



State of Utah

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Division of Facilities Construction and Management

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ADDENDUM #1

Date: March 31, 2010

To: Contractors

From: Jeff Reddoor, Project Manager, DFCM

Reference: Utah Shakespearian Festival Metal Storage Building
Southern Utah University – Cedar City, Utah
Project No.09221730

Subject: **Addendum No. 1**

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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** – There are no changes to the project schedule.

1.2 **GENERAL** – Questions and Answers.

1. Is the Eave Height called out to be a 16' eave height or 16' interior clear height?
 - a. DFCM RFP scope of work calls out "16' minimum clear ceiling height."
 - b. Outline Spec. calls out "Eave Height: 16 feet."
 - c. Facility Outline Summary calls out "Minimum Eave Ht.: 16" (we are assuming this meant 16') from finished floor."
 - d. Executive summary calls for "16' minimum clear ceiling height."

A: The Eave Height shall be 16'.

2. Wall Insulation discrepancy: Two different places call out 4" and 6" insulation which is the right requirement?

- a. Facility Outline Space Summary calls out “
Walls: White factory applied finish for interior surface and 4” exposed polypropylene (white) faced glass-fiber blanket insulation
- b. Outline Specification in the Energy performance calls out U-factor of .053 which would require an R-19 or 6” Insulation requirement.

A: The 6” Insulation is required.

- 3. Which concrete specification should be used as there is a significant cost difference?
 - a. Outline specification calls for:
 - i. All concrete to be 4500 psi

A: All concrete shall be 4500 psi.

- ii. Vapor barrier specified – do we need to provide vapor barrier?

A: Vapor barrier is required.

- b. SUU concrete specification: (Note this does state the more stringent will apply)
 - i. Footing Concrete 3,000 psi
 - ii. All other concrete 4,000 psi
 - iii. No vapor barrier specified
- c. Specification and SUU specification calls for:
 - i. Fibermess concrete – This is an expensive additive do we bid this in or show as a cost deduct for value engineering?

A: Synthetic fibrous reinforcement shall be provided.

- d. Are we allowed to go to Ben at SUU to discuss (see RFP requirements for contact) or should clarifications be made now for all bidders?

A: Clarifications are to be made for all bidders.

- 4. Does the building require Gutters and Downspouts?
 - a. The outline specification item F. Accessories call for Gutter and Downspout.
 - b. In the Facility Outline / Space Summary it calls out.
Storm Drainage: The metal building roof shall drain directly to the surface without guttering and downspouts. Proper drainage away from the building foundation shall be provided for. Finish floor to be 8” minimum above exterior finish grade.

A: Yes, Provide gutters and downspouts as required for the building.

- 5. In the Facility Outline / Space Summary in the Fire Suppression part it calls for Contractor to pay Cedar city impact and connection fees. Based on the pre-bid meeting it was stated the Contractor does not pay permits, impact, connection or other fees that may be required. Executive Summary says Owner to pay all fees. Just making sure that Contractor is not required to pay any State, County or City fees for this project.

A: The Contractor will be required to pay for any utility connection fees.

- 6. Cedar City requires a Public works checklist for projects, are we going to be subject to that checklist and requirements? Just a note that the checklist requires a prairie dog clearance letter.

A: The Design/Build Team is required to submit all plans and specifications to DFCM for adherence to State Building Criteria and Code review. The project may be subject to City requirements for utilities connection approvals.

A: The prairie dog clearance letter is a Federal Mandate and will be required.

- 7. At the pre-bid meeting it was determined that the Pre-engineered building would require a Standing Seam roof system not a lap panel type roof system. Just clarification.

A: The standing seam roof system is required.

8. On code review it states that the Exterior walls for the building do not need to be fire rated. But the building is sitting on the property line for the South sidewall and the code in table 602 shows that a 1 hr firewall is required unless the building sets 10 feet off of the property line, if our interpretation is correct. The executive summary says there is no set back requirement, per Cedar City Engineering. Please clarify what the requirement will be as Cedar City will not be approving the Design we completed.

A: No setback is required by Cedar City. The Design/Build Team is required to meet any building and/or fire code that may apply to this project.

9. The facility outline calls out for a 2” conduit for communication between the existing building and the new building. Can you give us termination points and/or length required?

A: This would be determined by the Design/Build Team.

10. Is the metal building located on the south property line as shown on the MESA drawing or on the west property line as shown on the Eaton Architecture drawing?

A: The building is to be located in a location similar to the MESA Proposed Site Plan.

11. Page 9 of the DFCM Form 5c-1 070109, Paragraph 15. Design Proposal "Adequate narrative description of each system (electrical, mechanical, plumbing, structural, security, etc.) what is the time allowed for this narrative and are we going to be scheduled a set time?

A: The RFP calls for the Design/Build Team to provide “Adequate narrative description...”. This is part of the Design/Build Teams written management plan.

A: The time allocated for interviews by the short listed teams has not been determined.

