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. 2 (Stage II)

Date: June 19, 2015

To: Design/Build Teams

From: Clint Bunnell, Project Manager

Reference: New Student Housing
Dixie State University – St. George
DFCM Project No. 15022640

Subject: **Addendum No. 2**

Pages	Addendum Cover Sheet	2	pages
	Program Cost Summary	7	page
	Method Studio Program Addendum No. 1	3	pages
	Total	12	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.

2.1 SCHEDULE CHANGES: Charrette times on Wednesday, June 24, 2015:

- Jacobsen Construction 8:00 AM – 9:20 AM
- Okland Construction 9:30 AM – 10:50 AM
- Layton Construction 11:00 AM – 12:20 PM

2.2 GENERAL ITEMS:

2.2.1 See attached Program Cost Estimate. Funds have been committed to match the $17,642,478 cost estimate.

2.2.2 Contractor is responsible for mock-up in order to test the air quality.

2.2.3 This is a tax-exempt project.

2.2.4 Design fees in the amount of $1,170,000 will be reassigned from soft costs to the overall construction budget, but must include overall design including schematic, design development, construction documents, and construction services, high performance building standard design, FF&E design, monument signage, building interior and exterior signage design, consultant fees, and reimbursement fees.

2.2.5 Only three bid packages will be accepted: (1) Utility/Underground, (2) Footings/ Foundations/Structure, and (3) Final/Complete submittal.

2.2.6 See attached Method Studio Addendum No. 1 for program and specifications clarifications.

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING
LOCATION……..……..ST GEORGE, UT
ARCHITECT……..…METHOD STUDIOS
STAGE OF DESIGN……PROGRAMMING

PROJECT TOTALS

88,615 SF

CSI #	DESCRIPTION			BUILDING	SITE WORK	TOTAL
	BUILDING COST SUMMARY					
02	**SITEWORK & DEMOLITION**			$ 123,220	$ 699,491	$ 822,711
03	**CONCRETE**			$ 671,864	$ -	$ 671,864
04	**MASONRY**			$ 643,876	$ -	$ 643,876
05	**METALS**			$ 1,890,182	$ -	$ 1,890,182
06	**WOODS & PLASTICS**			$ 420,100	$ -	$ 420,100
07	**THERMAL & MOISTURE PROTECTION**			$ 1,217,876	$ -	$ 1,217,876
08	**DOORS & WINDOWS**			$ 763,876	$ -	$ 763,876
09	**FINISHES**			$ 2,252,735	$ -	$ 2,252,735
10	**SPECIALTIES**			$ 172,879	$ -	$ 172,879
11	**EQUIPMENT**			$ 15,000	$ -	$ 15,000
12	**FURNISHINGS**			$ 62,093	$ -	$ 62,093
14	**CONVEYING SYSTEMS**			$ 196,000	$ -	$ 196,000
15	**MECHANICAL**			$ 3,001,006	$ -	$ 3,001,006
16	**ELECTRICAL**			$ 1,892,806	$ 29,062	$ 1,921,867
	SUBTOTAL			$ 13,323,513	$ 728,552	14,052,065
	GENERAL CONDITIONS			$ 799,411	$ 43,713	$ 843,124
	OVERHEAD & PROFIT			$ 532,941	$ 29,142	$ 562,083
	DESIGN CONTINGENCY			$ 1,332,351	$ 72,855	$ 1,405,206
	TOTAL CONSTRUCTION COST			$ 15,988,215	$ 874,262	$ 16,862,478
	UTILITY TUNNEL	200	LF	$ 3,000		$ 600,000
	GEOPIERS	1	LS	$ 180,000		$ 180,000
	TOTAL					$ 17,642,478

ESCALATION HAS NOT BEEN FACTORED INTO THE COSTS OF THIS ESTIMATE.
****ESTIMATE IS FOR CONSTRUCTION COSTS ONLY, SOFT COSTS ARE NOT INCLUDED.****

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **BUILDING**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 88,656 SF
STAGE OF DESIGN……PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	BUILDING COST SUMMARY			
02	**SITEWORK & DEMOLITION**		**$ 1.39**	**$ 123,220**
03	**CONCRETE**		**$ 7.58**	**$ 671,864**
04	**MASONRY**		**$ 7.26**	**$ 643,876**
05	**METALS**		**$ 21.32**	**$ 1,890,182**
06	**WOODS & PLASTICS**		**$ 4.74**	**$ 420,100**
07	**THERMAL & MOISTURE PROTECTION**		**$ 13.74**	**$ 1,217,876**
08	**DOORS & WINDOWS**		**$ 8.62**	**$ 763,876**
09	**FINISHES**		**$ 25.41**	**$ 2,252,735**
10	**SPECIALTIES**		**$ 1.95**	**$ 172,879**
11	**EQUIPMENT**		**$ 0.17**	**$ 15,000**
12	**FURNISHINGS**		**$ 0.70**	**$ 62,093**
14	**CONVEYING SYSTEMS**		**$ 2.21**	**$ 196,000**
15	**MECHANICAL**		**$ 33.85**	**$ 3,001,006**
16	**ELECTRICAL**		**$ 21.35**	**$ 1,892,806**
	SUBTOTAL		**$ 150.28**	**13,323,513**
	GENERAL CONDITIONS	**6%**	**$ 9.02**	**799,411**
	OVERHEAD & PROFIT	**4%**	**$ 6.01**	**532,941**
	DESIGN CONTINGENCY	**10%**	**$ 15.03**	**1,332,351**
	TOTAL CONSTRUCTION COST		**$ 180.34**	**$ 15,988,215**

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PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **BUILDING**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 88,656 SF
STAGE OF DESIGN……PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
02	**SITEWORK & DEMOLITION**			
	Earthwork			
	Building Excavation	5098 CY	$ 5.00	$ 25,489
	Backfill & compaction	5098 CY	$ 8.00	$ 40,782
	Building Grading	22940 SF	$ 0.39	$ 8,947
	Gravel under Slab	911 TNS	$ 28.00	$ 25,502
	Subtotal for Earthwork			**$ 100,720**
	Site Utilities			
	Sewer Service	1 LS	$ 5,000.00	$ 5,000
	Water Service	1 LS	$ 5,000.00	$ 5,000
	Storm Drainage	1 LS	$ 5,000.00	$ 5,000
	Electrical Feeder	1 LS	$ 7,500.00	$ 7,500
	Subtotal for Site Utilities			**$ 22,500**
	TOTAL SITEWORK & DEMOLITION			**$ 123,220**
03	**CONCRETE**			
	Footings Continuous	308 CY	$ 315.00	$ 97,160
	Spot Footings	308 CY	$ 325.00	$ 100,244
	Foundation Wall	6246 SF	$ 24.68	$ 154,151
	Slab on Grade	22940 SF	$ 3.65	$ 83,731
	Topping Slab	65716 SF	$ 3.60	$ 236,578
	TOTAL CONCRETE			**$ 671,864**
04	**MASONRY**			
	CMU at Stair Enclosure	14520 SF	$ 15.28	$ 221,866
	Exterior Brick Veneer	23445 SF	$ 18.00	$ 422,010
	TOTAL MASONRY			**$ 643,876**
05	**METALS**			
	Miscellaneous Steel	88656 SF	$ 0.38	$ 33,689
	Metal Floor Deck	65716 SF	$ 2.05	$ 134,718
	Metal Roof Deck	24140 SF	$ 2.15	$ 51,901
	Floor Structure 9#/SF	591444 LB	$ 1.95	$ 1,153,316
	Roof Structure- 6#/SF	144840 LB	$ 1.95	$ 282,438
	Decorative Stair	480 SF	$ 140.00	$ 67,200
	Decorative Railing	246 LF	$ 300.00	$ 73,800
	Concrete Filled Stair Pans	960 SF	$ 59.00	$ 56,640
	Free Standing Railing	192 LF	$ 125.00	$ 24,000
	Wall Mounted Handrail	192 LF	$ 65.00	$ 12,480
	TOTAL METALS			**$ 1,890,182**
06	**WOOD & PLASTICS**			
	Carpentry:			
	Wood Plates & Blocking	88656 SF	$ 0.31	$ 27,484
	Subtotal for Carpentry			**$ 27,484**
	Millwork			
	Unit Vanity w/ Granite Top	480 LF	$255.00	$ 122,400
	Base Cabinet w/ Granite Top	420 LF	$265.00	$ 111,300
	Base Cabinet w/ Laminate Top	59 LF	$215.00	$ 12,696
	Wall Hung	600 LF	$185.00	$ 111,000

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **BUILDING**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 88,656 SF
STAGE OF DESIGN……..PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	Closet Shelving	1080 LF	$29.00	$ 31,320
	Office Desk	20 LF	$195.00	$ 3,900
	Subtotal for Millwork			**$ 392,616**
	TOTAL WOOD & PLASTICS			**$ 420,100**
07	**THERMAL & MOISTURE PROTECTION**			
	Batt Insulation at exterior wall	52100 SF	$ 0.72	$ 37,512
	3" Rigid at Building Exterior	52100 SF	$ 2.95	$ 153,695
	Rigid Roof Insulation	24140 SF	$ 3.45	$ 83,283
	Sound Batt	155148 SF	$ 0.52	$ 80,677
	Wall Sheathing	39075 SF	$ 1.65	$ 64,474
	Vapor Barrier	39075 SF	$ 3.20	$ 125,040
	Foundation Waterproofing	6246 SF	$ 3.60	$ 22,486
	Exterior Metal Panel	15630 SF	$ 30.00	$ 468,900
	Metal Wall Cap	1626 LF	$ 9.68	$ 15,740
	Metal Flashings	2500 SF	$ 5.85	$ 14,625
	Single Ply membrane	24140 SF	$ 3.35	$ 80,869
	Soffit	1200 SF	$ 30.00	$ 36,000
	Fire Stopping/ Caulking	88656 SF	$ 0.18	$ 15,958
	Caulking & Sealants	88656 SF	$ 0.21	$ 18,618
	TOTAL THERMAL & MOISTURE PROTECTION			**$ 1,217,876**
08	**DOORS & WINDOWS**			
	Doors	88656 SF	$ 1.85	$ 164,014
	Exterior Glazing Aluminum (25% of Exterior)	13025 SF	$ 38.50	$ 501,463
	Shading Devices	1200 SF	$ 70.00	$ 84,000
	Interior Glazing	480 SF	$ 30.00	$ 14,400
	TOTAL DOORS & WINDOWS			**$ 763,876**
09	**FINISHES**			
	Exterior Metal Stud Framing	52100 SF	$ 4.00	$ 208,400
	Interior Metal Stud Partitions	155148 SF	$ 2.05	$ 318,053
	Unit Separation Wall	9561 SF	$ 7.68	$ 73,428
	5/8" Gypsum board	362396 SF	$ 1.38	$ 500,106
	Operable Wall	490 SF	$ 52.00	$ 25,480
	Moveable Partition Bulkhead	35 LF	$ 54.00	$ 1,890
	Gyp. Bd. - 2nd Layer	56753 SF	$ 0.74	$ 41,997
	Resilient Channel	56753 SF	$ 0.41	$ 23,269
	Ceiling	75419 SF	$ 4.00	$ 301,678
	Flooring	88656 SF	$3.60	$ 319,162
	Shower Surround- Cultured Marble	7221 SF	$ 19.68	$ 142,107
	Base	24160 LF	$ 2.25	$ 54,359
	Paint Gypsum Board Walls	362396 SF	$ 0.52	$ 188,446
	Wall Coverings	362396 SF	$ 0.15	$ 54,359
	TOTAL FINISHES			**$ 2,252,735**
10	**SPECIALTIES**	88656 SF	$ 1.95	**$ 172,879**
11	**EQUIPMENT**			
	Kitchen Equipment	3 Allow	$ 5,000.00	$ 15,000
	Laundry Equipment- By Owner			$ -
	Exercise Equipment- By Owner			$ -
	Residential appliances- By Owner			$ -
	TOTAL EQUIPMENT			**$ 15,000**

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **BUILDING**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 88,656 SF
STAGE OF DESIGN……PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
12	**FURNISHINGS**			
	Walk-Off Mats	120 SF	$ 29.00	$ 3,480
	Blinds	13025 SF	$ 4.50	$ 58,613
	TOTAL EQUIPMENT			**$ 62,093**
14	**CONVEYING SYSTEMS**			
	Elevator 4 stop	2 EA	$ 98,000.00	$ 196,000
	TOTAL CONVEYING SYSTEMS			**$ 196,000**
15	**MECHANICAL**			
	HVAC:	88656 SF	$ 24.00	**$ 2,127,744**
	Fire Protection:	88656 SF	$ 2.85	**$ 252,670**
	Plumbing	88656 SF	$ 7.00	**$ 620,592**
	TOTAL MECHANICAL			**$ 3,001,006**
16	**ELECTRICAL**			
	Service & Distribution:	88656 SF	$ 5.65	**$ 500,906**
	Power:	88656 SF	$ 2.15	**$ 190,610**
	Lighting:	88656 SF	$ 7.00	**$ 620,592**
	Telecommunication System:	88656 SF	$ 2.00	**$ 177,312**
	Fire/Smoke System:	88656 SF	$ 2.05	**$ 181,745**
	Distribuitive Antennae- Not Included			**$ -**
	Audio Visual Systems	88656 SF	$ 0.85	**$ 75,358**
	Special Systems:	88656 SF	$ 1.65	**$ 146,282**
	TOTAL ELECTRICAL			**$ 1,892,806**

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **SITE WORK**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 44,710 SF
STAGE OF DESIGN……PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	BUILDING COST SUMMARY			
02	**SITEWORK & DEMOLITION**		**$ 15.65**	**$ 699,491**
03	**CONCRETE**		**$ -**	**$ -**
04	**MASONRY**		**$ -**	**$ -**
05	**METALS**		**$ -**	**$ -**
06	**WOODS & PLASTICS**		**$ -**	**$ -**
07	**THERMAL & MOISTURE PROTECTION**		**$ -**	**$ -**
08	**DOORS & WINDOWS**		**$ -**	**$ -**
09	**FINISHES**		**$ -**	**$ -**
10	**SPECIALTIES**		**$ -**	**$ -**
11	**EQUIPMENT**		**$ -**	**$ -**
12	**FURNISHINGS**		**$ -**	**$ -**
14	**CONVEYING SYSTEMS**		**$ -**	**$ -**
15	**MECHANICAL**		**$ -**	**$ -**
16	**ELECTRICAL**		**$ 0.65**	**$ 29,062**
	SUBTOTAL		**$ 16.30**	**728,552**
	GENERAL CONDITIONS	**6%**	**$ 0.98**	**43,713**
	OVERHEAD & PROFIT	**4%**	**$ 0.65**	**29,142**
	DESIGN CONTINGENCY	**10%**	**$ 1.63**	**72,855**
	TOTAL CONSTRUCTION COST		**$ 19.55**	**$ 874,262**

ESCALATION HAS NOT BEEN FACTORED INTO THE COSTS OF THIS ESTIMATE.
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PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	6/3/2015

PROJECT NAME……..…..DIXIE STATE UNIVERSITY HOUSING **SITE WORK**
LOCATION……..……..ST GEORGE, UT
ARCHITECT…..……..…METHOD STUDIOS Project Size 44,710 SF
STAGE OF DESIGN……PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
02	**SITEWORK & DEMOLITION**			
	Demolition			
	Site Clearing	44710 SF	$ 0.89	$ 39,792
	Subtotal for Demolition			**$ 39,792**
	Earthwork			
	Site Grading	44710 CY	$ 0.31	$ 13,860
	Site Excavation	3312 CY	$ 14.65	$ 48,519
	Subtotal for Earthwork			**$ 62,379**
	Site Utilities			
	Sewer Service	44710 SF	$ 0.19	$ 8,495
	Water Service	44710 SF	$ 0.55	$ 24,591
	Storm Drainage per alpha	1 LS	$ 101,486.00	$ 101,486
	Electrical Distribution	44710 SF	$ 3.35	$ 149,779
	Subtotal for Site Utilities			**$ 284,350**
	Site Improvements	44710 SF	$ 7.00	**$ 312,970**
	TOTAL SITEWORK & DEMOLITION			**$ 699,491**
16	**ELECTRICAL**			
	Site Electrical	44710 SF	$ 0.65	**$ 29,062**
	TOTAL ELECTRICAL			**$ 29,062**

METHOD STUDIO INC.

ADDENDUM NO. 1

Date: June 18, 2015

PROJECT: **DSU New Student Housing – Program Document**
St. George, UT

ARCHITECT: **Method Studio, Inc.**
925 South West Temple
Salt Lake City, Utah 84101
p.801.532.4422

OWNER: **Dixie State University / DFCM**
DFCM Project # 15022640

ARCHITECT'S PROJECT NO.: 15.0310

TO ALL PROPOSING TEAMS:
This Addendum forms a part of the Contract Documents and modifies the original Program and Performance Specification Documents distributed to teams. Receipt of this Addendum must be acknowledged in the space provided in the Bid Form.

SPECIFIC QUESTIONS/RESPONSES SUBMITTED:

1) Corridors finishes shall be as follows:
   a. Walls: Paint per performance specifications
   b. Floors: Carpet Tile per performance specifications
   c. Ceilings: Lay-in Ceiling or Gyp-board per performance specifications. If Gyp Board is used, access panels must be included to access all needed mechanical, electrical, IT, and plumbing systems or equipment that require maintenance.
   d. No impact resistant Gyp-board will be required.

2) Finishes for casework /cabinets and countertops are required to be as follows(per performance specification sections 123661 & 064116):

   a. Common Areas countertops: Quartz
   b. Public restrooms countertops: Solid Surface or Quartz
   c. Unit kitchens/kitchenettes countertops: Solid Surface or Quartz
   d. Unit bathrooms & lavatory locations countertops: Solid Surface or Quartz
   e. Upper and lower casework/cabinets shall be commercial grade plastic laminate with white melamine interiors.

3) Minimum Sound Transmission Class (STC) and Impact Insulation Class (IIC) ratings shall be maintained as follows but shall not be less than that required by code:
   A) Between Units:
      a. Floors: 50 STC & 50 IIC
      b. Walls: 50 STC
   B) Between Units and Common Spaces:
      a. Floors: 50 STC & 50 IIC
      b. Walls: 50 STC
   C) Between mechanical equipment spaces and commonly occupied spaces:
      a. Floors: 50 STC & 50 IIC
      b. Walls: 50 STC

4) Unit mechanical equipment shall not be accessed from within the units but may be accessed from a closet that opens up into the main building corridor. It is also acceptable to locate units in the ceiling of the main building (not within units). In either case unit mechanical units must be easily accessible for maintenance purposes.
5) No EIFS or Stucco will be allowed on the project.
6) Doors leading to balconies shall not be sliding doors but should be standard pivoting/hinged doors.
7) All exterior doors shall be exterior grade storefront doors for all entries and glass entry areas. For exterior doors into utility spaces all doors must be exterior grade hollow metal doors.

CLARIFICATIONS TO THE SPECIFICATIONS:

1-1 Specifications:

1. Section 081416 – Flush Wood Doors: Part 2.2(B)(3) & (4) Please delete references to drawings sheets. These Doors will be required to be commercial grade solid core flush wood doors with wood veneer per the specifications.
2. Section 042133 – Brick Veneer: Part 2.1(C)(6) currently only notes that brick shall "Match existing brick". This is referring to the standard campus brick. The only allowable brick color is "Golden Buff" w/ color to match existing brick on campus. This has been available from Sunroc and Interstate Brick in the Past. Prior to brick being ordered, the contractor will responsible for providing samples and mock-ups to ensure matching and compliance with the campus standard.
3. Section 042200 – Unit Masonry Assemblies: Part 2.2(B)(4) addresses exposed faces of CMU. CMU shall not be allowed as a finish material under any circumstance.
4. Delete Section 264113 – Lightning Protection System for Structures: This is not required for this project.
5. Delete Section 275319 – In-Building Wireless Distributed Antenna System (DAS): If a DAS is required, Dixie State University will have one installed under a separate contract.

ARCHITECTURAL SCOPE CLARIFICATIONS:

None at this time.

STRUCTURAL SCOPE CLARIFICATIONS:

None at this time.

CIVIL SCOPE CLARIFICATIONS:

The Minimum required Tunnel has been modified on the attached drawings. Length may vary depending on proposing team's concept and mechanical room location. See Attached Drawing.

LANDSCAPE SCOPE CLARIFICATIONS:

None at this time.

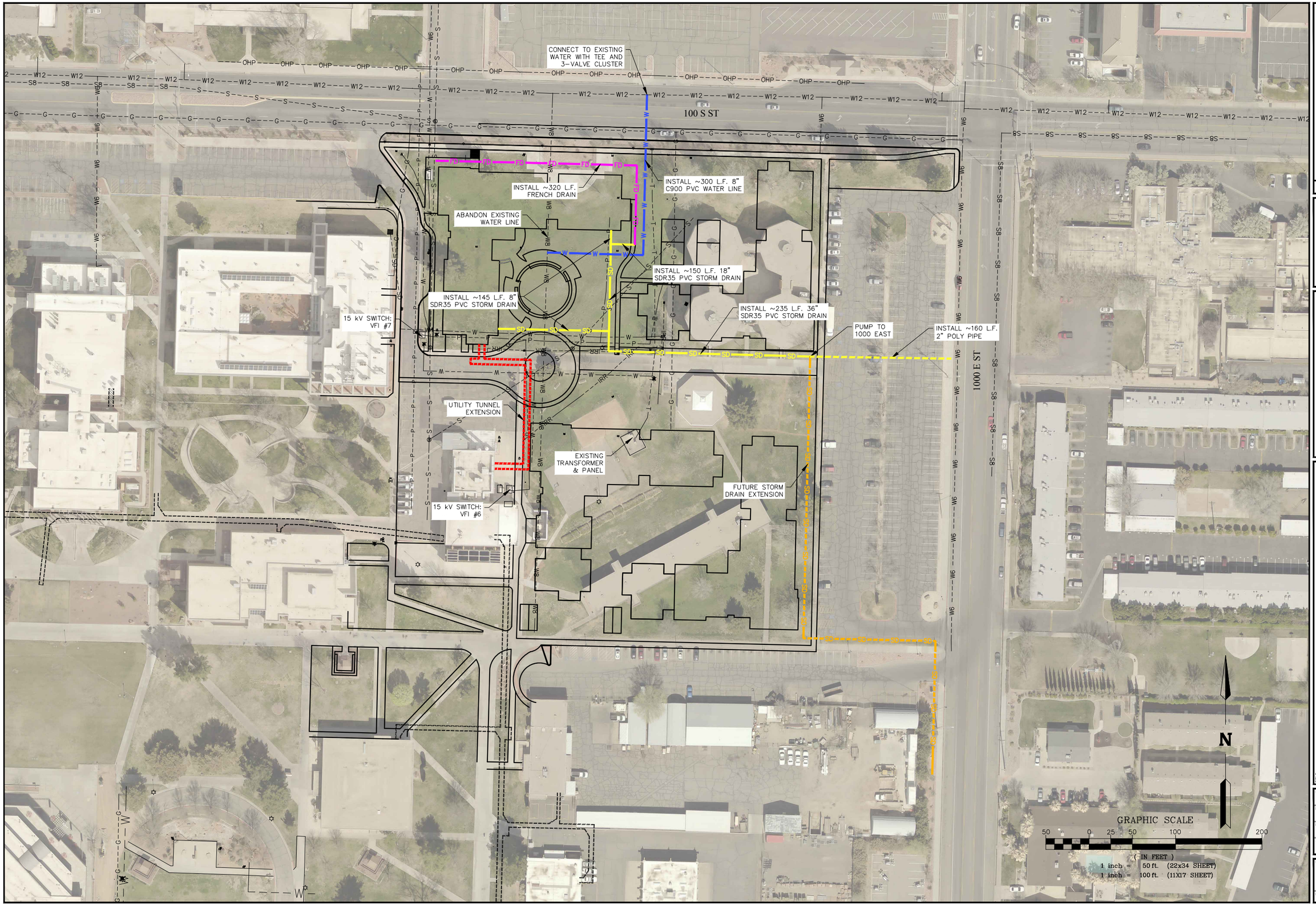
MECHANICAL SCOPE CLARIFICATIONS:

None at this time.

ELECTRICAL SCOPE CLARIFICATIONS:

1. See Specification Items Noted above.

END OF ADDENDUM ONE



NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St.George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PROPOSED SITE EXHIBIT

PROJECT: NEW STUDENT HOUSING
DIXIE STATE UNIVERSITY

PROJECT #	1111-02
NAME	JTM
DATE	JUNE 17, 2015
SCALE	AS NOTED
SHEET	2 of 2
FILE	1111-02 DSU EXHIBIT.DWG

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