



Department of Administrative Services

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Division of Facilities Construction and Management

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State of Utah

GARY R. HERBERT
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Lt. Governor

Addendum No. 1

Date: December 10, 2015

To: Design Firms

From: Clint Bunnell – Project Manager, DFCM

Reference: Performing Arts Complex
Utah Valley University
DFCM Project No. 15125790

Subject: **Addendum No. 1**

| | | |
|-------|----------------------|----------------|
| Pages | Addendum Cover Sheet | 5 pages |
| | Revised Schedule | 1 page |
| | <u>Alta Survey</u> | <u>2 pages</u> |
| | Total | 8 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.*

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1.1 SCHEDULE: Revised Schedule Attached-Interviews will be on January 4, 2016, and the Selection Announcement will be January 5, 2016.

1.2 GENERAL ITEMS:

1.2.1 We understand that Utah County contributed to the construction of this facility. Does the County have any expectations for use of the facility? Were they involved in the programming of the facility? **There has been no direction provided by the county.**

- 1.2.2 Will the Theatre Department have rehearsal space in the facility, if so where? **Yes, trap room will be modified in the final program document to be a rehearsal space.**
- 1.2.3 Is there any flexibility in the schedule? **No.**
- 1.2.4 What is driving the Fall 2018 opening? **Being able to start fall semester with desired programs up and running.**
- 1.2.5 Will the Selection Committee use the same scoring matrix as used for the proposal? **Yes**
- 1.2.6 Has the Selection Committee been chosen, and who will be the voting members? **Clint Bunnell, DFCM; Frank Young, UVU; Third Member: TBD.**
- 1.2.7 Can we get a CAD file of the ALTA survey completed by Ensign Engineers? **Yes, see attached.**
- 1.2.8 Is there any flexibility in the schedule for the interviews? Flight arrangements for January 3rd/4th can be challenging. **Currently this will not change.**
- 1.2.9 Program page 12 – paragraph three states that the project has a “clear goal of providing all students with the most innovative learning environment for the type of instruction needed.” The program document that follows does not state how the client team and future building users define “innovative” learning environments. Can the programming team help clarify which program spaces make a drastic departure from the way business is done in other institutions and what makes this project and these spaces “innovative”?

Response: The UVU School of Arts has expressed the desire that this is an innovative building. As indicated in the programming narratives this new facility includes spaces that will be shared and have multi-use functions within the school of arts departments and the community more than current spaces. It is hopeful that innovation will also occur during the design phase with creative space usage and material solutions to support and enhance instruction and performances. Innovation will also come in the way the entire building is organized, the way the public and interdepartmental spaces create a vibrant environment of collaboration that brings together different departments to underline the fact that the future is about multi- and cross disciplinary collaboration.

The future of the arts is in collaboration. Rather than having a Theatre area, a Music area, and a Dance area, we need to think of the building as one area where students, and faculty, from each of these programs can work collaboratively. The proscenium stage will be used by the Opera program as well Hip Hop and Musical Theatre – none of the performances spaces will be ‘owned’ by just one department. The building needs to provide opportunities for students and faculty from each department, including Art and Design (who will remain in GT), to interact naturally.

- 1.2.10 Program page 13 - The last paragraph states "The PAC will provide a gateway to the east side of the campus and will connect to existing parking and pedestrian pathways, while considering future campus developments." Can the programming team please share their exploration of project siting, creation of a campus gateway, summarize UVU's comments, and definition of the client's desired location of building connection, entry, delivery points, internal and external circulation in graphic format.

Response: UVU and DFCM representatives instructed the program team that specific site schemes and building orientation design solutions will be determined during the design phase. Connection points and major site factors have been discussed in the narratives and site section. Connections to the Gunther Trades Building, existing Noorda Theatre, and remodeled scene shop under the Noorda are primary considerations.

1.2.11 Can the most current cost estimate for the project be provided?

Response: Cost estimates will not be provided it is the hope that teams will identify the reality of maintaining the budget given the program expectations.

1.2.12 Provide Layton Construction developed constructability reviews, project phasing and staging plans, and additional cost checking

Response: Information was not discussed with nor created by Layton for constructability, project phasing or staging. A cost check was provided by Layton but will not be provided at this time.

1.2.13 The project is defined as 3 stories and a basement for the main building taking advantage of views to the east and west. Has the client defined a block and stack scheme that places rooms they want to access views from vertically?

Response: Three story design solutions are recommended by UVU and the School of Arts to respect the surrounding residential scale and view corridors per architectural narrative section 2.2. Preferred stacking schemes for performance spaces have been indicated in the adjacency diagrams Section 4. UVU and the DFCM have elected that overall building stacking and massing will be addressed during the design phase.

1.2.14 All performing arts projects, especially those with a focus on performance are driven by acoustics requirements - including wall construction, mechanical system selection, air exchange rates, footfall and structural sound transmission, as well as the desire for some spaces to have acoustical variability. There are only three pages of brief narrative regarding acoustics. Will there be further definition by space provided and a discussion about solution types and costs provided in subsequent program versions?

Response: The pages at the start of the acoustical/performance narrative is the general acoustical summary for the project. There are approx. 45 pages in the performance space + acoustical narrative that describe and or define acoustic variability, adjustable acoustic systems, materials, construction types. Additionally extensive acoustical recommendations and requirements have been noted throughout the program document. All performance space narratives have building services noise control requirements, sound isolation requirements, room proportions and shaping for acoustics and adjustable acoustical systems. In addition, room data sheets in acoustically sensitive areas have PNC/NC and FSTC criteria with consideration for floor, wall, door construction and materials. Acoustical criteria refinements are on-going, changes and updates may also occur in the final program deliverable. The selected design team will be required to propose cost-effective solutions that meet the budget and the goals stated.

1.2.15 Where PNC criteria have been defined, were there corollary discussions with mechanical, electrical and architectural teams about how to achieve these criteria? Further discussions about cost to achieve these goals?

Response: Dialog between mechanical, electrical, architectural, specialty acoustical consultants and the cost estimators occurred with consideration for client goals and budgets using local and national precedents to arrive at the current program levels.

1.2.16 Program page 291 - this page provides the level of detailed understanding and development of architectural requirements demanded for all primary spaces. Is there a program update available with this Information developed?

Response: Need more info for this question, the page reference may be off. However, if this is the data sheets generally then the information provided in datasheets set out base parameters for space established with UVU. The design team will be required to propose effective solutions for spaces incorporating information given in datasheets. Minimal revisions/updates will be issued with final programming document.

1.2.17 Has the programming and client team formulated an approach to site to address, drop off, bus queuing, parking, service vehicle access, and pedestrian flow through site? What role does slope play in building planning and organization? How are existing facilities planned to be incorporated with the new facility? What does the link to existing circulation paths look like and what is the owner's preference? Will the exterior of the Noorda Theatre remain or be incorporated? Existing ticket office? Access point to load in at shop and costuming?

Response: It is anticipated the existing Noorda box office will be removed. Connection to the existing campus mall in the Gunther Trades building is expected to be remodeled through the Gunther Trades connecting to the main lobby. This will be funded as an Internal UVU project and should be considered but is not part of this project. The majority of these items are design considerations that are to be addressed during the design phase.

2.1.18 How will the project accommodate traveling shows, storage of rented or loaned stage scenery/sets, props, etc? Will there be need for semi access? Where? Will there need to be a dock lift? How will vertical circulation of sets be accomplished? Will this space need to be fire separated, flammables cabinets, etc?

Response: There are many solutions on how to accommodate traveling shows, storage, etc. and semi access as well as vertical circulation of sets that are to be explored and resolved during the design phase. For general intent and program requirements see loading dock and building services intake section 3.6 Services in the Architectural Narrative. Vertical and Horizontal circulation of scenery/sets, props, etc is addressed in the performance and acoustical narrative. Additional requirements and sizes for loading bays/truck accommodation are given in space program draft page 172. Additional information is also found on the room data sheet and diagrams for the Scene shop pages 486-487.

The current service road will need to accommodate semi access, a dock lift has been programed, and programming has allowed storage and office space for traveling shows.

1.2.19 Has there been analysis of back of house circulation routing on all levels that can be shared?

Response: Adjacency diagrams in section 5 indicate direct and indirect adjacency requirements informing circulation paths. At a programming level, circulation needs to be flexible to allow for varying design solutions.

1.2.20 The program states "The Instrument Ensemble Room is truly one of the most dynamic spaces in the new building and has inherent complexities and opportunities." Please expand for further to assist us in understanding what these complexities and opportunities are?

Response: It *is* complex because of the simultaneous use of the room for rehearsal, performance and sound stage usage. Potential exists in the way it can become a visible feature and the intended activity can also create a vibrant interface with the professional external world in music, recording, film etc. As noted in the document it will be used for scoring, symphony rehearsal, wind symphony rehearsal, university band, conducting class, instruction classroom, and a recital hall for evening performances. Due to the myriad of uses and the adjacency requirements noted in the narrative it is one of the more complex spaces. It is a hub and major building element for instruction and performance venue location. The opportunities lie within the ability to functionally meet all goals of the School of Arts for this space but also responds to the building vision goals in section 2 of the architectural narrative and the overall project vision in the executive summary.

Not only will the space be used for student and small ensemble recitals, it will also be a sound stage for our Commercial Music program.



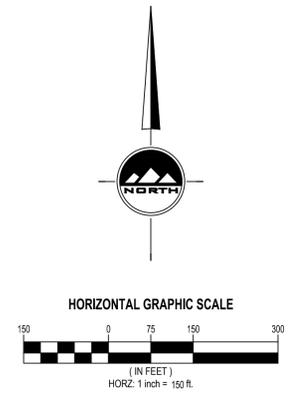
STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management**DFCM**

PROJECT SCHEDULE
REVISED PER ADDENDUM NO. 1 DATED DECEMBER 10, 2015

| PROJECT NAME: | | PERFORMING ARTS COMPLEX | | |
|--|------------|--|---------------------|--|
| | | UTAH VALLEY UNIVERSITY – OREM, UTAH | | |
| DFCM PROJECT NO: | | 15125790 | A/E SERVICES | |
| Event | Day | Date | Time | Place |
| Solicitation for A/E Services Available | Monday | November 23, 2015 | 5:00 PM | DFCM web site* |
| Mandatory Pre-submittal Meeting | Thursday | December 3, 2015 | 9:00 AM | Noorda Theatre Lobby Utah Valley University Orem, Utah |
| Last Day to Submit Questions | Tuesday | December 8, 2015 | 5:00 PM | Clint Bunnell- DFCM E- mail: cbunnell@utah.gov |
| Addendum Deadline (exception for bid delays) | Thursday | December 10, 2015 | 5:00 PM | DFCM web site * |
| Management Plans, References, Statements of Qualifications, and Termination / Debarment Certifications Due | Tuesday | December 15, 2015 | 3:00 PM | DFCM Room 4110 State Office Bldg Capitol Hill Complex SLC, UT |
| Short Listing by Selection Committee, if applicable. | Monday | December 21, 2015 | 8:00 AM – 12:00 PM | Facilities Conference Room, Room FC106 Utah Valley University Orem, Utah |
| Announcement of Finalists | Tuesday | December 22, 2015 | 4:00 PM | DFCM web site* |
| Interviews | Monday | January 4, 2016 | TBD | UVU Campus |
| Announcement | Tuesday | January 5, 2016 | 4:00 PM | DFCM web site* |

* DFCM's web site address is <http://dfcm.utah.gov>.



SURVEYOR'S NARRATIVE

I, Michael B Herbst do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 5046930 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title and Topographic Survey for use by the client. The Basis of Bearing is the line between the Southwest Corner and the South Quarter of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian measuring South 89°07'31" East 2672.56 feet.

PROJECT LOCATION

UVU - Art Center ALTA (survey limits for reference only, not the boundary)
Beginning at a point along East Campus Drive, said point being 956.40 feet North 89°07'31" West along the section line, and 306.66 feet North 00°52'29" East from the South Quarter Corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence: North 71°38'01" West 483.62 feet; thence North 26°25'37" West 394.58 feet; thence North 63°34'23" East 175.68 feet; thence North 26°25'37" West 311.68 feet; thence North 83°34'23" East 544.90 feet; thence South 26°25'37" East 315.90 feet; thence South 00°52'29" West 822.75 feet to the point of Beginning.

SCHEDULE B-2 EXCEPTIONS

No exceptions effect this survey.

To: Metro National and Fidelity Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 8, 9, 11(a), 16, 18, 20(a) and 21 of Table A hereof.

The field work was completed on: 10/22/2015

Date of Plat or Map: 11/13/2015

11-13-2015
Date
Michael B Herbst
Michael B Herbst
License No. 5046930

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Metro National Title, of Salt Lake City, Utah under Commitment No. 48569, dated effective October 2, 2015.



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**ART CENTER
UTAH VALLEY UNIVERSITY
ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY
OREM, UTAH**



LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 22,
TOWNSHIP 6 SOUTH,
RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

**ALTA/ACSM
LAND TITLE &
& TOPOGRAPHIC SURVEY**

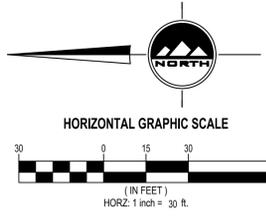
PROJECT NUMBER 6717 PRINT DATE 11/13/2015
DRAWN BY M. HERBST CHECKED BY
PROJECT MANAGER P. HARRIS

LEGEND

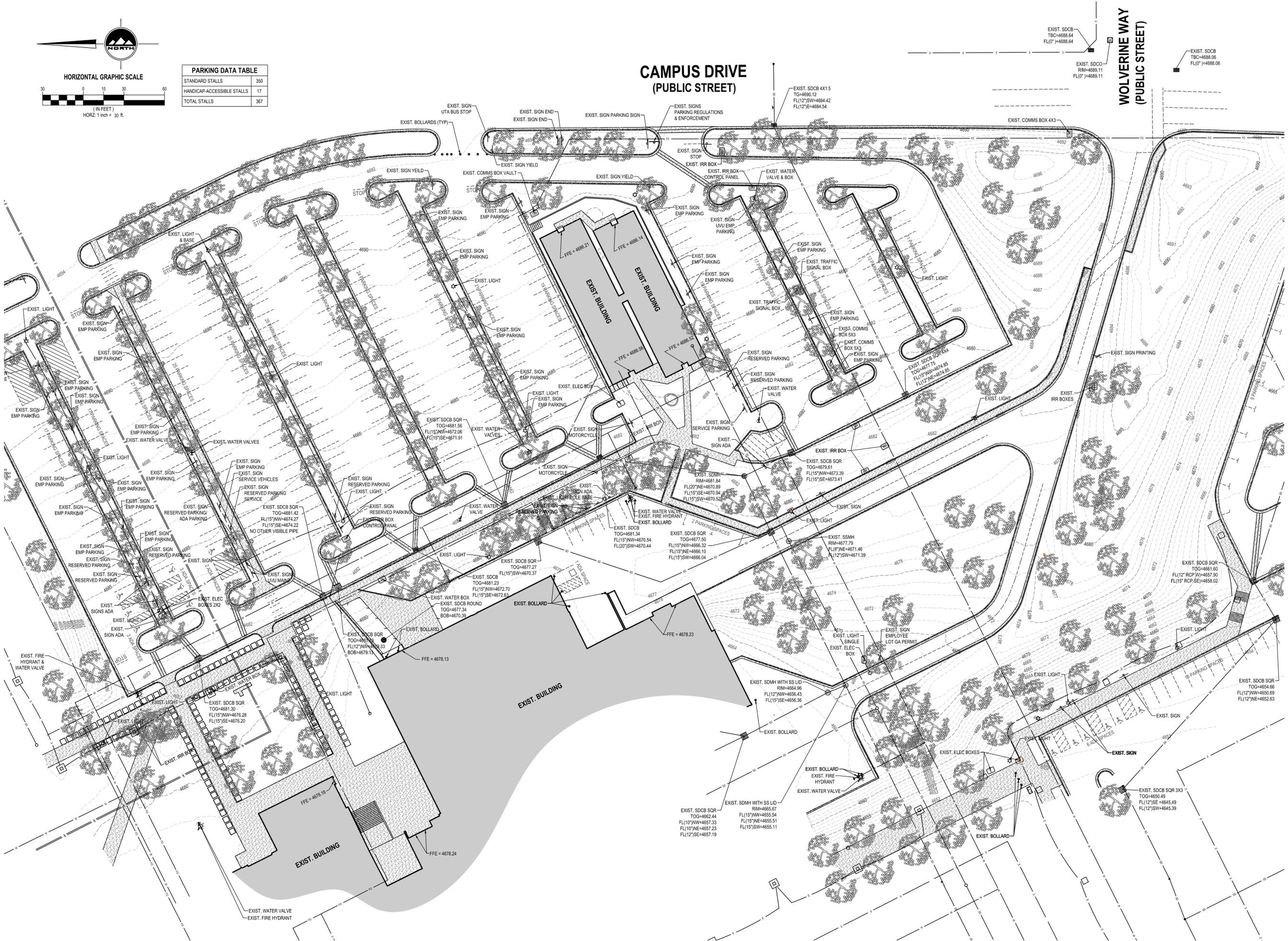
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|--|-------------------------|--|-----------------------------|
| | SECTION CORNER | | MINOR CONTOURS 1' INCREMENT |
| | MONUMENT | | MAJOR CONTOURS 5' INCREMENT |
| | WATER METER | | CONCRETE |
| | WATER MANHOLE | | BUILDING PRIMARY |
| | WATER VALVE | | FENCE |
| | FIRE HYDRANT | | SANITARY SEWER |
| | IRRIGATION VALVE | | STORM DRAIN LINE |
| | SANITARY SEWER MANHOLE | | WATER LINE |
| | STORM DRAIN CLEAN OUT | | ELECTRIC POWER LINE |
| | STORM DRAIN CATCH BASIN | | FIBER OPTICS LINE |
| | SIGN | | |
| | UTILITY MANHOLE | | |
| | UTILITY POLE | | |
| | GAS VALVE | | |
| | TREE | | |



VICINITY MAP
NOT TO SCALE



| PARKING DATA TABLE | |
|----------------------------|-----|
| STANDARD STALLS | 350 |
| HANDICAP-ACCESSIBLE STALLS | 17 |
| TOTAL STALLS | 367 |



ENSIGN
THE STANDARD IN ENGINEERING

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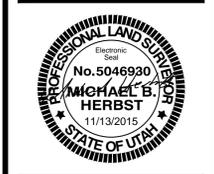
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