply to this programming effort. If there is something that is, or will be, valuable to the programming team, it would help define restrictions or limits on typical office spaces or other building elements.

**Answer: The publication titled Utah State Space Standards, dated August 1994 is available for reference on the DFCM web site; however, the Utah State Space Standards do not apply to Higher Education institutions. Go to [dfcm.utah.gov](http://dfcm.utah.gov). Universities and Colleges are not required to follow the requirements of the Utah State Space Standards.**

- 2.2.3 Question: Is there a conflict of interest if an employee of the University of Utah is hired by DFCM to provide architectural services?  
Answer: There would be an apparent conflict of interest if DFCM hires an architect, or an architect who is an owner of an architectural firm, and who is also a full time employee of the University. DFCM will not approve a contract with an architect or principal architect who is also a full time employee of the University for a University project which is being administered by DFCM. This restriction will not apply if the architect or principal architect has a minor relationship with the University or is hired on an occasional or temporary position. This restriction only applies to DFCM when administering a University project.
- 2.2.4 Question: Will the adjacent proposed parking structure be built and what is the timing?  
Answer: The adjacent parking structure indicated in the Master Plan is designated as a future project. There is no schedule or funding for the project.
- 2.2.5 Question: Is the University going to involve student and/or public opinion in the programming effort?  
Answer: It is anticipated that there will be some limited student input into the project programming.
- 2.2.6 Question: Is there any community input or requests from the potential users available now?  
Answer: No additional input from the faculty or public is available now.
- 2.2.7 Question: Is the soccer field available? and what are the internal (U of U) ramifications of choosing that location?  
Answer: The soccer field would only be available under certain restrictions. If the soccer field were to be used by the project, then the Arts and Education Complex project would have to pay for the complete relocation of the soccer field within the project budget. If such a move were proposed, then the approval of all participating stakeholders would be required. This restriction will not apply if the architect or principal architect has a minor relationship with the University or is hired on an occasional or temporary position. This restriction only applies to DFCM when administering a University project.
- 2.2.8 Question: Are there diagrams showing connection with other buildings (tunnels)?  
Answer: No such diagrams are available at this time.
- 2.2.9 Question: Are there design or construction schedules of surrounding buildings?  
Answer: The completion on the current design/build Business Building project is Phase I by March 24, 2011 and Phase II by November 5, 2012.
- 2.2.10 Question: Are there other successful campus buildings the U prefers to model after?  
Answer: At this time it is not possible to compare the expectations of this project in relation to any individual building on campus.
- 2.2.11 Question: Has there been a traffic study of that part of the campus that considers this building?  
Answer: No traffic study has been completed of this time.

- 2.2.12 Question: Is there any accommodation for Youth Art other than use of the Multi-Purpose space? Offices? What about Youth Theatre/Art?  
Answer: To be determined in programming.
- 2.2.13 Question: Is the Multi-Purpose space a Black Box Performance Area - to what extent will it need to be equipped?  
Answer: No theater area is anticipated at this time.
- 2.2.14 Question: Will any of the Youth Arts Programs be using the Tanner Space?  
Answer: To be determined in programming.
- 2.2.15 Question: Are the instruction areas all dance studios?  
Answer: To be determined in programming.
- 2.2.16 Question: It looks as though no classes will be taught except in the Tanner Space/Multi-Purpose space. Is that true?  
Answer: To be determined in programming.
- 2.2.17 Question: Will DFCM use its present High Performance Building Program or the proposed, new one based on a LEED-Silver standard. If the latter, will the \$4.24/sf proposed in the budget for HPB compliance be increased?  
Answer: The Building Board has recently adopted the LEED-Silver Certification process as a replacement to the previously used High Performance Building Standards. No additional budget is to be provided to accommodate this change.
- 2.2.18 Question: You mentioned at the pre-proposal meeting that there were two previous studies completed and that you would post them, when will this occur?  
Answer: See the documents attached to Addendum No. 1.
- 2.2.19 Question: Will the plans and location of the new Business Building be available prior to short listing and interviews?  
Answer: Drawings of the current design of the David Eccles School of Business will be made available to the short listed firms.
- 2.2.20 Question: How has the U of U LRD Plan addressed this area and can that be made available?  
Answer: See the Campus Master plan which is available on the U of U web site.
- 2.2.21 Question: If any principal member of your firm is an employee (full-time) of the U of U Hospital, U of U , U of U Research Park , or State, is this firm allowed to pursue projects from the State/University?  
Answer: See answer to item 2.2.3 above.
- 2.2.22 Question: What is the expected schedule from DFCM on completing this stage of the project?  
Answer: Programming to be completed by December 1, 2009, design to be complete by December 1, 2010, and construction to be complete by August 1, 2012.

2.2.23 Question: Who will be on the interview selection committee? Who reviews the booklet proposals?

Answer: Selection committee will consist of three persons: one person from the University (Director of Facilities), one person from DFCM (DFCM Project Manager) and one person from the community at large (Unassigned). The proposals will also be reviewed by members of the faculty and other interested stake holders.

2.2.24 Question: We are curious to know if we can partner with another firm as prime on the Sorenson project. They did not attend the pre-proposal conference, but we did. Please let me know ASAP so we can work on the proposal.

Answer: It is appropriate to join with another firm for the purposes of this proposal. The firm which is anticipated to be the prime contracting firm must have been in attendance to the Mandatory Meeting which was held on June 9, 2009.

2.2.25 Question: I am also interested in the U of U's recommendations of firms they have had good success with in the areas of landscaping, civil engineering, and cost estimating.

Answer: No recommendations are made here.