



State of Utah

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Department of Administrative Services

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Division of Facilities Construction and Management

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Director

Addendum No. 1

Date: January 17, 2013

To: Design/Build Teams

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. 1**

Pages Total Addendum 2 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: There are no Project Schedule changes.

1.2 GENERAL ITEMS:

- 1.2.1 **Program Site Analysis 2.4.4:** By new ordinance setbacks are now modified as follows.
- a) Zero lot line on the side.
 - b) 20 foot setback on the front (North)
 - c) 15 foot setback on the rear (South)

- 1.2.2 **Program Cost Model 1.6:** Due to reduced setbacks for the side property lines and the impact to the existing utilities, a cost model is now provided and calculated as follows.
- a) Total Construction budget is \$2,645,300 and includes the following utility allowances.
 - 1) \$34,127 for fees charged by **Nephi City** for connection to (not relocating) the following items: electrical, natural gas, water, fire sprinkler connection, sewer, and storm drain.
 - 2) \$7,500 for **Nephi City Fees** associated with the relocation of an electrical primary feeder on the East side of the property between the power pole and a transformer noted as “elec line”.
 - 3) \$4,000 for **Service Provider Fees** for the relocation of the “communication alignment” shown on the survey.
 - 4) \$4,000 for **Nephi City Fees** for the relocation of the existing “gas line” shown on the West side of the property.

The contractor is responsible for all other costs including material and labor associated with relocation of any and all utilities on the property and not specifically noted above.

At the appropriate time the contractor will submit invoices from **Nephi City** to establish the actual cost of utility connections and relocations which will result in an additive or deductive change order to the contract.

The contractor is responsible for all other **Nephi City** fees associated with the design, design review and construction of the new building.

Bonds for roadway cuts, etc., are not included in the allowance.

- 1.2.3 **Other Allowances included in the Construction Budget:** See Program 4.3 Furniture, Fixtures and Equipment.
- 1.2.4 **Program Site Analysis 2.4.4:** Juab County has determined that the future expansion is required to be to the West. The side setbacks were reduced to support this request by Juab County.
- 1.2.5 **Program Interaction of Building users 3.1.4:** Future courtroom is now required to be on the West side of the new facility.
- 1.2.6 Nephi City will expect that the project comply with Nephi City's site plan review and approval process and that the process be completed before the building permit is issued, and construction commences. Development review committee input is provided to the planning commission prior to site plan review action. Landscaping requirements are finalized/approved as part of development review and landscape requirements are set forth in the commercial development standards chapter of the city's land use code.