



State of Utah

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Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

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Addendum No. 1

Date: June 9, 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. 1**

| | | |
|-------|-----------------------------------|----------------|
| Pages | Addendum Cover Sheet | 2 pages |
| | Revised Stage I Project Schedule | 1 page |
| | <u>DSU Housing Energy Program</u> | <u>2 pages</u> |
| | Total | 5 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: See attached Revised Project Schedule. Changes are highlighted. In lieu of the submittals originally scheduled for submittal on June 11, only an Organizational Chart (containing design team, contractor team, consultants, and subcontractors) will be required. Make sure that the Design/Build Team name and contact information is included.

1.2 GENERAL ITEMS:

1.2.1 Only three qualified teams participated in the mandatory meeting and are the shortlisted teams for this project.

- Oakland/VCBO
- Jacobsen/Architectural Nexus,
- Layton/Method Studio

- 1.2.2 The Program and Performance Specification will be posted separately.
- 1.2.3 Question: Is a topo map available?
Answer: See Program.
- 1.2.4 Question: Is a utility plan available?
Answer: See Program.
- 1.2.5 Clarification: The Design/Build Team will procure and manage the specialty consultants required to complete this project.
- 1.2.5 See the attached communication from John Burningham related to HPEB Standards which must be met.

**STAGE I PROJECT SCHEDULE – REVISED
PER ADDENDUM NO. 1 DATED JUNE 9, 2015**

| PROJECT NAME: NEW STUDENT HOUSING DIXIE STATE UNIVERSITY – ST. GEORGE, UTAH | | | | |
|--|----------------|----------------------|-------------------|---|
| DFCM PROJECT NO. 15022640 | | | | |
| Event | Day | Date | Time | Place |
| RFP for Design/Build Teams Stage I Available | Thursday | May 21, 2015 | 3:00 PM | DFCM web site * |
| Mandatory Pre-submittal Meeting | Wednesday | June 3, 2015 | 10:00 AM | Classroom 325 Holland Centennial Commons Dixie State College St. George, UT |
| Last Day to Submit Questions | Friday | June 5, 2015 | 5:00 PM | Clint Bunnell - DFCM E- mail: cbunnell@utah.gov |
| Addendum Deadline (exception for bid delays) | Tuesday | June 9, 2015 | 3:00 PM | DFCM web site* |
| Stage II RFP Documents Available | Tuesday | June 9, 2015 | 5:00 PM | DFCM web site * |
| Organizational Chart | Monday | June 15, 2015 | 12:00 NOON | Clint Bunnell - DFCM E- mail: cbunnell@utah.gov |
| Mandatory 1st Charrette Visit with Users/DFCM | Tuesday | July 16, 2015 | 12:30 PM | Conference Room 361 Udvar-Hazy Business Bldg Dixie State University St. George, UT |
| Substantial Completion Date | Friday | July 29, 2016 | | |

* DFCM's web site address is www.dfc.utah.gov.



Division of Facilities Construction and Management

DSU Housing Energy (Program)

6-2-15

From: John Burningham

As indicated in the original RFP, the project will be required to comply with the DFCM High Performance Building Standard (HPBS) 2014, which indicates a 20% energy cost improvement compared to an ASHRAE 90.1-2010 Appendix G Baseline energy model, where life-cycle cost (LCC) effective.

Ideally, for typical Design-Bid-Build (DBB), or Construction Manager/ General Contractor (CM/GC) projects, the DFCM directly hires an Energy Modeler/Engineer (EME) during the programming design phase (PDP) to participate on the design team. During the PDP, the EME will typically assist with programmatic verbiage related to energy performance goals/requirements, develop target energy performance metrics, and initiate the process to determine potential energy efficiency measures (EEMs) that are applicable to the project.

Subsequently, at the beginning of the schematic design phase (SD), the EME will work with the design team and owner/occupants to develop an explicit list of all potential EEMs, and define responsibilities for design team members, related to the energy performance evaluation process. (Examples: Coordinate with the CMGC, or other cost estimator, to provide first-cost data for each EEM, and coordinate with Mechanical Engineer and facilities personnel to develop yearly maintenance costs, which will be used for LCC analysis.)

Once the list of EEMs, including those which are credited under the protocol of ASHRAE 90.1-2010 Appendix G, and those which are not, but will provide 'owner benefit' is completed, the EME will run energy model iterations to determine the potential energy, and energy cost, savings associated with each EEM. Concurrently, the cost data required to complete LCC analysis will be developed, and ideally, by 50% design development phase (DD), the LCC analysis of EEMs will be completed and reviewed by the appropriate parties, to determine the EEMs that will be applied to the project, and design team members will have clear direction related to their design activities, relatively early in the design process.

Due to the nature of design-build competition projects, adjustments must be made to the process outlined above, in order to fulfill the expectations of the DFCM, as it relates to the design process and evaluation of energy performance, to ensure that energy performance goals/requirements meet their full potential. As such, the following expectations will be required of each competing design team so that upon award of the design, the chosen design team can collaborate with the EME, and carry on the evaluation of EEMs and LCC analysis, similar to DBB/CMGC projects, within an appropriate frame of the design schedule, which will minimize the impact to the design process, and optimize the energy performance potential of the project.

As part of each design team's design competition submittal, it is expected that the following items will be provided. (Note: Design teams may utilize/employ an EME, or similar, if so desired, during the competition phase, but will be required to defer to the DFCM hired EME, upon award of design.)

- Comprehensive list of all potential EEMs that may, regardless of potential, be applied to the project.
- "Baseline" cases for each EEM, or EEM group, such that an incremental performance can be determined relative to each EEM.
- Construction/implementation costs for each EEM and Baseline case.
- Replacement costs for each EEM and Baseline case, where applicable, based on a 40 year period.
- Yearly maintenance costs for each EEM and Baseline case.
- Estimation of any residual value, after 40 years of service.

Once the design is awarded, the above information shall be provided to the EME, such that energy modeling and LCC analysis can be initiated, without delay, with the expectation that the energy performance portion of the design process can be subsequently performed, similar to that of DBB and CMGC projects.

Questions regarding the process or expectations, outlined above, may be submitted to the State Energy Program Director or DFCM contracted EME at

- John Burningham email: johnburningham@utah.gov phone: 801-641-7270
- Cordell Post email: cpost@cea-ut.com

Additionally, any deviation or exceptions to the process outlined above, or exemptions requested from the energy performance requirements, must obtain written authorization from the State Energy Program Director.