



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
#2

NOVEMBER 18, 2014

Prepared by:

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2.0 PROGRAM CLARIFICATIONS, REVISIONS AND CORRECTIONS

GENERAL QUESTIONS & CLARIFICATIONS:

1. If applicable who is responsible for Permit and or Impact Fees?

CLARIFICATION: The Owner will pay for any Permit or Impact Fees if there are any. The Contractor is responsible for preparing and submitting the information for any Permits or Impact Fees.

SITE QUESTIONS & CLARIFICATIONS:

1. There are some conflicts between the utility locations shown on the separate existing files they you had previously sent to our team. We have attached a PDF outlines the discrepancies between the Alta survey and the utility study. Will you please help us understand whether the Alta survey or the utility study is correct at the redlined locations on the attached PDF?

CLARIFICATION: See Attachment #1

a. the 12" sewer man hole is located by the existing stop sign on 980 North.

b. The 4" existing water main will need to be relocated and possibly upgraded to be used for fire sprinkler and domestic use.

c. The sewer line that is shown as abandoned, is the old sewer line for the building that was torn down, it is probably disconnected right after the sidewalk.

2. Please provide the points file for the existing topo file from the ALTA survey.

CLARIFICATION: A drawing file has been downloaded an is available to all teams.

3. How tall is the "candy cane fence"?

CLARIFICATION: The non climbable candy cane fence shall be 16' high at the top. Care should be taken at the intersection of the fence and roof areas to avoid creating a potential path from the ground to the roof.

4. Is the masonry fence between outdoor recreation area to be "non climbable"?

CLARIFICATION: Yes. If outdoor recreation areas are adjacent, the masonry wall between the areas should be designed to be "non climbable". This will require that the top of the fence be increased from 9'-6" to 12'-0". Note as above, care should be taken at the intersection of the fence and roof areas to avoid creating a potential path from the ground to the roof.

5. Will a Percolation Test be provided?

CLARIFICATION: Yes. A Percolation Test has been ordered and will be provided as soon as it is completed.



6. During the meeting with the USDC user groups it was identified that the High Performance Building Standard for water usage on landscaping would limit the use of lawns for this project. However, the staff from the USDC indicated that some of the zeroscape options for landscaping may not be acceptable for the residents of the overall campus. May we get a variance on the HPBS for this?

CLARIFICATION: John Burningham will attend the next meeting and will clarify the requirements.

7. Are there "T" provided in the steam lines for future connections?

CLARIFICATION: Vaults 1 & 2 have "T" connections with valves for future connections. The steam lines are 6". The condensate lines are 3".

8. What are the parking requirements?

CLARIFICATION: The parking requirements are as noted in the Program.

8. Can fill excavated from the site be deposited on the northern area of the USDC Campus ?

CLARIFICATION: Clean soils excavated from the building area may be deposited in an area defined by the Owner in the northern area of the Campus. Soils containing ANY debris shall be properly disposed of off Campus.

9. Will a Geotechnical Engineer be available if needed to identify the limits of the unsuitable soils from the demolition of the Nursery Building?

CLARIFICATION: During the mass excavation for the building structure, if the Contractor has reached the limits of the unsuitable soils from the demolition of the Nursery Building? The Owner will pay to have the Geotechnical Engineer confirm that additional excavation is not needed to remove the unsuitable soils. If additional trips are required to review the same area, the Contractor will be responsible for the cost of the Geotechnical Engineer.

ARCHITECTURAL QUESTIONS:

1. One of the teams asked for clarification on the control of the new entrance door into each pod. Whether it was electronically controlled, card access, etc?

CLARIFICATION: The new entry door should be electronically controlled with a key card access system.

2. One of the teams asked for clarification on new location of the new entrance door.

CLARIFICATION: The new entry door should have access from the exterior of the building on an ADA accessible sidewalk. It should enter into the "community area hallway" of the Housing Pod. If possible it should be visible from the Program Lead Office. The new entry door should not enter directly into the bedroom area of the Housing Pod.

3. There is a discrepancy in the Program size of the Bedrooms. Page 4.7 calls for 102 SF and page 4.44 calls for 110 F. Which is correct?

CLARIFICATION: The bedrooms shall be 110 Net Square Feet.



STRUCTURAL QUESTIONS:

1. Is protected wood construction acceptable?

CLARIFICATION: No. The building structure is to be constructed of non combustible materials such as concrete, masonry and steel.

MECHANICAL QUESTIONS:

1. Are Heat Pumps required as noted on page 5.8 of the Program.

CLARIFICATION: No. Other System meeting the requirements of the Program and Program Supplement may be used. Systems which do not use the campus steam system should be identified as an Alternate to the base Proposal.

ELECTRICAL QUESTIONS:

1. In the program it suggests that the “power” branch circuiting be isolated from the lighting and mechanical loads for ease of “metering”. Is it implied that the “power “branch circuiting is to be metered separately and independent of the rest of the system?

CLARIFICATION: John Burningham will attend the next meeting and will clarify the requirement.

2. Is there sufficient electrical capacity for the new building?

CLARIFICATION: The Design Build Team are to assume that there is sufficient capacity available for the new building. The Owner will be responsible to upgrade the capacity if required.

3. Is the Emergency Power Service required to power minimal HVAC Systems as noted in the Program page 5.13?

CLARIFICATION: The Emergency Power Service is required to power the normal HVAC System. Note: This is an increased from requirements of the original Program.

4. Are the outlets in the Bedrooms required to be on their own circuit?

CLARIFICATION: Yes. The electrical outlets in each bedroom shall be on separate circuit breakers accessed only in secured Staff areas.

5. Do all of the Bedrooms have outlets?

CLARIFICATION: No. Two of the Bedrooms and the Time Out Room in each pod shall not have electrical outlets.



SECURITY CCTV SYSTEM

Revise the Programmed CCTV System as follows:

Provide and install an IP camera system that will cover each Resident Pod and general facility areas, including all wiring, connectors, programming, fiber connections, and accessories as needed for a complete system. Cameras must cover hallways, living areas, dining areas, kitchens, common areas, time out rooms, and outdoor recreation areas. A network cable separate from the DTS network cable must be provided and installed, running from the network switch room to the Unit Director's office. A fiber pair dedicated for the sole use of locks and cameras (the lock and camera network is separate from the DTS network) must be run to the building from the Auditorium Building. Provide and install three Planet WGSW-24040HP4 network switches, including GBIC converters and fiber jumpers to connect the switches. Each Resident Pod shall receive a minimum of 14 cameras. All indoor cameras shall be either Axis M3007-P or Axis P3367-V cameras. All outdoor cameras shall be Axis P3367-VE cameras. All cameras must include Axis Camera Station licenses. Indoor rooms 300 sqft or less may be served by one M3007-P 360 degree camera provided there are no obstructions that block the camera view. Larger rooms or areas should be served with P3367-V cameras.

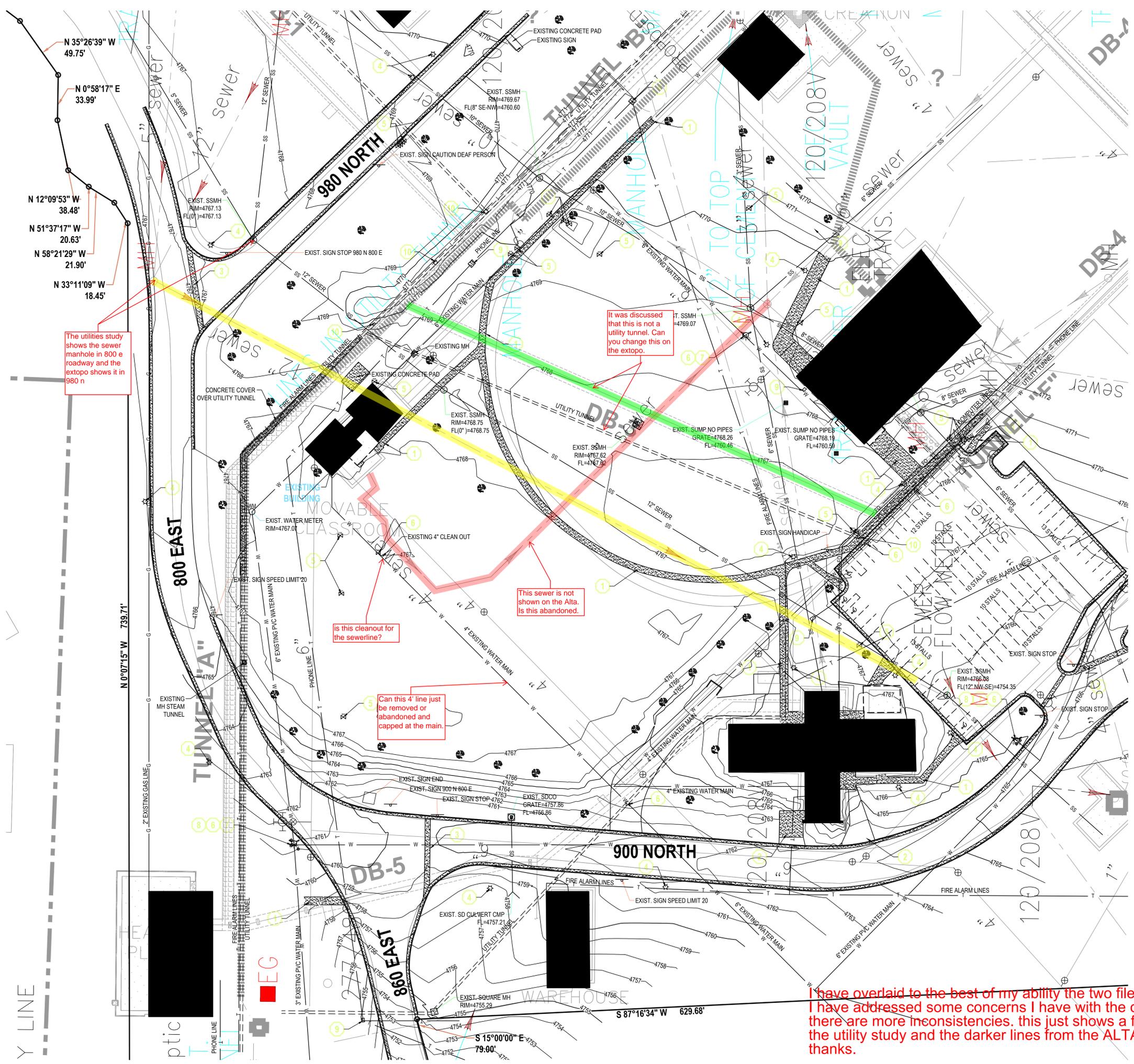


3.0 ATTACHMENTS

PROGRAM SUPPLEMENT #2

ATTACHMENT #1

SITE UTILITIES



N 35°26'39" W 49.75'
 N 0°58'17" E 33.99'
 N 12°09'53" W 38.48'
 N 51°37'17" W 20.63'
 N 58°21'29" W 21.90'
 N 33°11'09" W 18.45'

The utilities study shows the sewer manhole in 800 e roadway and the extopo shows it in 980 n

It was discussed that this is not a utility tunnel. Can you change this on the extopo.

This sewer is not shown on the Alta. Is this abandoned.

is this cleanout for the sewerline?

Can this 4" line just be removed or abandoned and capped at the main.

I have overlaid to the best of my ability the two files provided by DFCM. I have addressed some concerns I have with the differences between the two files. There are more inconsistencies. This just shows a few. The grayed out layers are from the utility study and the darker lines from the ALTA survey. Thanks.

N 0°07'15" W 739.71'

S 87°16'34" W 629.68'

S 15°00'00" E 79.90'

EG

ptic

Y LINE

MOVABLE CLASSROOM

WAREHOUSE

GRAN'S

SEWER FLOW METER

EXIST. SSMH RIM=4766.08 FL(12" NW-SE)=4754.35

EXIST. SD CULVERT CMP FL=4757.21

EXIST. SQUARE MH RIM=4755.29

EXIST. SD CO GRATE=4757.88 FL=4756.86

EXIST. SIGN STOP 300 N 800 E

EXIST. SIGN STOP 4762

EXIST. SIGN END

EXIST. SIGN SPEED LIMIT 20

EXIST. SD CULVERT CMP FL=4757.21

EXIST. SQUARE MH RIM=4755.29

EXIST. SD CO GRATE=4757.88 FL=4756.86

EXIST. SIGN STOP 300 N 800 E

EXIST. SIGN STOP 4762

EXIST. SIGN END

EXIST. SIGN SPEED LIMIT 20

EXIST. SSMH RIM=4767.62 FL=4767.02

EXIST. SUMP NO PIPES GRATE=4768.26 FL=4760.46

EXIST. SUMP NO PIPES GRATE=4768.19 FL=4760.59

EXIST. SSMH RIM=4769.07

EXIST. SSMH RIM=4769.67 FL(8" SE-NW)=4760.60

EXIST. SIGN CAUTION DEAF PERSON

EXIST. SIGN STOP 980 N 800 E

EXIST. SSMH RIM=4767.13 FL(0")=4767.13

EXIST. SSMH RIM=4768.75 FL(0")=4768.75

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