



State of Utah

GARY R. HERBERT
Governor

GREGORY S. BELL
Lt. Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

ADDENDUM NO. 1

Date: May 4, 2010

To: Contractors

From: Rick James

Reference: Honors Housing at Legacy Bridge – Design/Build
University of Utah – Salt Lake City, Utah
DFCM Project No. 09217750

Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	1 page
	<u>Draft Space Needs Summary</u>	<u>15 pages</u>
	Total	16 pages

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

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

1.1 SCHEDULE CHANGES: No Project Schedule changes.

1.2 GENERAL ITEMS: Draft Space Needs Summary (distributed at mandatory presubmittal meeting May 4, 2010).

space needs summary

The Honors Housing at Legacy Bridge program has been categorized to reflect the diversity of uses, identify revenue-generating spaces, as well as to highlight the potential for architectural distinction and organization. The Space Needs Summary reflects the assignable square footage requirements (ASF) developed during the programming and planning workshop process.

Of the total project's 104,045 ASF, over 90% is considered revenue-generating - the Residential Living Units, Laundry and Café/Convenience Store. The Honors College (2.6% of the ASF) is assigned to academic use. The balance of the program (7%) is attributed to Residential Administration, Community use, and Support services.

The total project efficiency has been projected to a gross square footage (GSF) utilizing a factor of 70%, resulting in 148,784 GSF. This projection has been confirmed with the conceptual design layout of the preferred alternative.

Vehicular parking is desired at a ratio of one space for every two revenue-generating beds, resulting in 155 spaces. Due to the high density planned for the South Campus Housing precinct, vehicular parking is expected to be provided via structured solutions – in podium levels or stand-alone garages. The preferred parking option for Phase 1 is a one-level podium parking structure under the housing. The GSF for accommodating parking has not been accounted for in the project total, but has been included in the preferred alternative and cost estimate associated with this study.

	No.	Size (ASF)	Total ASF	Beds	Percent of Total ASF	Comments
Residential Living Units						
APT-4	4S Student Apartment	39	1,120	43,680	156	
APT-RA	RA Suite/2S Apartment	4	1,120	4,480	12	
APT-2S1D	2S/1D Student Apartment	12	1,100	13,200	48	
APT-8	4S/2D Student Apartment	10	2,140	21,400	80	
APT-RAS	RA Suite/2S/2D Apartment	2	2,140	4,280	14	
APT-REC	REC Apartment	1	1,100	1,100	2	
APT-REC	Faculty-in-Residence Apartment	1	1,100	1,100	2	
	Subtotal	69		89,240	314	85.8%
Residential Administration						
FD-1	Front Desk	1	200	200		
FD-2	Front Desk Support	1	200	200		
PO-1	Front Desk Staff Office	1	150	150		
PO-1	Res. Ed. Offices	2	150	300		REC/AREC
WR-1	Student Workroom	1	325	325		Office/Breakroom/Resource...all shared
MR-1	Mail / Receiving	1	325	325		
	Subtotal			1,500		1.4%
Laundry						
L-1	Laundry Room	1	1,200	1,200		Consolidated
	Subtotal			1,200		1.2%
Community						
EL-1	Entry Lobby / Main Lounge	1	750	750		1 per Building
MP-1	Multi-Purpose	1	500	500		
SL-1	Study Lounge	6	250	1,500		1 per 50 Students
M-1	Music Room	1	150	150		
	Subtotal			2,900		2.8%
Café / C-Store						
CF-1	Dining	1		1,000		Includes Beverage Counter

CF-2	C-Store	1	850		Includes Beverage Counter
CF-3	Grill / Server Counter	1	500		
CF-4	Cold Preparation	1	350		Includes Ware Washing
CF-5	Walk-in / Reach-in Refrigerator	1	400		
CF-6	Dry Storage	1	250		
CF-7	Cashier + Storage	1	150		Storage is Secure
PO-3	Office	1	120		
ST-1	Janitor Closet	1	45		
	Subtotal		3,665	3.5%	

Honors College

IC-1	Innovation Center	1	500	500	20 Stations @ 25 SF each
SM-1	Seminar Room	2	500	1000	50 Stations @ 20 SF each, Dividable
PO-2	Faculty Offices	5	150	750	
ST-2	Storage	1	100	100	
LB-1	Library / Media Room	1	350	350	
	Subtotal		2,700	2.6%	

Support & Maintenance

ST-3	Bike / Gear Storage	1	600	600	
TR-1	Trash / Recycling	6	120	720	
ST-4	Maintenance Storage	1	250	250	
WR-2	Custodial Break Room / Office	1	350	350	
ST-5	Custodial Storage	1	200	200	
ST-6	Custodial Closets	6	120	720	
	Subtotal		2,840	2.7%	

Total ASF 104,045

Total GSF at 70% Efficiency 148,784

One-Level Podium Parking (Approx. 87 stalls, at 380GSF per stall) 33,060

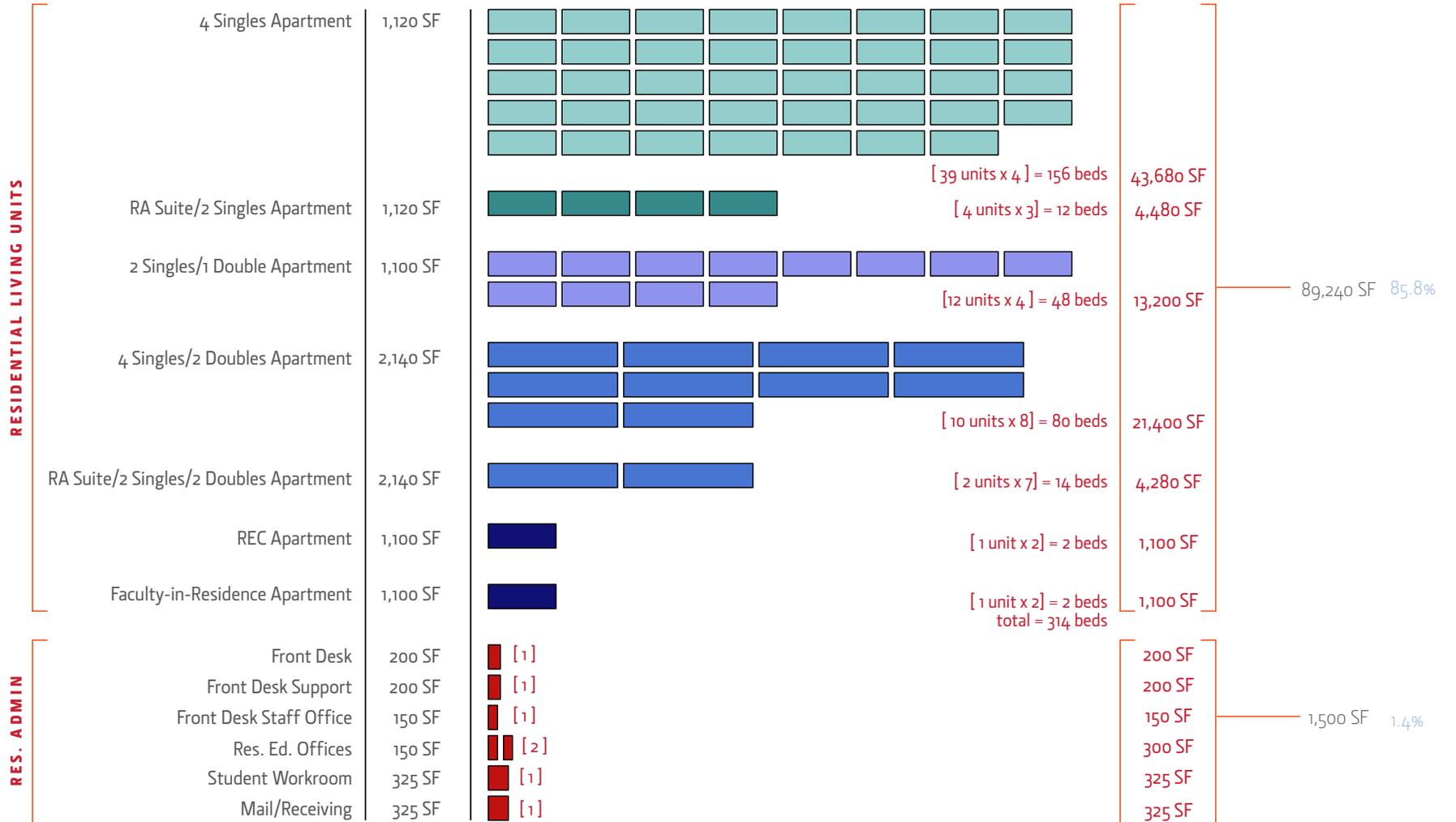
***Note:**

"Assignable Area" (asf) is the sum of the areas in all rooms that can be used by the building occupants to conduct their responsibilities. They are those spaces which pertain specifically to this project and housing in general.

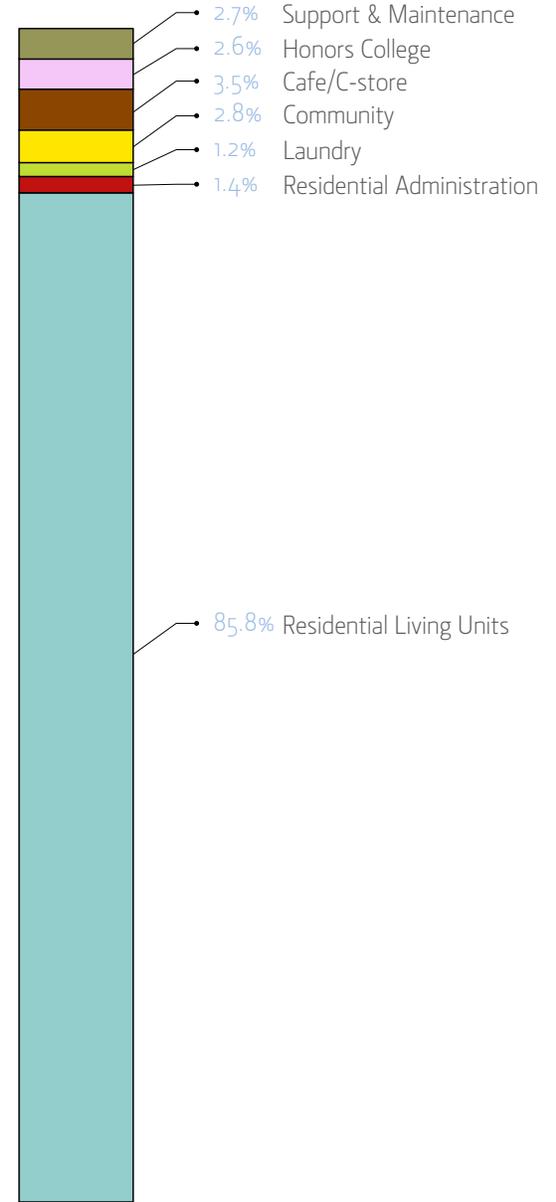
"Non-assignable Area" is the sum of the circulation, custodial, mechanical and structural areas or the difference between gross and assignable area. It includes atriums, corridors, stairwells, elevators, electrical and mechanical equipment, custodial storage, restrooms, and similar uses.

"Gross Area" (gsf) is the sum of all floor areas of a building based on exterior dimensions.

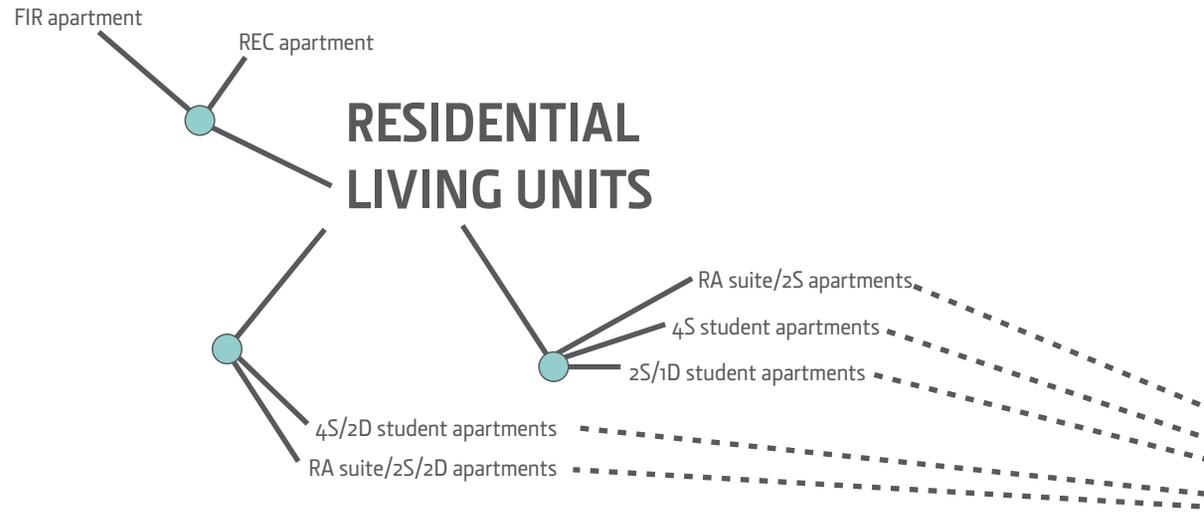
- Utah System of Higher Education



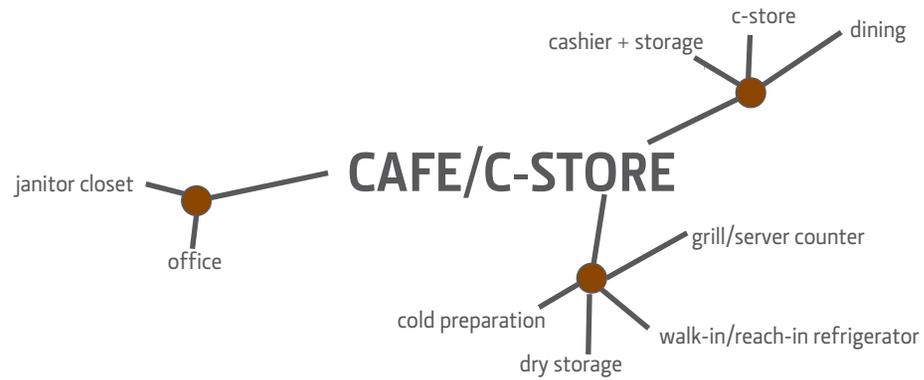
Category	Room Name	SF	Count	Total SF	Percentage
LAUNDRY	Laundry Room	1,200 SF	[1]	1,200 SF	1.2%
COMMUNITY	Entry Lobby/Main Lounge	750 SF	[1]	2,900 SF	2.8%
	Multi-Purpose Room	500 SF	[1]		
	Study Lounge	250 SF	[6]		
	Music Room	150 SF	[1]		
CAFE/C-STORE	Dining	1,000 SF	[1]	3,665 SF	3.5%
	C-Store	850 SF	[1]		
	Grill/Server Counter	500 SF	[1]		
	Cold Preparation	350 SF	[1]		
	Walk-in/Reach-in Refrigerator	400 SF	[1]		
	Dry Storage	250 SF	[1]		
	Cashier + Storage	150 SF	[1]		
	Office	120 SF	[1]		
	Janitor Closet	45 SF	[1]		
	HONORS	Innovation Center	500 SF		
Seminar Room		500 SF	[2]		
Faculty Offices		150 SF	[5]		
Storage		100 SF	[1]		
Library/Media Room		350 SF	[1]		
SUPPORT	Bike/Gear Storage	600 SF	[1]	2,840 SF	2.7%
	Trash/Recycling	120 SF	[6]		
	Maintenance Storage	250 SF	[1]		
	Custodial Break Room/Office	350 SF	[1]		
	Custodial Storage	200 SF	[1]		
	Custodial Closets	120 SF	[6]		

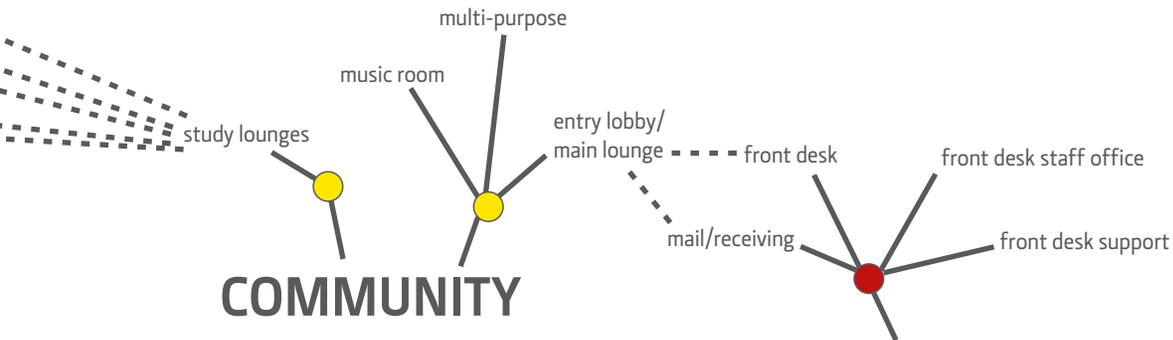
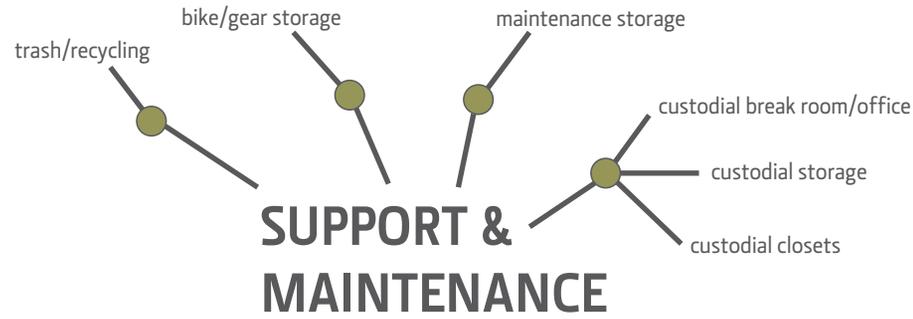


program adjacencies

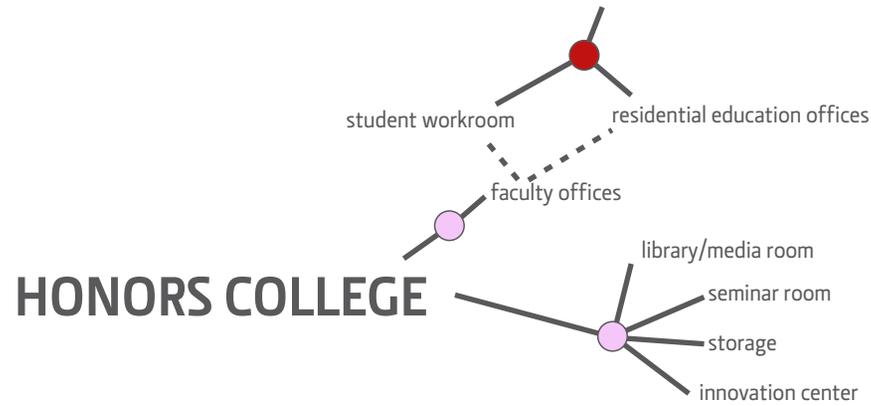


LAUNDRY —●





**RESIDENTIAL
ADMINISTRATION**



unit typologies

typical unit

4 PERSON STUDENT APARTMENT
4 Singles



4 PERSON STUDENT APARTMENT
2 Singles, 1 Double



RA SUITE AND 2 PERSON STUDENT APARTMENT
RA Unit and 2 Singles



duplex unit

8 PERSON STUDENT APARTMENT & RA SUITE AND 6 STUDENT APARTMENT



FIRST FLOOR 2 Singles, 2 Doubles

8 PERSON STUDENT APARTMENT
4 Singles, 2 Doubles



SECOND FLOOR 2 Singles, 2 Doubles

RA SUITE AND 6 STUDENT APARTMENT
RA Unit, 2 Singles, 2 Doubles



SECOND FLOOR 2 Singles, RA Unit



REC / FIR unit

RESIDENTIAL EDUCATION COORDINATOR / FACULTY-IN-RESIDENCE APARTMENT
2 Doubles





Alternative A.2



Alternative B.2



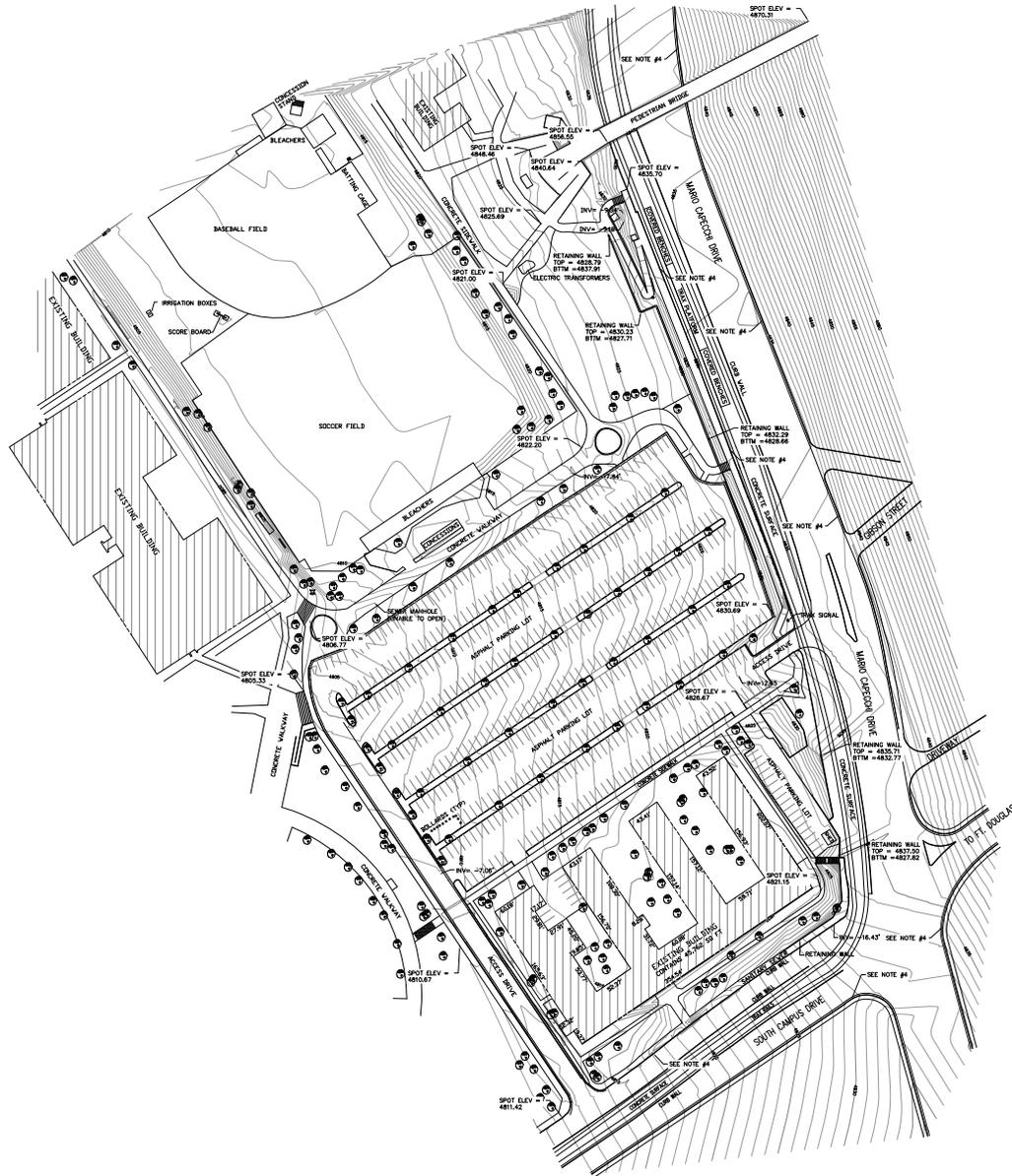
Alternative B.1



Alternative C



View from the Southwest

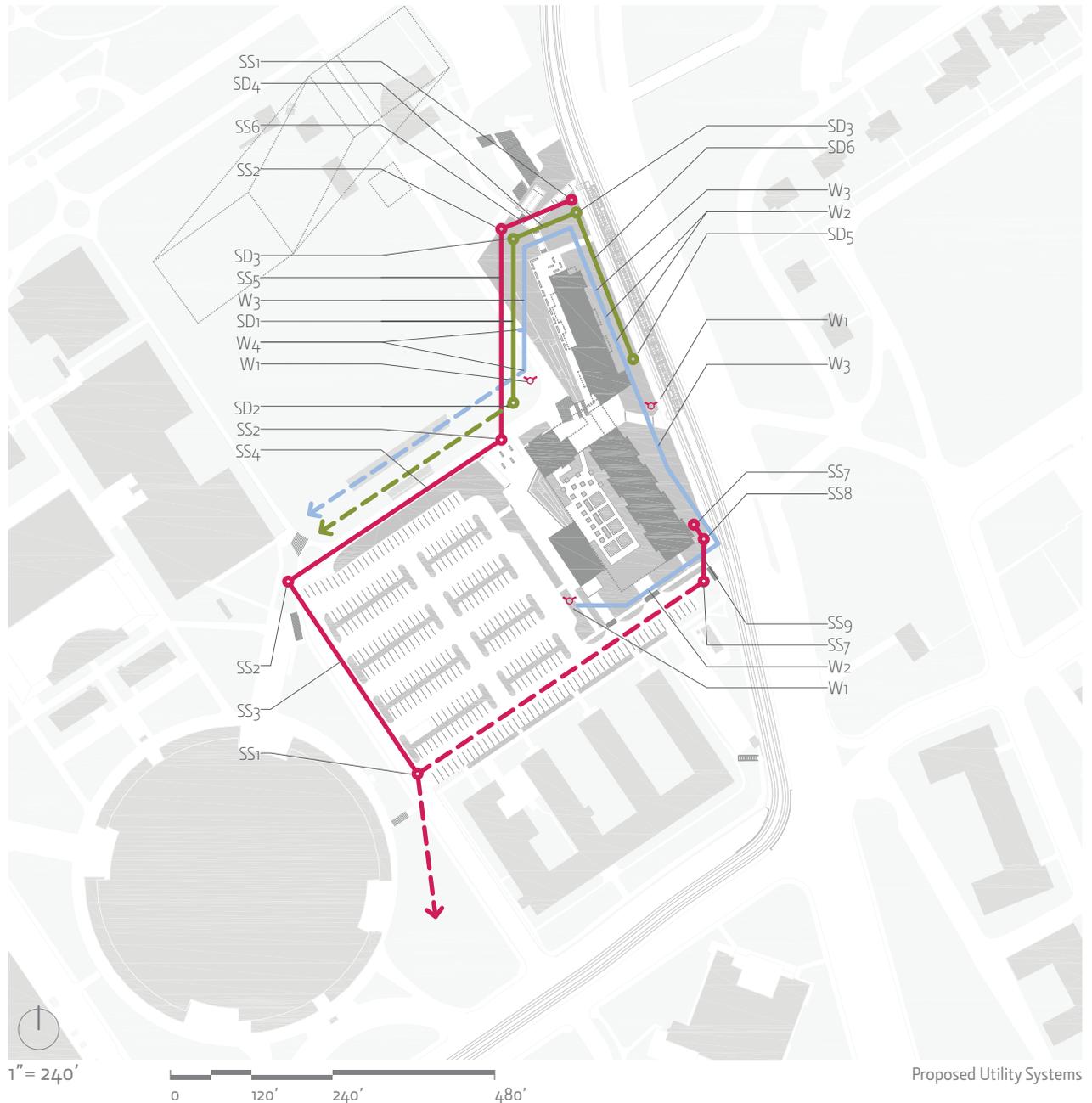


1" = 240'



Topographic Survey

- W1** Fire hydrant w/ auxiliary valve.
- W2** Connect existing 6" dia. water main to new 8" dia. water main, install 8"x6" tee.
- W3** Install 8" dia. water main.
- W4** Connect existing 6" dia. water main to new 8" dia. water main.
- SD1** Install 260 lf. 24" dia. storm drain conduit.
- SD2** Connect new 24" dia. storm drain conduit.
- SD3** Install storm drain cleanout box.
- SD4** Install 100 lf. 24" dia. storm drain conduit.
- SD5** Install storm drain cleanout box on existing 24" dia. storm drain conduit.
- SD6** Install 210 lf. 24" storm drain conduit.
- SS1** Connect new san. sewer conduit to existing san. sewer manhole.
- SS2** Install san. sewer manhole.
- SS3** Install 310 lf. 15" dia. san. sewer conduit.
- SS4** Install 395 lf. 15" dia. san. sewer conduit.
- SS5** Install 300 lf. 15" dia. san. sewer conduit.
- SS6** Install 115 lf. 15" dia. san. sewer conduit.
- SS7** Install san. sewer manhole on existing 12" dia san. sewer conduit.
- SS8** Install 26 lf. 12" dia. san. sewer conduit.
- SS9** Install 50 lf. 12" dia. san. sewer conduit.



Proposed Utility Systems