



State of Utah

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Division of Facilities Construction and Management

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ADDENDUM NO. 3

Date: June 24, 2010
To: Short-Listed 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. 3

Pages Addendum 3 Pages Total

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.

3.1 SCHEDULE CHANGES: There are no Project Schedule changes.

3.2 GENERAL ITEMS: Questions/Answers/Clarifications

- 3.2.1 Question: The Code Analysis section of the Program calls for a Dormitory use which requires 50 sq. ft. per occupant for the residential units (Type R-2). This is consistent with the 2009 IBC table 1004.1.1. Section 1015 of the 2009 IBC requires a minimum of two exits in R-2 occupied spaces where the occupancy exceeds 20. The programmed area of the 4 bedroom apartments (APT-4) is 1,120 square feet. When one applies the 50 sq. ft. factor to the calculation, the number of occupants exceeds the allowance of 20. Currently the Program diagram shows the apartments having a single exit, whereas the Code calculation requires two distinct exits. Please provide clarification regarding the intent of the Program in showing a single exit from APT-4. Are two exits actually required?

Answer: Two exits are not required from each apartment. The apartments are not interpreted to be dormitories. The occupant load for the apartments will be based on 200 square feet gross according to the residential function of space in IBC Table 1004.1.1. It is assumed that the individual apartments will have their own bathrooms and gathering areas as well as bedrooms showing single beds. If the number of beds exceeds the 200 square feet per occupant allowance, the preceding does not apply.

- 3.2.2 Question: Our team would like to contact specific University Departments regarding design. Specifically we would like to contact Richard White, U of U Environmental Health & Safety, Fire Prevention Specialist. We would like to talk to him regarding the access for Fire and safety vehicles.

Answer: Teams may meet with DFCM, Users and Richard White, U of U Environmental Health and Safety on Tuesday, June 29, 2010 in the conference room of Housing and Residential Education in Building 822 at the University Housing Complex. The schedule will be as follows:

9:00 AM	Layton Construction
10:00 AM	Gramoll Construction
11:00 AM	Okland Construction

- 3.2.3 Question: Could we get contact information for the maintenance group who will be responsible for the building once it is built? We would like to ask some questions regarding current likes -vs. - dislikes with regards to fixtures and equipment.

Answer: The maintenance group was represented at the "Visits with DFCM-Users".

- 3.2.4 Clarification: For your information, refer to the room diagrams for the 7 person RA Apartment, on page 3-77. On the second level the RA area indicates two bedrooms. The room labels for the RA area should be "Bedroom" and "RA Living Room". On Page 3-76 the title description should be changed from "RA Suite, 2 Singles, 2 Doubles" to be "2 Singles, 2 Doubles, 1 RA".

- 3.2.5 Code Requirement: This project will be designed according to the requirements of the 2009 IBC Requirements which will be adopted for use in Utah starting July 1, 2010.

- 3.2.6 Question: What is the priority for solar panels for domestic water?

Answer: The priority is low as long as the required LEED Certification is met. A solar panel system for domestic water is desirable and would benefit the project greatly if the budget is sufficient.

- 3.2.7 Question: What is the priority of providing a desk as a single control point of the lobby and direct interior connections between the Housing Administration, Honors Housing, and Apartments?

Answer: The priority is high. The student environment will benefit from an interconnected experience among and between Honors classes, faculty, residential education staff, and students accessing their living space. The front desk serves an important function as a service entity to the residents and guests, a security function, and a

community building source. The security of the students and the facility requires a single central point of entrance for the residents. A close proximity of the desk/lobby to the administrative and honors resources is important.

3.2.8 What is the priority of a walk-through public passage way at the Trax Station?

Answer: The priority for a public pedestrian and bike passage is high. The Campus Master Plan states that the "Fort Douglas TRAX Station is a major benefit to students who work downtown or at other locations from campus." Direct connections via pedestrian and bicycle pathways should be provided to the TRAX station. It would not be acceptable for the Honors Housing project to block pedestrian and bike traffic to the TRAX station."