



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

BRUCE WHITTINGTON
Interim Director

Addendum No. 1

Date: May 1, 2015

To: Contractors

From: Matthias Mueller – Project Manager

Reference: Stewart Library Renovation
Weber State University – Ogden, Utah
DFCM Project No. 14083810

Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	2 page
	WSU Stewart Library Feasibility Study	12 pages
	Total	14 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.*

1.1 SCHEDULE CHANGES: There are no Project Schedule changes.

1.2 GENERAL ITEMS:

1.2.1 WSU Stewart Library Feasibility Study is attached. Please note that the information contained in the June 24, 2014 WSU Stewart Library Feasibility Study is not part of the Request for Proposals for CM/GC Services for the project. This study presents limited information conducted by WSU's study consultants. The information in the study was not intended to define the project in sufficient detail for the CM/GC team's use in their management plans and statement of qualification submittal. The DFCM/WSU will not be responsible for interpretations or conclusions drawn by the CMGC teams regarding the project from the information contained in the study prepared for WSU.

1.2.2 Questions/Answers:

1.2.2.1 Question – Is it okay to shut down the east sidewalk during construction?

Answer – WSU is open to considering that option.

1.2.2.2 Question – How many design meetings will the CM/GC be required to attend as a part of its pre-construction services?

Answer – As many as it takes for the CM/GC to provide its contractual duties with the “standard of care” as required in the DFCM CM/GC agreement.

1.2.2.3 Question – What’s the CM/GC scope of BIM services required during pre-construction? Will the architect be providing a Revit model of the existing building?

Answer – a) As part of your management plan, please recommend ways in which the CM/GC could beneficially use BIM – in the best interest of the project - as part of its pre-construction services.

b) Yes, the A/E will provide a Revit model of the existing building.

1.2.2.4 Question – Is a schedule required as part of the management plan?

Answer – Yes. Although we realize that the information available to CM/GC’s at this time is limited, please prepare a schedule for completing the construction work of the project for a fixed duration of 15 months and submit it as part of your management plan (tab four).



MHTN

ARCHITECTS & Library Specialty Consultant:



RATIO

Stewart Library Remodel & MEP Replacement



Renovation Feasibility Study, Proposed Fit Plans
& Draft Space Utilization Analysis

W.S.U. Stewart Library Study

vision made **real**

2014.-6.24

MHTN Project #: 2013537

420 East South Temple, Suite 100, Salt Lake City, Utah 84111 / P 801.595.6700 / F 801.595.6717 / www.mhtn.com

Recommendation:

Increase usership & relevance of services and activities within the existing footprint of Stewart Library

** Focus on Active People Space **

- o **Level One (Ground Floor): Circulation, Special Collections & Archives**
 - Compact storage
 - Viewing of Special Collections and Archives
 - Expand open seating / open study
 - Testing Center

- o **Level Two: Hub & Center of Activity**
 - New Vending Lounge
 - Open Collaborative Study
 - New Group Study Rooms

- o **Level Three: Primary Collections, Quiet Study, & Event Rooms**
 - Open Quiet Study
 - Main Collection Stacks
 - New Seminar Room



W.S.U. Stewart Library Study

Weber State University

2014.06.25

Feasibility Study Summary, Proposed Fit Plans &
Space Utilization Analysis

Revitalizing Stewart Library

Findings Summary:

The Feasibility Study Team found Stewart Library in need of general renovation driven by need of infrastructure systems upgrade. The current building's infrastructure systems, including HVAC, plumbing, and electrical, are inefficient and nearing the end of their functional lifespan.

The team also found general space utilization of the stack and study space layout to be underutilized. Existing library interior finishes are in good condition but should be replaced with an HVAC/lighting replacement. The general collections stacks occupy a higher ratio of floor area than needed for a university library, and may be inhibiting potential student use of the facility. Amount and availability of student study space, as well as minimal visual access to exterior views and daylight, are lacking in the current configuration of the Stewart Library.

Goals of the Renovation:

Priorities of the Stewart Library Renovation will be given to replacing infrastructure, improved layout by stack consolidation, and general upgraded finishes for most areas. Enhancement and increased allocation of student study areas and collaborative environments will be achieved by consolidation of collections, improved wayfinding through open layout, with better access to existing daylight sources.



W.S.U. Stewart Library Study

Weber State University

2014.06.25

**Feasibility Study Summary, Proposed Fit Plans &
Space Utilization Analysis**

Revitalizing Stewart Library

o Level One (Ground Floor): Circulation, Special Collections & Archives

Level One improvements should focus on streamlining flow through the Library. As the primary point of entry, visibility and access to the collections can be accomplished by reducing the girth of the circulation desk and utilizing compact shelving to economize floor space. This will allow library visitors greater access to open space for personal and group study and improved visibility; the mantra of the revitalized facility is a focus on “people” space. Stewart Library is a place for people to collaborate and be seen. This is no longer just a place to store objects. Accordingly, the bank of offices along the west can be adjusted to provide additional viewing and study rooms.

The possibility to install compact shelving exists only on Level One, due to structural design limitations of upper floors. Other collections can be weeded, economized, and relocated to Level One in order to free up more “people” space on upper floors. Of particular advantage is the high-bay space adjacent to the TV studio which can accommodate taller shelving and a proportional increase in collections storage.

A new elevator, easily seen and accessed from the main entry, will improve connection and mobility to upper floors. The introduction of a testing center will draw an additional volume of people into the facility to prepare for and take tests. This center could be designed for flexible boundaries, to swell and retract as necessary according to seasonal and semester cycles.

o Level Two: Hub & Center of Activity

Level Two should become the hub and center of social collaboration, tutoring, and academic endeavor. Many new group study rooms, strategically placed to take advantage of natural daylight will draw visitors through enhanced and expanded computer stations and open collaboration space, thus keeping the perimeter of Level Two active and vital. A new vending lounge will provide all-day and late night snacks and beverages to keep visitors fueled and promote an alternative zone for study and interaction in the Library. Current stacks will be reduced and collections relocated/condensed. The Southwest stair should be removed, the shaft infilled, and the space reprogrammed for additional group study.

o Level Three: Quiet Study

Level Three should be transformed into a gracious and comfortable quiet study zone. Stacks will be reduced slightly to allow study areas to breathe and to improve and increase flow throughout. Orientation towards views and natural daylight are vital.

A new seminar room will enhance the capability of the University to host events and programs in the southern portion of Level Three, in conjunction with a revitalized Hetzel-Hoellein Room and associated reading and presentation spaces.



W.S.U. Stewart Library Study

Weber State University

2014.06.25

Feasibility Study Summary, Proposed Fit Plans &

Space Utilization Analysis

Extras:

East Entry floor infill & stair removal

o Goal: Improve entry sequence and security.

Removal of the east entry stair which provides a direct connection to level one allows for two improvement to Stewart Library. First, the current Gallery could become a stand-alone space and cease functioning as an awkward exit pathway. Secondly, the floor opening, when infilled, would create a direct linear sequence from the exterior vestibule to the interior security gates. This would result in improved oversight from the reference desk and a more functional control point. The area on Level One vacated by the removal of the stair could be repurposed. Required exits from level one are thought to meet code without this stair, however, the team recommends that this be fully analysed during the design phase, with input from the fire marshal.

Window Replacement

o Goal: Improve energy efficiency, views to the campus, and increased natural light

The existing window systems represent outdated technology in mitigating heat and energy control. Furthermore, their opaque panels limit natural daylight from entering the Library. New technology and coatings allow for increased fields of glazing without impacting mechanical system loads or damaging collections from UV radiation. Increasing natural daylight improves human experience and will foster and invite visitation.



W.S.U. Stewart Library Study

Weber State University

2014.06.25

Feasibility Study Summary, Proposed Fit Plans &

Space Utilization Analysis

o **Level One (Ground Floor): Circulation, Special Collections & Archives**

- Compact storage
- Viewing of Special Collections and Archives
- Expand open seating / open study
- Add Testing Center



Existing Space Utilization



Proposed Space Utilization

o **Level One (Ground Floor): Circulation, Special Collections & Archives**

- Compact storage
- Viewing of Special Collections and Archives
- Expand open seating / open study
- Add Testing Center

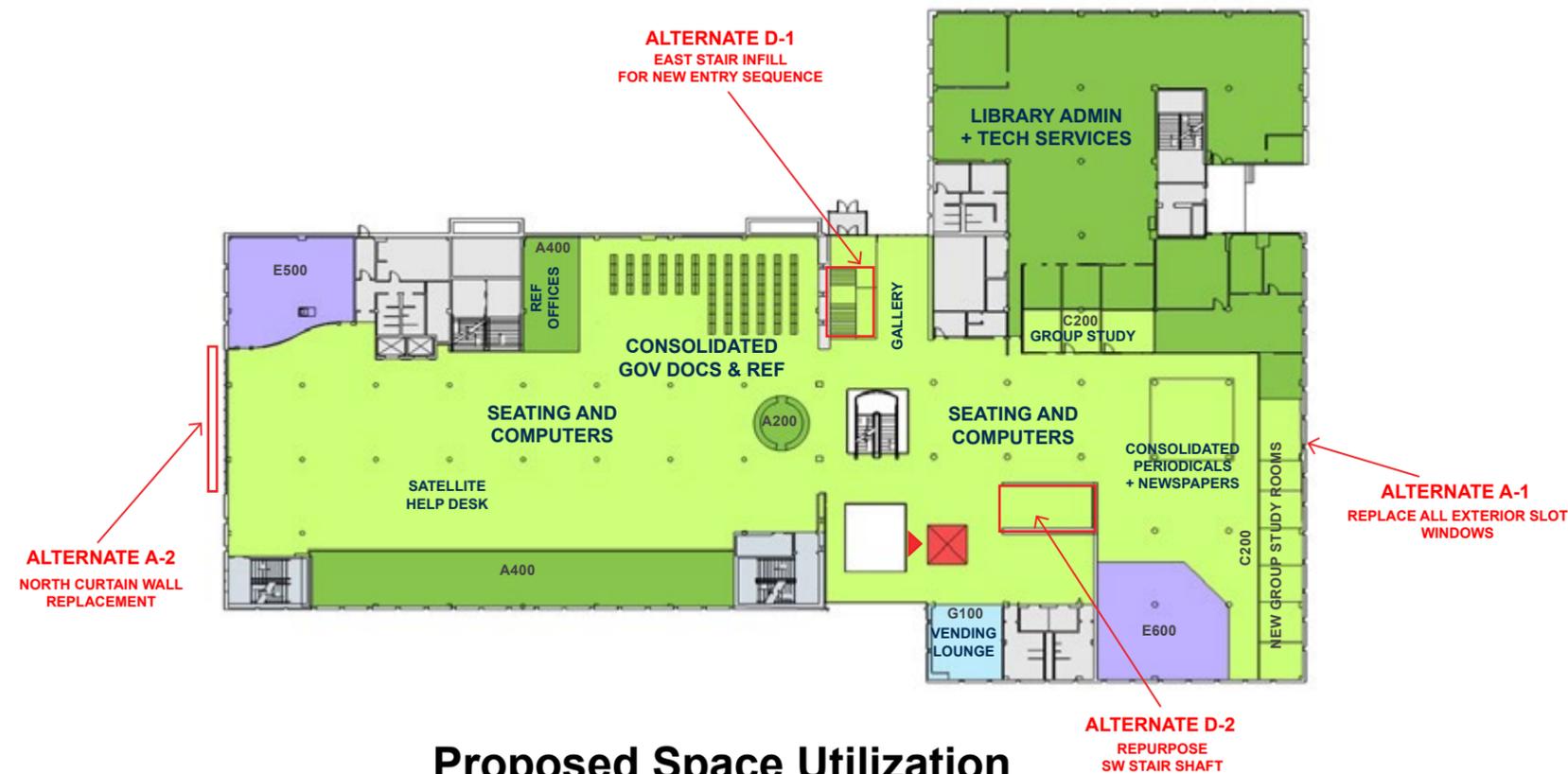


Enlarged Proposed Space Utilization

- o **Level Two: Hub & Center of Activity**
 - New Vending Lounge
 - Collaborative Study (additional group study rooms)
 - Expand open seating/study

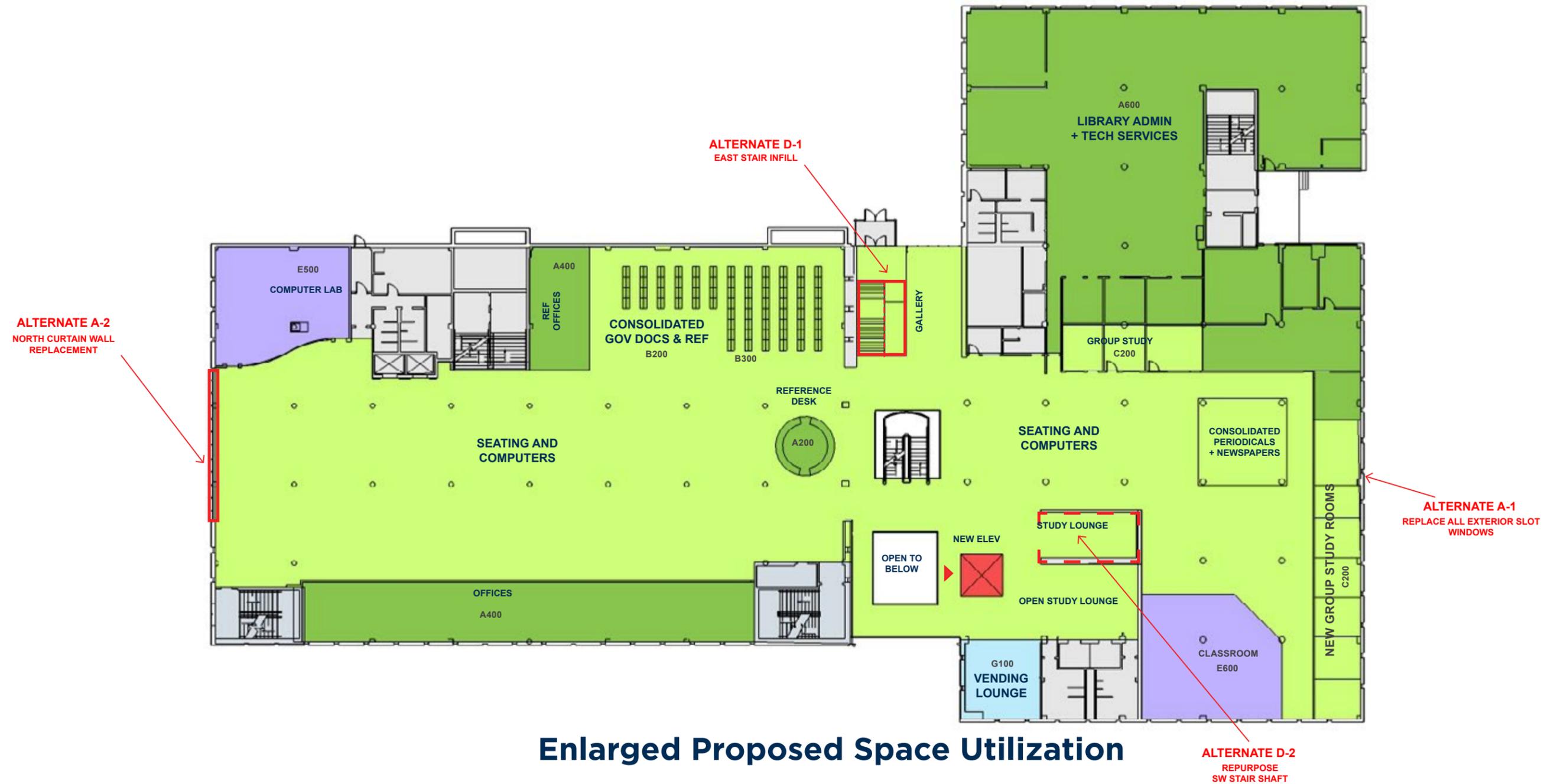


Existing Space Utilization



Proposed Space Utilization

- o **Level Two: Hub & Center of Activity**
 - New Vending Lounge
 - **Collaborative Study** (additional group study rooms)
 - Expand open seating/study



Enlarged Proposed Space Utilization

o **Level Three: Quiet Study**

- Open Quiet Study
- Consolidate Main Collection Stacks
- Improved Event/Presentation Rooms

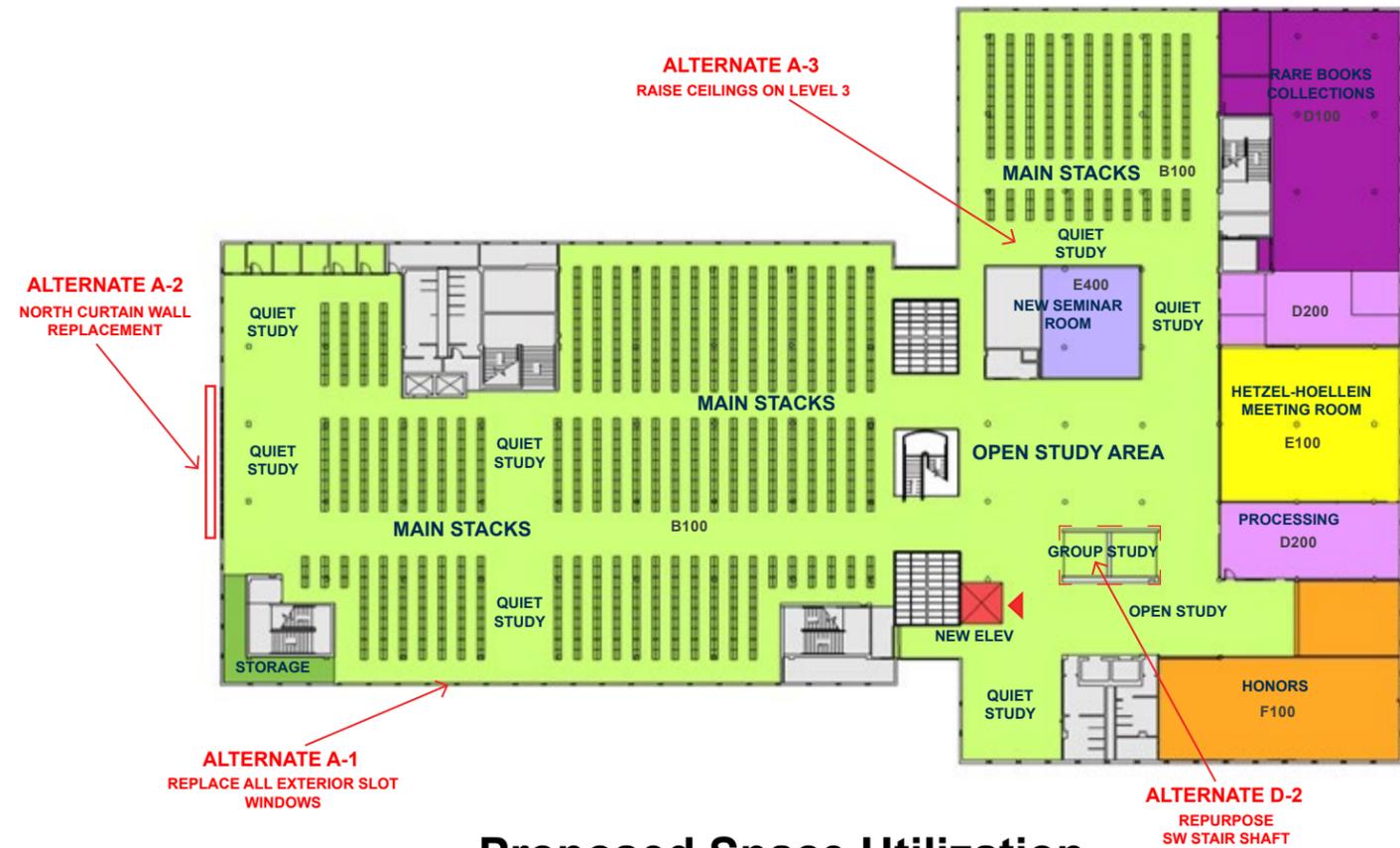
* Recommendation:

Remove Horizontal glass at Skylights

Replace guard rails with floor to ceiling glazing. *Additional code & cost scope to be determined in design with fire marshall review.*



Existing Space Utilization



Proposed Space Utilization

Level Three (Top Level)



W.S.U. Stewart Library Study
Weber State University
2014.06.25

Feasibility Study Summary, Proposed Fit Plans & Space Utilization Analysis

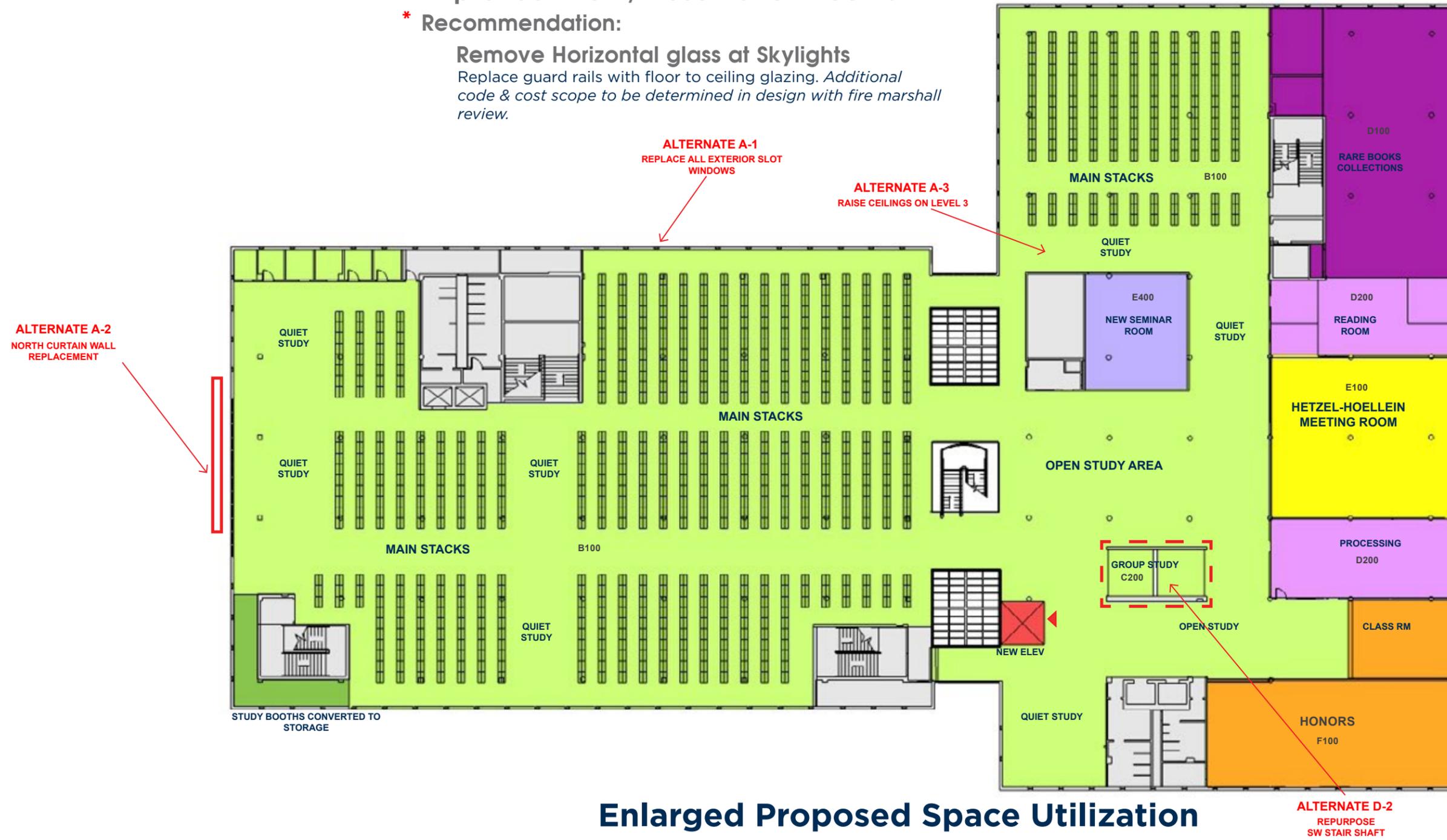
o **Level Three: Quiet Study**

- Open Quiet Study
- Consolidate Main Collection Stacks
- Improved Event/Presentation Rooms

* **Recommendation:**

Remove Horizontal glass at Skylights

Replace guard rails with floor to ceiling glazing. *Additional code & cost scope to be determined in design with fire marshall review.*



Enlarged Proposed Space Utilization



EXISTING

L 3

PROPOSED



EXISTING

L 2

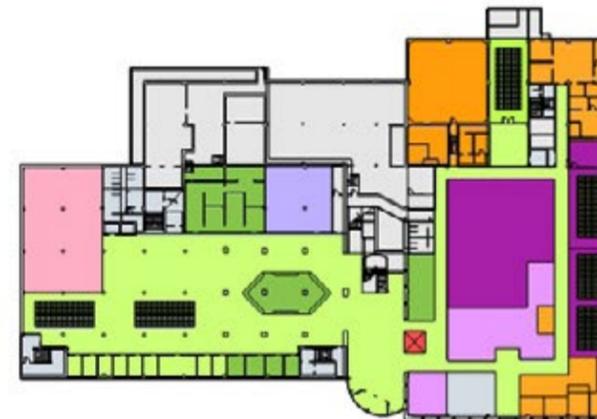
PROPOSED



EXISTING

L 1

PROPOSED



- Library Staff & Administration
- Library Collections
- Library Public Spaces
- Archives and Special Collections Vault
- A&SC Staff & Public Areas
- Classrooms & Labs
- Testing Center Suite
- Cafe & Vending
- Special Presentation/Meeting Space
- Allied Programs
- New Elevator
- Building Services