



FACILITIES PROGRAM UPDATE
UTAH STATE DEVELOPMENTAL CENTER
ADMISSIONS AND SAFE HOUSING
895 NORTH 900 EAST, AMERICAN FORK, UTAH

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DFCM PROJECT # 14068410

FACILITIES PROGRAM UPDATE

PROGRAM
SUPPLEMENT
#1

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1.0 FACILITY REQUIREMENTS AND PROGRAM UPDATE

1.1 FACILITY REQUIREMENTS

In addition to the Program Requirements defined in the Program Document and Request for Proposal, the following requirements, guidelines and criteria should be followed for the design and construction of the facility:

1. The total not to exceed Design Build Construction budget is \$5,400,000.00 including design fees.
2. The building shall be highly energy efficient and at a minimum meet the requirements of the State of Utah High Performance Building Standard located in the Program Appendix pages 6.2 thru 6.36.
<http://dfcm.utah.gov/high-performance-building-standard.html>
3. The building should be designed to have a minimum 50-year usable life.
4. The building shall be of IBC Type I or Type II noncombustible construction.
5. The building shall be provided with an automatic fire sprinkling system which meets NFPA Code requirements.
6. The Facility will be designed and constructed in accordance with the State of Utah DFCM requirements including but not limited to the following:
Utah State Developmental Center Admissions And Safe Housing Program Appendix pages 6.2 thru 6.36.
DFCM Standard Construction Documents available at:
<http://www.dfcu.utah.gov/dfcm-forms.html>
http://dfcm.utah.gov/downloads/design_manual/design_requirements.pdf



2.0 PROGRAM CLARIFICATIONS, REVISIONS AND CORRECTIONS

2.1 PROGRAM CLARIFICATIONS, REVISIONS AND CORRECTIONS

In addition to the Program Requirements defined in the Program Document, Request for Proposal, and [DFCM's Standard Construction Documents](#), the following requirements, guidelines and criteria should be followed for the design and construction of the facility:

1. Program page 2.4: Demolition & Site Clearing

CLARIFICATION:

The Nursery which originally occupied the site prior to being demolished was a masonry structure with a "crawl space".

The Geotechnical Report prepared by GSH dated July 22, 2014 indicates "moist loose fill" to 5.5 to 7.5 feet in borings B1, B2, B7, and B9 which may have been located in the area of the Nursery. For purposes of bidding, the Contractor shall over excavate to a minimum depth of 7.5 feet under the building the area and remove all debris and unconsolidated soils remaining from the Nursery demolition. The debris and unconsolidated soils remaining from the Nursery demolition shall be replaced with imported structural fill. The unconsolidated soils remaining from the Nursery demolition **shall not be reused as structural fill under the building**. The debris from the Nursery demolition shall be properly disposed of off site.

2. Program page 2.6: Site

a. Smoking area. Is the area covered?

CLARIFICATION: The smoking area is not covered. The smoking area shall be located to comply with the minimum distance requirements from building doorways.

b. How much of the hard surface needs a roof? How high does it need to be?

CLARIFICATION: A covered hard surface area at least 12' x 12' with a minimum clear height of at least 9'-6" shall be provided. The covered area shall have a table which is Owner provided and installed.

c. Is outdoor lighting controlled by timer? Are motion sensor lights needed?

CLARIFICATION: Exterior sight lighting shall be controlled by photo cell. Motion sensor activated exterior lights shall be provided at security doors.

d. How many dumpsters are needed? What size?

CLARIFICATION: One trash dumpster approximately 6' x 6' will be used for the facility. The Contractor shall provide a minimum 10' wide x 20' long concrete pad for the dumpster service area and minimum 9' x 9' x 6' high screened enclosure for the dumpster.

e. Is there a gate in the outdoor recreation area fence for landscape maintenance access? Is an emergency exit gate required from the outdoor recreation area?



CLARIFICATION: Provide and install a secure (keyed both sides) 42" wide gate for maintenance access in the outdoor recreation area security fence. Emergency exit (failsafe) locking device to be provided if required by the Building Official.

f. Is a standard "construction fence" sufficient or is a more permanent fence required during construction?

CLARIFICATION: A standard construction fence is acceptable during Construction.

g. Should the outdoor recreation area be adjacent to resident bedrooms or only be adjacent to community spaces?

CLARIFICATION: The outdoor recreation area should be adjacent to the community areas. The outdoor recreation area should not be adjacent to the resident bedrooms.

h. Is a separation fence needed between adjacent outdoor recreation areas?

CLARIFICATION: If outdoor recreation areas are adjacent to one another they are to be separated by a masonry wall with to match the building. The wall is to have "tooled joints" and be a minimum of 9'-6" above the adjacent grade. The intent of the wall is to provide visual separation as well as a physical barrier which cannot be climbed.

3. Program pages 2.8 & 2.9: Utilities

a. If possible define "which utility lines can be capped and eliminated and which utility lines must be relocated" to the design build teams prior design and costs proposals.

CLARIFICATION: See Site Utilities page 5.6 of the Program.

b. The "Fire Flow Analysis" shall be provided by the Design Build Contractor.

CLARIFICATION: The "Fire Flow Analysis" shall be provided by the Design Build Contractor after award and prior to submittal for permitting.

c. Should the "Percolation Test" be provided to the Design Build Contractor?

CLARIFICATION: The "Percolation Test" shall be provided by the Design Build Contractor in order to allow the teams to define the area needed for storm water retention/detention.

4. Program page 3.4: Are Asphalt Shingle and PVC the only roofing systems allowed?

CLARIFICATION: Other low sloped roofing systems which comply with the DFCM Roof Design and Warranty Requirements may be used.

See: <http://www.dfcu.utah.gov/2012-11-29-22-30-23.html>

At a minimum, sloped roofing shall be architectural grade asphalt shingles which comply with the DFCM Roof Design and Warranty Requirements.

5. Program page 3.7: Finishes

a. Is Seamless Rubber an acceptable floor finish in Resident Access Areas?

CLARIFICATION: Seamless Rubber flooring is an acceptable floor finish in Resident Access areas except where other specific flooring materials such as carpet, stained concrete, or ceramic tile are called out in the Program.

b. Are any sound absorbent materials allowed in the Resident Bedrooms or Timeout Room?

CLARIFICATION: Sound absorbent wall, floor or ceiling materials are not allowed in Resident Bedrooms of the Timeout Room.



c. Can the ceilings be sloped or is flat preferred?

CLARIFICATION: Sloped ceilings are acceptable in the Resident Bedrooms and Living Areas.

6. Program page 3.9: Equipment: Residential Appliances

a. Are the appliances residential or commercial?

CLARIFICATION: The Residential Appliances shall be Owner furnished and Contractor installed. Note, this is a change from the program Scope of Work.

b. How are the cloths hung in the Resident Bedroom Closets or are only shelves provided? Is there a door on the closet?

CLARIFICATION: The Resident Bedroom "closets" are to be provided with fixed shelves without doors. Hangers are not to be used.

7. Program pages 4.10: Size of Rest Room is too small. Room shown is about 190SF. Hallway looks very narrow for the area being served. Suggest defining minimum hallway widths for each area type served.

CLARIFICATION: All rooms are to comply with ADA accessibility requirements.

NOTE: The minimum clear hallway width in all Resident Access areas is to be 8'-0".

8. Program page 4.11: : Size of Rest Room appears to be too small for ADA.

CLARIFICATION: All rooms are to comply with ADA accessibility requirements.

9. Program page 4.30: Size of Rest Room appears to be too small for ADA.

CLARIFICATION: All rooms are to comply with ADA accessibility requirements.

10. Program page 4.43: The Adjacency Diagram should be clarified.

a. Is the Public Entry into the Residential Pod through the Living Room, Staff Area, Laundry Area , etc .. ?

CLARIFICATION: The Resident Pod entry should be past the Program Lead Office into the Living Room.

b. If all of the Bedrooms have exterior windows are they grouped as indicated around the Restroom/Shower Room core?

CLARIFICATION: All of the Bedroom shall have an exterior window. The resident Restroom and Shower Room shall be located in close proximity to the Bedrooms. The access to the Restroom and Shower Room shall be controlled by the Staff.

c. Can the Resident Storage and Pod Storage be centrally located or do they need to be in each Pod?

CLARIFICATION: Each Pod shall have a Resident Storage Room which is located in close proximity to the Bedrooms. The access to the Resident Storage Room shall be controlled by the Staff.

d. Is prepared food brought in from the Central Kitchen or is all food for the residents prepared in the Kitchen located in the Resident Pod?

CLARIFICATION: All food for the residents is prepared by staff in the kitchen area of each Resident Pod.



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e. Exiting. In an emergency, if all doors unlock for emergency exiting, where do the residents go? If they exit from the bedroom area is a fenced area other than the outdoor recreation area needed? If fenced is an "Area of Refuge" required?

CLARIFICATION: All exterior door locks in the Resident Pods are to be "fail Secure". Emergency existing from the outdoor recreation area is not provided unless required by the Building Official. A non fenced "Area of Refuge" should be located on the Design Build Site Plan.

f. How many staff members are on duty in each Pod during each shift? Should all resident access areas be visible from one location? Does the staff need a secure location from which to view resident access areas?

CLARIFICATION: Typically three staff members are in each Resident Pod at all times. A central point from which all doors can be viewed is not required but may be incorporated into the design. A secure location from which the staff can view resident access areas is not required.

g. Does the staff monitor the Outdoor Recreation Area? Can a resident go into the Outdoor Recreation Area without the door being opened by the staff?

CLARIFICATION: No. The door to the Outdoor Recreation Area is controlled by the staff.

11. Program page 4.44: Resident Bedroom

a. If a window is provided in each Resident Bedroom, should the bed be located on the same wall as the window?

CLARIFICATION: The location of the bed may vary from room to room.

b. What minimum/maximum size should the window be?

CLARIFICATION: The minimum window size in the Resident Bedrooms is 24" high x 60" wide. The window is to be located a minimum of 66" above finished floor. The interior "polycarbonate" pane of glass is to be secured flush with the inside face of the interior CMU wall. A ledge at the interior window sill is to be avoided.

c. Should the designer avoid locating the Outdoor Recreation area adjacent to the Resident Bedrooms?

CLARIFICATION: The Outdoor Recreation Area should not be located adjacent to the Resident Bedrooms.

13. Program page 4.47: Living Room

a. Is the Living Room the best entry point for the Public Entry? If not where?

CLARIFICATION: The Resident Pod entry should pass by the Program Lead Office into the Living Room.

b. Should the designer avoid Resident Room doors opening off the Living Room? Can the Resident Bedrooms be off a hallway "out of sight" of the Living Room? Does this create a problem with supervision by staff?

CLARIFICATION: Yes. The doors to the Resident Bedrooms should not open directly into community spaces.



c. Is carpet an acceptable floor material in the Living Room? Should the carpet be broadloom or carpet tile?

CLARIFICATION: Stain and water resistant carpet tiles should be provided in the Living Room areas. Care is to be taken at the transition between dissimilar flooring materials. Transition strips which could be removed or tampered with by residents are prohibited.

d. The wall mounted flat-panel TV calls for rear access. Is there an area from which the access would be preferred other than the Dining Room?

CLARIFICATION: The rear access for the Living Room and Electronics Area flat-panel TVs should be located in the Pod Storage B113 or other similar area accessed only by staff.

14. Program page 4.48: Electronics Area

a. The wall mounted flat-panel TV calls for rear access. Is there an area from which the access would be preferred?

CLARIFICATION: The rear access for the Living Room and Electronics Area flat-panel TVs should be located in the Pod Storage B113 or other similar area accessed only by staff.

b. Is carpet an acceptable floor material in the Living Room? Should the carpet be broadloom or carpet tile?

CLARIFICATION: Stain and water resistant carpet tiles should be provided in the Living Room areas. Care is to be taken at the transition between dissimilar flooring materials. Transition strips which could be removed or tampered with by residents are prohibited.

15. Program page 4.49: Dining Room

a. The Adjacency Diagram indicates access from the Dining Room to the Outdoor Recreation Area. Is this desirable?

CLARIFICATION: The only door to the Outdoor Recreation Area should be from the Living Room. A window from the Dining area to the Outdoor Recreation Area is desirable.

b. Should the access to the Dining Area be directly off of the Living Room or separated by a hallway?

CLARIFICATION: The access to the Dining Room should be directly from the Living Room.

16. Program page 4.50: Kitchen

a. See questions 6.a & 10.d.

b. Is non slip ceramic/quarry needed for the floor finish?

CLARIFICATION: Heat welded vulcanized rolled sheet rubber flooring is to be provided in the Kitchen area.

c. At what point are three compartment sinks, smooth epoxy painted walls and floor sink type drains required?

CLARIFICATION: At a minimum, a two compartment sink and a hand sink are to be provided. A floor sink is to be provided at the two compartment sink. Floor drains as allowed by Code are to be provided in the Kitchen areas.

d. Will a grease trap be required?

CLARIFICATION: A grease trap shall be provided.



16. Program page 4.54: Program Lead

a. Are the security cameras for each Pod monitored in any other locations? If so, where?

CLARIFICATION: At a minimum the security cameras are to be monitored in the Program Lead Office B111.

b. Is the office staffed 24 hours a day?

CLARIFICATION: The Program Lead Office B111 is a shared office and is staffed 24 hours a day.

17. Program pages 5.4: Structure

a. Is non combustibile construction required?

CLARIFICATION: Non Combustible IBC Type I or Type II construction is required for this facility.

18. Program pages 5.6: Mechanical

a. The "Engineered Water Supply Analysis" shall be performed and provided by the Design Build Teams.

CLARIFICATION: The "Engineered Water Supply Analysis" shall be provided by the Design Build Contractor after award and prior to submittal for permitting.

b. Which tunnel should the Steam and Condensate lines be connected to and a new tunnel be extended from?

CLARIFICATION: The location of the connection to the Steam and Condensate tunnels should be based on the final design and layout of the facility. The most likely connection points would be located in Tunnel "A".

c. Are the existing tunnels designed to allow for vehicle traffic passing over them?

CLARIFICATION: The existing Steam and Condensate tunnels are not designed for vehicle traffic. Construction traffic should not cross over existing Steam and Condensate tunnels. New Steam and Condensate tunnels should be designed and constructed to accept vehicular and construction traffic.

19. Program pages 5.8: Mechanical

a. "Access to service shall not be allowed from below the ceiling. If units are located above the ceiling, access will be required from a walkway or serviceable catwalk."

Does this apply to all areas accessible to residents without supervision or just to Resident Bedrooms? Is it preferred that all access in the Resident Pods for servicing equipment be above the ceiling?

CLARIFICATION: Yes. All equipment in the Resident Pods is to be serviced from above the ceiling

b. Area alternate Mechanical Systems desired, or is the Heat Pump System preferred?

CLARIFICATION: Alternate Mechanical Systems which comply with DFCM State of Utah High Performance Building Standard located in the Program Appendix pages 6.2 thru 6.36. may be considered. Any proposed Alternate Mechanical Systems should be identified as an added or deductive alternate as part of the Design Build Proposal. A detailed description/specification of any proposed Alternate Mechanical Systems should be provided as part of the Design Build Proposal.



20. Program pages 5.10: Mechanical

a. Is "Vitreous China" the preferred material for plumbing fixtures in the Resident Pods?

CLARIFICATION: "Vitreous China" plumbing fixtures are not allowed in any resident access areas of the Facility. All toilets, toilet controls, shower heads, shower controls, lavatories and lavatory controls accessed by residents shall be stainless steel "ligature resistant security" fixtures.

21. Program pages 5.12: Electrical

a. The electrical portion of the program indicates that the MV connection should be made at the above ground vault building centrally located on Campus. Can you please provide a scaled drawing indicating where this building is located, what type and condition of MV equipment is available, and how the connection is to be made?

CLARIFICATION: Please refer to the program appendix which contains distribution drawings and vault locations. Type and condition will need to be field verified. It is the Design Build Teams responsibility to visit the site and familiarize themselves with the existing conditions prior to submitting the Design Proposal.

21. Program pages 5.13: Electrical

a. Emergency Generator. How long should the emergency generator be required to power the building.

CLARIFICATION: The emergency generator should be sized to meet the building needs for 24 hours without the need for refueling.

b. Should outlets in the Resident Bedrooms be avoided or provided?

CLARIFICATION: Two "ligature resistant security" ground fault tamperproof outlets shall be provided in each Resident Bedroom. The location of the outlets is to be as directed by USDC. "Ligature resistant security" ground fault tamperproof outlets shall be provided in all resident access areas.

22. Program pages 5.15: CCTV & Security

a. Where is the main control area for the CCTV to be located. Is the CCTV for the Residential Pods monitored in multiple locations? What capacity should the DVR or NVR have?

CLARIFICATION: A 16 channel DVR shall be provided for each Resident Pod. The DVR is to be located in the Program Lead Office. 3 exterior and 13 interior security cameras shall be provided and installed by the Design Build Contractor in each Resident Pod as part of this Contract. The CCTV System should be designed so that the cameras could be monitored from the Unit Director's Office Room A202.

b. Where are security distress/alerts from the Resident Pods monitored? Are they monitored in a central campus location? How is the information transmitted?

CLARIFICATION: The security alarms and cameras are not monitored in a central campus location

c. Can all doors be locked down or unlocked from a central location or locations? What are the locations?

CLARIFICATION: The doors are not locked or unlocked from a central location.



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23. The electrical portion of the program gives two possible fiber duct banks where telecommunication services can be obtained. What duct bank infrastructure currently exists and are spare conduits and inner ducts available for use? What is the infrastructure requirement in terms of number and size of conduits and duct bank construction back to the new facility?

CLARIFICATION: Please refer to the program appendix which contains distribution drawings locations. Type and condition will need to be field verified. **It is the Design Build Teams responsibility to visit the site and familiarize themselves with the existing conditions prior to submitting the Design Proposal.**

24. In regards to the fire alarm, access control, CCTV, and duress/assist systems, what are the specific requirements for these systems in terms of manufacturer, performance, and specific types of equipment?

CLARIFICATION: Additional information will be provided to the Design Build Teams during the site visit.



3.0 BUILDING REQUIREMENTS

3.2 BUILDING DESIGN CRITERIA MINIMUM STANDARDS

In addition to the Program Requirements defined in the Program Document, Request for Proposal, and [DFCM's Standard Construction Documents](#), the following requirements, guidelines and criteria should be followed for the design and construction of the facility:

3.2.1 ARCHITECTURAL

MASONRY & STONEMWORK

- Masonry if used as part of the interior or exterior finishes of the building is to be a minimum of 3" thick. Thin set "faux" brick is not acceptable.
- Exterior CMU if used is to be tinted and either honed or split faced. It is to be sealed with a Penetrating Block Sealer.
- All interior CMU is to receive a "Block Filler" to smooth the surface. The joints are to be "struck" or "tooled". The corners are to be bullnosed. All interior CMU in areas accessed by residents are to be primed and painted with a minimum of two coats of epoxy paint.
- Stonework, if used as part of the interior or exterior finishes of the building, is to be natural stone. Cultured stone is not acceptable.

INTERIOR ARCHITECTURAL WOODWORK

Interior architectural woodwork shall be AWI premium grade and shall include, but not be limited to the following:

- Built-in counters with drawers and shelves.
- Built-in base cabinets with drawers and/or shelves.
- Built-in sink cabinets with drawers and shelves.
- Built-in upper wall cabinets with shelves.
- Built-in open shelving, fixed and adjustable.
- Built-in storage cabinets with doors.

All cabinets including drawers and shelves, shall be laminate clad (plastic-covered) using high pressure decorative laminate, complying with AWI Section 400 and its Division 400B "Laminate Clad Cabinets". Concealed hardware shall comply with the requirements of ANSI/BHMA A156.9.



Counter Tops:

- All Counter tops in the Kitchen Area are to be stainless steel.
- All Counter tops in the general service areas are to be high pressure decorative laminate.

SHEET WATERPROOFING

- If building spaces are located below the adjacent exterior grade, provide and install a foundation drain system and associated filter fabric and self adhered rubberized waterproofing membrane.

INSULATION

- Foundation wall insulation (supporting backfill). Extruded Polystyrene Board Insulation comply with ASTM C 578 for Type indicated; with 5-year aged r-values of 5.4 and 5 at 40 and 75 deg. F (4.4 and 23.9 deg. C), respectively.
- Board-type building insulation, concealed - Polyisocyanurate Foam Board Insulation: Rigid boards of minimum 2.0 lb./cu. ft. density polyisocyanurate based foam core, permanently bonded to roofing felt facer sheets. Provide in thickness required to achieve a minimum aged "R value" of 30.
- Blanket-type building insulation. Faced Mineral Fiber Blanket/Batt Insulation: to comply with ASTM C 665 for Type III, Class A (blankets with reflective vapor-retarder membrane facing with flame spread of 25 or less); foil-membrane on one face w/ fibers manufactured from glass. Thickness as required to achieve a minimum "R value" of 19.
- Sound blanket-type building insulation. Sound blanket type insulation shall be constructed of inorganic glass fibers.

ROOFING

Roofing materials, thicknesses, practices and warranties shall comply with State of Utah DFCM Standard Documents, Design Management Reference Documents, 3. DFCM Design Manual-Current Version, 3.0 DFCM Requirements, Subsection 3.3 Architectural, Paragraph C. New Roofing Requirements. Install walking surfaces to all rooftop equipment and roof drains.

ROOF ACCESS

Provide Roof Access via a minimum of a steel ships ladder and 30" x 54" Roof Hatch to each roof area.

DOORS

- **EXTERIOR SERVICE AREA DOORS**
 - a. Insulated, painted hollow metal doors and painted hollow metal frames:
 - (1) Hollow metal frames shall be galvanized and fabricated from 14-gauge steel and conform to Commercial Standard CS242-62 or PS4-65.
 - (2) Hollow metal doors shall be fabricated with face sheets of 16-gauge material, spot welded to 20-gauge reinforcing channels (18-gauge at edges).



- DOOR SWINGS IN RESIDENT ACCESS AREAS
See Attachment #1

- INTERIOR SERVICE AREA DOORS
 - a. Insulated, painted hollow metal doors and painted hollow metal frames:
 - (1) Hollow metal frames shall be fabricated from 14-gauge steel and conform to Commercial Standard CS242-62 or PS4-65.
 - (2) Hollow metal doors shall be fabricated with face sheets of 16-gauge material, spot welded to 20-gauge reinforcing channels (18-gauge at edges).

- INTERIOR RESIDENT ACCESS AREA DOORS
NOTE: All doors in the Resident Pods including entry and exit doors to the Pods are to be as noted below.
 - a. **Insulated,** painted hollow metal doors and painted hollow metal frames:
 - (1) Hollow metal frames shall be fabricated from 14-gauge steel and conform to Commercial Standard CS242-62 or PS4-65.
 - (2) Hollow metal doors shall be fabricated with face sheets of 16-gauge material, spot welded to 20-gauge reinforcing channels (18-gauge at edges).
 - (3) Doors are to have heavy duty stainless steel continuous hinges.

- INTERIOR STOREFRONT DOORS
 - a. Aluminum storefront door and integral window systems shall have thermal break construction with tempered, insulating glazing (1" thick insulating glass in windows) and automatic electric door operators in designated locations. Frames shall be 2" x 4 1/2" nominal dimension with a minimum wall thickness of 0.080 inches.

- INSULATED STEEL OVERHEAD DOORS
 - a. Overhead, insulated, motorized sectional door with the following:
 - (1) Construct door sections from galvanized, structural quality carbon steel sheets complying with ASTM A446, Grade A or ASTM A526.
 - (2) Steel sheet thickness 16-gauge, exterior section face ribbed.
 - (3) Heavy duty steel hinges, rust-resistant hardware, heavy duty rollers and locking device.
 - (4) Electric door operator of size and capacity as recommended by door manufacturer and with remote control station,



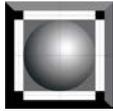
electrically actuated automatic bottom bar, auto-reversing safety function and sensors.

(5) Two (2) 5" x 24" laminated glass sections per door.

- INTERIOR SOLID CORE WOOD DOORS
- NOTE: All interior doors in non Resident access areas are to be as noted below.
 - a. Wood doors shall be 1 3/4" thick solid core wood with minimum finish of rift cut oak veneer. Doors shall comply with NWWDA 1.S.1 and AWI "Architectural Woodwork Quality Standards".

WINDOWS AND WINDOW TREATMENTS

- WINDOWS
 - NOTE: All exterior window systems in **non** Resident access areas are to be as noted below.
 - a. Fixed aluminum window systems shall have thermal break construction with 1" insulating "Low E" glazing and comply with the requirements of AAMA Grade and Performance Class HC40. Frames shall be 2" x 4 1/2" nominal dimension with a minimum wall thickness of 0.080 inches.
 - NOTE: All exterior window systems in Resident access areas are to be as noted below.
 - b. Fixed aluminum window systems shall have thermal break construction with 1" insulating "Low E" glazing and comply with the requirements of AAMA Grade and Performance Class HC40. Frames shall be minimum 2" x 4 1/2" nominal dimension with a minimum wall thickness of 0.080 inches. An additional sheet of minimum 1/4" polycarbonate shall be added to the interior face of the frame. An additional sheet of minimum 1/4" polycarbonate shall be added to the exterior face of the frames facing into the outdoor recreation area. Internal mini blinds with ligature resistant controls shall be installed in all exterior Resident access area window systems.
 - NOTE: All interior window systems in Resident access areas are to be as noted below.
 - c. Painted hollow metal window systems shall have a pane of minimum 1/4" polycarbonate sheet on each side of the frame with internal mini blinds with ligature resistant controls. Frames shall be minimum 2" x 5 1/2" nominal dimension with a minimum wall thickness of 14 gauge.
 - NOTE: All exterior window blinds in **non** Resident access areas are to be as noted below.
- BLINDS – 2" wide x .008" thick heat-treated and spring tempered aluminum alloy 6011 with eased corners H2 horizontal blinds as manufactured by Hunter Douglas or prior approved equal.



HARDWARE

- ELECTRONIC KEY CARD READERS
 - a. Provide and install Electronic Key Card Readers at the following doors:
 1. All facility exterior access doors.
 2. The interior door to the Receiving Area
 3. The interior Entry door to and from the Resident Pod.
 4. The interior door to the Medications Room B115.
 5. The interior door from the public hallway to the Kitchen B107.
 6. The interior door to and from the Living Room B104 to the Outdoor Recreation Area
- Doors with electronic card readers shall be connected to the Building Security System.
- KEYED DOORS
 - a. **All doors in the facility will be locked.** Doors which are not secured with an Electronic Key Card Readers will be locked/unlocked with a key. All locksets will be coordinated with the Campus Master Key System and will be based on a Best 7-pin interchangeable core.

FINISH HARDWARE

- Aluminum storefront doors and partition doors shall have hardware provided by the manufacturer. Minimum of three heavy-duty hinges per door, NRP hinges at outswinging doors.
- Hollow metal and wood doors shall have, as a minimum, the following hardware:
 - a. In **non Resident Access Areas** Hinges (three (3) per door) shall be 4.5 x 4.5 metal hinges. Provide non-removable pins and security studs on all hinges on all exterior and outswinging doors.
 - b. Locks and operators in **Resident Access Areas** shall have ADA compliant ligature resistant handles and high security cylinders which comply with performance requirements for Grade 1 cylinders as listed in ANSI A156.5. Locks shall have minimum 1/2" throw on cylinders and deadbolts. Locks shall be heavy duty.
 - c. Closers in **non Resident Access Areas** shall be Sargent "1430" series or equal.
 - d. Silencers in **non Resident Access Areas** shall be Rockwood 608 or equal.
 - e. Door stops in **non Resident Access Areas** shall be Rockwood 409 or equal.
 - f. Stainless steel kickplates in **non Resident Access Areas** shall be Rockwood, Quality or equal.



- g. Exit devices in **non** Resident Access Areas shall be Von Duprin or equal.
- h. Weather-stripping in **non** Resident Access Areas shall be Pemko 303AV or equal.

All hardware shall meet current ADA standards.

WALL FINISHES AND TREATMENTS

- Gypsum board with Level 4 in all public and in **non** Resident Access Areas and Level 3 finish in non public areas such as storage and mechanical rooms over minimum 20 gauge metal studs or heavy gauge steel framing members, painted minimum one (1) coat primer, one (1) coat undercoat and one (1) coat interior latex eggshell.
- Porcelain or ceramic tile complying with ANSI A137.1 “American National Standard Specifications for Ceramic Tile”, with minimum nominal dimensions of 1/4” x 12” x 12”.
- Kitchen wall finish shall be per Health Department Requirements. **NOTE: FRP shall not be used as a wall surface material.**

CEILINGS

- **In Resident Access Areas** Gypsum board over minimum 20 gauge metal studs, suspended ceiling system or heavy gauge steel framing members, painted minimum one (1) coat primer, one (1) coat undercoat and one (1) coat interior latex eggshell finish coat.
- **In Resident Access Areas** Gypsum board over heavy gauge steel framing members, painted minimum one (1) coat primer, one (1) coat undercoat and one (1) coat epoxy enamel finish coat.
- **In non Resident Access Areas** Acoustic ceiling tile (ACT) materials and practices shall comply with State of Utah DFCM Standard Documents, Design Management Reference Documents,
3. DFCM Design Manual-Current Version, 3.0 DFCM Requirements, Subsection 3.3 Architectural, Paragraph A. Suspended Ceiling Systems. Systems shall be as follows:
 - a. **In non Resident Access Areas** Suspension system shall be 15/16” exposed white-faced, T-grid system.
 - b. **In non Resident Access Areas** Acoustic tile panels shall be 24” x 24” or 24” x 48” panels, 3/4” thick, with factory-applied vinyl latex paint, flush or tegular, perforated, scored or fissured.



- **In non Resident Access Areas** Painted exposed structure, minimum one (1) coat primer, one (1) coat egg shell off white undercoat and one (1) coat off white interior latex eggshell finish coat. Service/Mechanical areas only.

FLOORING MATERIALS AND FLOOR TREATMENTS

- **Resident Pod Kitchen B107 Areas**
Commercial vulcanized Heat Welded Rubber Flooring with Integral 8" Coved Base
 1. 3mm thick
 2. Minimum roll width 6'2"
 3. GreenGuard Gold Certified.
 4. The Manufacture must train and certify the installer, so the material and product are warranted by the manufacture.
 5. Rubber flooring to have a UV cured factory applied surface treatment, to aid in maintenance.
 6. Manufacture to have completed 3 similar type installations within 50 miles of job site.
- **Resident Pod Living Room & Electronics Area** Carpet tile ~~with carpet base~~, meeting the following criteria:
 1. Carpet tile to be selected from the State of Utah Carpet Contract.
 2. Carpet fiber and carpet tile backing shall be "cradle to cradle" material that are 100% recyclable, and must have been in current manufacturer's running line for 10 years.
 3. Type 6 solution dyed nylon that is 100% recyclable, with a superior built in colorfastness.
 4. Non-PVC backed carpet tile that is 100% recyclable.
 5. Non-Polyurethane backed carpet tile that is 100% recyclable.
 6. Carpet tile backing to be a thermoplastic polyolefin carpet tile backing and must have multiple installation in like applications in Utah that have been installed for 10 years (no PVC). The dense backing is superior for traffic with rolling wheels.
 7. Carpet tile manufacture must have an in-house recycling program that will recycle the carpet tile back into carpet tile at no expense to the owner at the end of its life cycle (the fiber is recycled into fiber and the backing is recycled in carpet tile backing).
- **In non Resident Access Areas** Carpet tile with carpet base, meeting the following criteria:
 1. Carpet tile to be selected from the State of Utah Carpet Contract.
 2. Carpet fiber and carpet tile backing shall be "cradle to cradle" material that are 100% recyclable, and must have been in current manufacturer's running line for 10 years.



3. Type 6 solution dyed nylon that is 100% recyclable, with a superior built in colorfastness.
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 6. Carpet tile backing to be a thermoplastic polyolefin carpet tile backing and must have multiple installation in like applications in Utah that have been installed for 10 years (no PVC). The dense backing is superior for traffic with rolling wheels.
 7. Carpet tile manufacture must have an in-house recycling program that will recycle the carpet tile back into carpet tile at no expense to the owner at the end of its life cycle (the fiber is recycled into fiber and the backing is recycled in carpet tile backing).
- 1) Walk-off entry tile – provide a walk-off entry system made of carpet tiles that will meet LEED standards and offers a “Cradle-to-Cradle” solution, and offer non-PVC backed carpet tiles.
 - 2) **In non Resident Restrooms and Shower Rooms** Slip-resistant porcelain or ceramic tile complying with ANSI A137.1 “American National Standard Specifications for Ceramic Tile”, with a nominal dimensions of 1/4" x 12" x 12", with base and walls of similar material.
 - 3) **In Resident Restrooms and Shower Rooms** Slip-resistant Sealed concrete with epoxy paint.
 - 4) **In Resident & non Resident Access Areas** Moisture retarders: slabs on or below grade to receive floor coverings shall have a moisture retarder installed below the slab.
 - 5) **In non Resident Access Areas** Sealed concrete with 4" high rubber base with minimum thickness of 0.125" and inside and outside corners with 4" returns.
 - 6) **In Resident Access Areas** Sealed concrete with epoxy paint.

The General Contractor is responsible to test and notify the flooring contractor in writing when the rate of vapor emissions, from the concrete slab that is measured with ASTM F-1869 and ASTM F2170 testing methods, is at an acceptable level of vapor emission as outlined in the floor covering specifications.

- The floor finish in the primary corridors and circulation areas is to be stained and sealed concrete or carpet tiles.

SPECIALTIES

METAL LOCKERS – double-tier lockers, 12" wide x 12" deep x 72", with sloped top and “Z” type metal base. Lockers shall be constructed of commercial grade sheet steel as follows:



- a. Body and shelf, minimum 24-gauge.
- b. Door frames, minimum 16-gauge.
- c. Tops and trim, minimum 18-gauge.

TOILET ACCESSORIES

In non Resident Access Areas

- Mirror with minimum 18-gauge, 1/2" x 1/2" x 1/2" stainless steel channel frame and stainless steel shelf, minimum 24" wide by 36" tall, American Specialties 0620 or equal.
- Toilet Partitions to be floor mounted overhead braced leather grain stainless steel.
- Grab bars, 1 1/2" diameter, American Specialties 3100 Series or equal.
- Surface mounted soap dispenser, American Specialties 0342 or equal.
- Surface-Mounted Multi-Roll Tissue Dispenser, American Specialties 0030 or equal.

In Resident Access Areas

- The grab bars, soap dispensers, and tissue dispensers are to be heavy duty stainless steel ligature resistant fixtures.
- Mirrors in Resident Access Areas are to be flush mounted polished stainless steel or polycarbonate.

CORNER GUARDS

In non Resident Access Areas

- Provide and install heavy-duty pre manufactured retainer mounted high impact rigid vinyl Corner Guards at **all** exposed gypsum board outside corners. The corner guards shall be colored 36" high w/aluminum retainer and minimum 3" wings. Typical

EXTERIOR SIGNAGE

- Provide and install all required traffic signs including but not limited to:
 1. Accessible Parking Signs
 2. Stop Signs
 3. Speed Signs
 4. Seatbelt Signs
 5. Wayfinding Directional Signs

INTERIOR SIGNAGE

- Provide and install a complete interior signage package including but not limited to:
 1. Wayfinding Directional Signs
 2. Building Directory
 3. Floor Directory
 4. ADA Compliant Signage
 5. Room Numbers
 6. Room Functions
 7. Department Identification
 8. Office Identification Function & Occupant's Name



9. Restroom Signage
10. NFPA Regulatory Signage
11. Maximum Occupancy Signage
12. Evacuation Maps

EQUIPMENT

LOADING DOCK EQUIPMENT

- If the grade at the Receiving area permits, provide an 84" Hydraulic Edge of Dock Leveler as manufactured by Pentalift Equipment Corporation or prior approved equal.

FIRE EXTINGUISHER CABINETS

- Provide and install fully recessed stainless steel Fire Extinguisher Cabinets with solid door & Larson-Loc as manufactured by Larsen's Manufacturing Company or prior approved equal. **Note: Fire Extinguisher Cabinets are not to be located in Resident access areas.**

SPECIAL CONSTRUCTION

SECURITY SYSTEM

- Provide and install a complete Security System with forced entry monitors at all public entries.

SECURITY CCTV SYSTEM

- Provide and install a complete CCTV System in each Resident Pod and a general facility CCTV System. Central Control in each Resident Pod shall be in the Program Lead Office. Central Control in general facility CCTV System shall be in the Unit Director's Office. The Resident Pod systems shall be designed to be monitored in the each of the Program Lead Offices as well as the Unit Director's Office. The general facility system is to be monitored in the Unit Director's Office and the Building Coordinator's Office. Each of the Systems shall include at a minimum a 16 channel HD DVR with 14 1080p HD cameras located as directed by USDC, splitters, wiring, programming, 32 inch HD LED Monitor and accessories as needed for a complete system. Systems shall be as approved on State Contract or prior approved equal.

AUTOMATIC FIRE SPRINKLER SYSTEMS

- Provide and install a complete Automatic Fire Sprinkler System as required by NFPA 13 2013 Edition and the Utah State Fire Code including Design, Testing, and Fire Alarms.
- All piping above ground shall be Schedule 40 domestic steel pipe and fittings.
- Coordinate interface with Culinary Kitchen Hoods.



FACILITIES PROGRAM UPDATE
UTAH STATE DEVELOPMENTAL CENTER
ADMISSIONS AND SAFE HOUSING
895 NORTH 900 EAST, AMERICAN FORK, UTAH

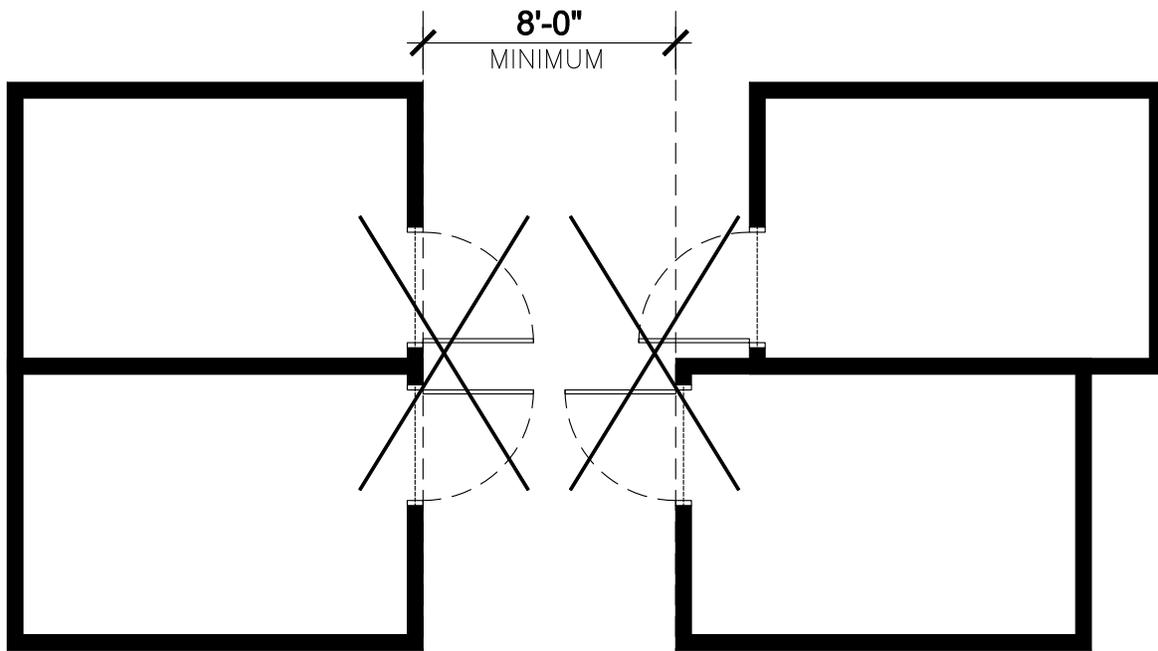
- Work under this Contract provided by others:
 1. Fire Hydrants - by Plumbing Contractor.
 2. Concrete Work - by General Contractor.
 3. Access Doors - by General Contractor.
 4. Painting of sprinkler piping - By Mechanical and/or Painting Contractor.
 5. Color coding or pipe identification - By Mechanical Contractor.
 6. Wiring of flow switches and gate valve supervisory switches - By Electrical Contractor

3.2.2 MECHANICAL

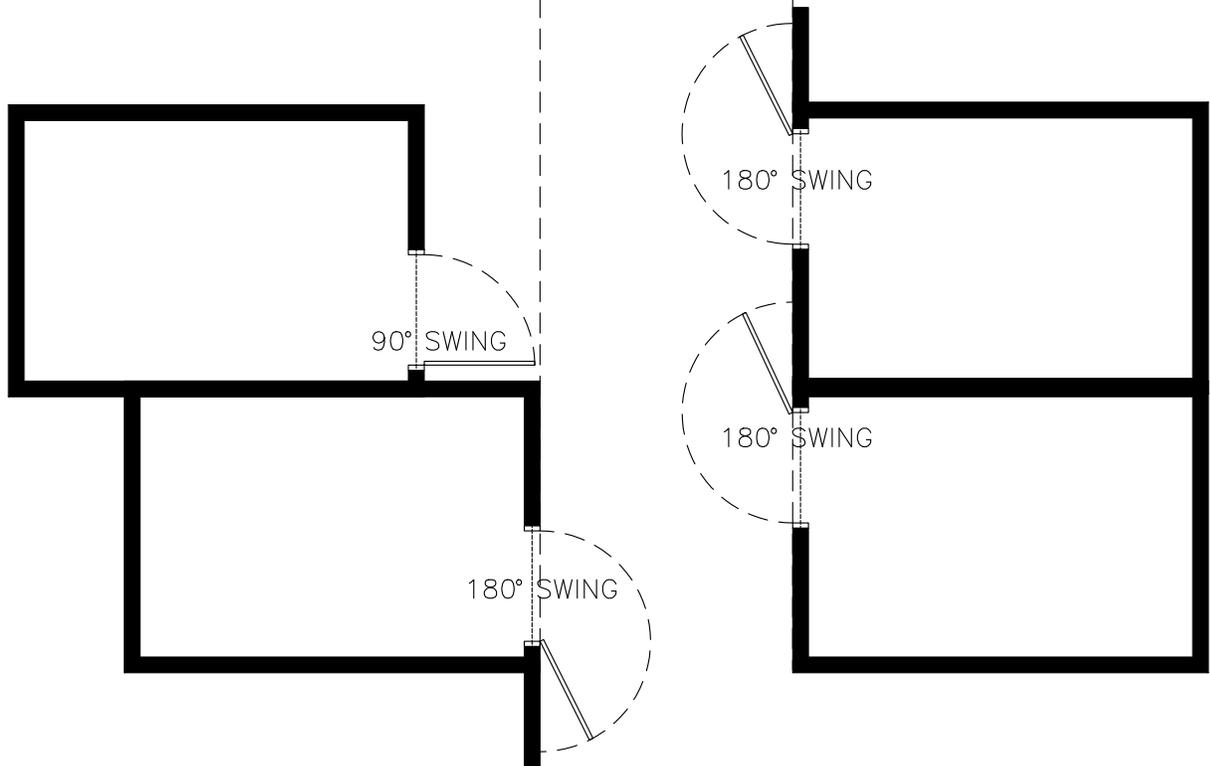
Per the Requirements defined in the Program Document, Request for Proposal, and [DFCM's Standard Construction Documents](#)

3.2.3 ELECTRICAL

Per the Requirements defined in the Program Document, Request for Proposal, and [DFCM's Standard Construction Documents](#)



NOT ACCEPTABLE DOOR SWINGS
NOTE: BEDROOM DOORS SHOULD NOT BE DIRECTLY ACROSS FROM EACH OTHER



ACCEPTABLE DOOR SWINGS

NOTE: BEDROOM DOORS SHOULD NOT BE DIRECTLY ACROSS FROM EACH OTHER

ATTACHMENT #1 RESIDENT ACCESS AREA DOOR SWINGS

