



State of Utah

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ADDENDUM NO. 3

Date: February 14, 2013

To: Design/Build Teams – Stage II

From: Brian Bales - Project Manager

Reference: New Juab County 4th Judicial District Courthouse
Administrative Office of the Courts – Nephi, Utah
DFCM Project No. 12271150

Subject: Addendum No. 3

Addendum

3 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, if applicable. Failure to do so may subject the Bidder to Disqualification.

While we contend that SB220 should only be potentially applicable to a contract issue 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 changes to the project schedule.

3.2 GENERAL: Please see attached pages.

Building Envelope Programming Criteria

The courthouse shall be constructed with a building envelope that provides environmental separation such that the exterior environment is isolated from the interior, conditioned, space. Specifically, the building envelope inclusive of all materials and assemblies shall contain a continuous air barrier, insulating layer, vapor barrier (on the warm in winter side of the insulation) and weather barrier. Continuity in these functional performance layers will be continuous at the intersections, terminations and penetrations of all materials and assemblies. Building performance should be viewed as a holistic goal and not segregated by trade. Designs shall be detailed to show these functional performance layers and trades shall require shop drawings including air barrier shop drawings that show key interfaces. All systems shall be designed with the intended service life and anticipated maintenance schedule in mind.

Target building envelope performance goals and ones that will be tested for are as follows:

- Whole building maximum air leakage rate of 0.25 cfm/sf at 1.57 psf
- Mock-up building section (first build of a punched window opening) maximum air leakage rate of 0.09 cfm/sf at 1.57 psf for the opaque wall and 0.09 cfm/sf at 6.24 psf for fenestrations.
- No water penetration at 8 psf differential air pressure (static or dynamic)
- No major air leakage such that smoke is easily visible during smoke testing and air flow can be felt by hand 3 inches away from the specimen at 1.57 psf pressure differential. Additionally, bubble testing with leak detection liquids per ASTM E 1186 should not yield bubble at air barrier penetrations.

Insulation should be continuous with minimal gaps or break from structural supports or building elements (e.g. architectural concrete).

In general, insulated metal panels, architectural concrete, precast or GRFC shall have a back-up air/weather barrier interior of the cladding. When possible insulation shall be placed in the wall cavity instead of the stud cavity.

Roof shall be fully adhered or mechanical fastened roofs are acceptable if the roof deck assembly can serve as an air and vapor barrier. Roof membrane must be fully sealed to the air barrier around the perimeter of the building and at all penetration (e.g. hatches). Roof membrane or wall flashing shall run up and over parapet with coping or coverings a surface mounted flashings are not acceptable.

The Owner will purchase the initial round of mock-up testing including both water and air testing at a minimum of one fenestration opening including the surrounding opaque wall. Any additional testing as a result of a failed testing will be the responsibility of the design build team. Owner reserves the right to perform additional testing (at Owner's expense) even if a pass mock-up test results are achieved. Testing is intended to be performed prior to installation of final cladding (except were cladding serves as the primary air/weather barrier such as EIFS), but with representative air/weather barrier penetrations in place.

Design-build team shall have a designated building envelope contact person (may be the superintendent) and a quality program to minimize building envelope defects. The Owner will engage a building envelope commissioning agent to perform testing and inspections. The design-build team is responsible

for timely response and resolution to building envelope failed test or defective installations. Repeated defective installation may result in back charge of inspection fees.

DFCM may contract for the following services depending on the design of the building and the means and methods used by the contractor to comply with the air barrier requirements

Expected Design and Construction Phase Reviews, Tests and Inspections:

Phase	Task			
Design	50% CD review of architectural drawings and a follow-up conference call (call will also review BECX activities for project)			
	Development of envelope portion of general commissioning requirements specification section, functional performance test plan back-check review of the arch. drawings			
Pre-construction and Construction	Review of air barrier and fenestration submittals/shop drawings			
	Pre-construction BECx meeting with trades			
	Site visit to observe construction of in-situ mock-up			
	Testing of in-situ mock-up			
	Site inspections during construction			