



State of Utah

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ADDENDUM NO. 1

Date: 3 June 2010

To: Architects and Engineers

From: Bill Bowen, Project Manager, DFCM

Reference: University of Utah
Data Center Building Improvements
DFCM Project No. 10028750

Subject: **Addendum No. 1**

Pages: Addendum 6 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.

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1. **SCHEDULE CHANGES** – No schedule changes
 2. **GENERAL ITEMS:**
 - 2.1. This is NOT a Design-Build project.
 - 2.2. In addition to seven (7) hard copies of the management plans, please submit one (1) electronic copy in .pdf format on a CD.

3. **QUESTIONS:**

3.1. Will the U of U Data Center project utilize the University's Blue Beam and Unifier System?

RESPONSE: This is not required by the University at this time, but is optional.

3.2. Are the documents for the structural/seismic upgrade to the Data Center facility available?

RESPONSE: If the plans can be located, they will be provided to the selected Design Team.

3.3. Is an engineering firm permitted to be the prime design firm or is this designation limited to architectural firms?

RESPONSE: The prime firm can be either an architectural or engineering firm.

3.4. Can you share some details of the \$17M project construction budget? How does it breakdown between mechanical, electrical, plumbing, fire protection, architectural and structural trades? Does it include design fees?

RESPONSE: Budget details are shown below. The \$17M construction budget **DOES NOT** include costs for networking gear, computing equipment or external connectivity costs. It is currently anticipated that this scope of work will be Owner-furnished/Owner-installed with the Design Team providing the associated design and specifications for an independent request-for-bid package to be issued by the University. The \$17M budget does not include design fees.

CSI #	DESCRIPTION	Sq Ft Cost	Total
COST SUMMARY			
02	SITWORK & DEMOLITION	\$ 8.82	\$ 243,452
03	CONCRETE	\$ 0.55	\$ 15,277
04	MASONRY	\$ -	\$ -
05	METALS	\$ -	\$ -
06	WOODS & PLASTICS	\$ 1.75	\$ 48,289
07	THERMAL & MOISTURE PROTECTION	\$ 7.12	\$ 196,493
08	DOORS & WINDOWS	\$ 2.21	\$ 60,897
09	FINISHES	\$ 25.30	\$ 697,882
10	SPECIALTIES	\$ 0.35	\$ 9,591
11	EQUIPMENT	\$ 0.06	\$ 1,641
12	FURNISHINGS	\$ 0.28	\$ 7,770
15	MECHANICAL	\$ 158.01	\$ 4,359,385
16	ELECTRICAL	\$ 336.07	\$ 9,271,948
SUBTOTAL		\$ 540.53	\$ 14,912,624
	GENERAL CONDITIONS	4%	\$ 21.62 \$ 596,505
	OVERHEAD & PROFIT	3.5%	\$ 18.92 \$ 521,942
	DESIGN CONTINGENCY	10%	\$ 54.05 \$ 1,491,262
	BOND	1%	\$ 5.41 \$ 149,126
TOTAL CONSTRUCTION COST		COST/SF \$ 640.53	\$ 17,671,460

- 3.5. If we make it to the short list, will the short-listed firms have another opportunity to visit the site prior to interviews?

RESPONSE: Possibly, but this visit would have to be coordinated directly with the University's Office of Information Technology and/or Campus Design & Construction.

- 3.6. How is the rating for DFCM experience determined for subs? Data centers are very mechanical intensive, so will MEP subs be rated in the same way as architects?

RESPONSE: Only the prime firm performance rating is evaluated. We do not maintain performance ratings for subcontractors.

- 3.7. What part of the project budget includes IT equipment?

RESPONSE: Reference answer to questions 3.4.

- 3.8. Will University of Utah IT Department handle all cabling, rack layout, specification of IT equipment? Are there any specific vendors for any equipment components that should be considered?

RESPONSE: Reference answer to question 3.4. There are no specific equipment vendors identified at this time.

- 3.9. Reference: Solicitation Page 5 identifies key design considerations will include evaluation of "use of containers / POD's". However, Solicitation Page 2 identifies that "the selected A/E Team and any related subsidiaries will NOT be able to compete for ... equipment sales". Will DCFM consider alternate Terms to the sample contracts to further delineate "equipment" subject to sales restrictions?

RESPONSE: Unknown at this time. Please reference Utah Administrative Rule 23-1-25 and 23-1-55 for additional information.

- 3.10. Reference: Solicitation Page 5 identifies key design considerations will include evaluation of "other current data center design trends not known to the U of U". Will DCFM consider alternate Terms to the sample contracts to protect bidders intellectual property and ownership rights?

RESPONSE: Unknown at this time. Please reference Utah Code Annotated, Subsection 63-2-304 and 63-2-308 for additional information.

- 3.11. Reference Solicitation, Procurement Process, Section 9 Past Performance & References:

- 3.11.1. Please confirm that projects performed directly for the University of Utah or another State agency cannot be rated or made to comply as equivalent to DFCM projects under this procurement.

RESPONSE: Any project may be submitted for reference regardless for whom it was performed.

- 3.11.2. Are DFCM projects and non-DFCM projects to be submitted for the Prime A/E only, Prime A/E and all Sub consultant's collectively, or Prime A/E and each Subconsultant individually?

RESPONSE: References are for the prime A/E only.

- 3.11.3. How are DFCM projects counted for the purpose of meeting the "at least three DFCM projects within the last five years" requirement. Prime only, collectively, individually, or total among any of the A/E team members?

RESPONSE: Prime A/E only.

- 3.11.4. There is a secondary requirement for A/E's which have not completed any DFCM projects, to submit a list of references "on ALL prior projects completed or worked on in the last three years". Please clarify what is meant by "ALL" projects, as this could be a listing of many thousands of projects.

RESPONSE: We would request that you use good judgment and provide a comprehensive list of relevant projects, e.g., data centers for colleges and universities of similar scope and scale.

- 3.11.5. If a bidder complies with Safe Harbor privacy standards, or otherwise is subject to non-disclosure agreements with its customers, and cannot release confidential information such as names, addresses, phone numbers, dates and pricing data, will Utah DFCM accommodate submissions that identify this information as "Confidential" if other means are proposed by bidder to make this information known to DFCM during the selection process?

RESPONSE: For the purpose of establishing a Past Performance Rating, we would request that you submit projects whose contact information and details are not confidential. For the Statement of Qualifications (relevant projects) if you have projects that contain confidential information please submit the GRAMA Protected Information Form. This document can be found on the DFCM website under "Standard Documents".

- 3.12. Reference: Bid Attachment D, Design Agreement; and, Bid Attachment General Conditions:

- 3.12.1. When, in the solicitation process, can bidders submit alternate terms and conditions to the bid required sample contracts?

RESPONSE: There is no mechanism within the solicitation process which allows for this. As stated in the pre-submittal meeting, the State's contract documents are considered non-negotiable.

- 3.12.2. Will the State allow for negotiation of the contract terms and conditions? If so, when will this occur in the solicitation/award process?

RESPONSE: The State does not have a process which allows for negotiation of the contract terms and conditions. As stated in the pre-submittal meeting, the State's contract documents are considered non-negotiable.

3.12.3. Will the State consider including a reasonable limitation of liability in the resulting contract?

RESPONSE: The State does not have a process which allows for negotiation of the contract terms and conditions. As stated in the pre-submittal meeting, the State's contract documents are considered non-negotiable.

3.12.4. Will the State consider limiting damages to direct damages caused by the awarded contractor?

RESPONSE: The State does not have a process which allows for negotiation of the contract terms and conditions. As stated in the pre-submittal meeting, the State's contract documents are considered non-negotiable.

3.13. The graphics for the day one and final loads as outlined on Figures 3.4.d, e, and f do not agree with table 9.1.9. Please clarify which requirements set the basis of design.

RESPONSE: It appears there was an error in the HPC final build total power requirement in figure 3.4.e in the Basis of Design document. The "Final" HPC Tier 1 power requirement in figure 3.4.e should have been shown as 1MW (1000kW) additional power required in the final build (rather than the 2MW shown) for a total of 2MW (2000kW). Table 9.1.a shows the correct final need for HPC.

In addition, the COLO (co-location services) power requirements shown in figure 3.4.f of the Basis of Design do not agree with those shown in table 9.1.a. The co-location power requirements for "Day One" in figure 3.4.f should be zero, as shown in table 9.1.a. Further, the "Final" power requirements for co-location should be a total of 1MW (1000 kW critical IT load) rather than the 1.75MW (1750 kW) as shown in table 9.1.a.

The table below presents a summary of the critical IT load power requirements as they should have been shown in figures 3.4.d, 3.4.e and 3.4.f and table 9.1.a.

Critical IT Load Areas	Day One kW (Program Build)	Final Build Additional kW	Final Build Total kW
Enterprise Core (Tier 3)	1250	750	2000
HPC (Tier 3)	150	0	150
HPC (Tier 1)	1000	1000	2000
Co-location (Tier 3)	0	1000	1000
Totals	2400	2750	5150

3.14. The BOD document identifies Uptime Institute Tier III requirements with expectations of zero downtime which is inconsistent with the Uptime Institute Tier III requirements and the BOD recommendation of page 2-7. Please clarify that fault tolerance is not required.

RESPONSE: The University does not require Uptime Institute fault tolerant ("Tier 4") infrastructure for this facility. Our requirements will range from "Tier 1" to "Tier 3". References to "Tier 0" space and power requirements should be assumed to be "Tier 1".

- 3.15. Please clarify the Uptime Institute Mechanical/Electrical Tier 0 requirements. We understand that the HPC areas will be provided with conditioned power only and does not meet any Uptime Institute Tier Classifications. We have not found any Uptime Institute publications or guidance with respect to Tier 0 facilities.

RESPONSE: Reference answer to question 3.14.

- 3.16. Please clarify / define the DC power requirements for the COLO and HPC areas (i.e. capacity, voltage, stored energy source, etc...)

RESPONSE: Reference answer to question 3.13

- 3.17. During the pre-proposal it was mentioned that the scope of work may include evaluating equipment for reuse in the new facility. Can you provide further clarification on the scope of work. What is the extent of equipment to be evaluated? Does it include existing building infrastructure equipment, IT support equipment such as racks?

RESPONSE: There are two transformers on-site and some electrical switching equipment that may be able to be reused in the new facility. One transformer is live and the remainder of the equipment is thought to be disconnected from power sources. All of this equipment will need to be evaluated and a determination made of suitability for the new data center. In addition, some undetermined quantity of network and computer equipment, possibly including racks, will be relocated to the new facility.

End of Addendum