



CHELSEA SCHOOL DISTRICT FIELD HOUSE DESIGN-BUILD SERVICES
RAND CONSTRUCTION BID PROPOSAL OPTION 4

Total Price: \$3,734,670

Design and Engineering

- Soil Borings to confirm bearing pressure
- Complete Civil, Structural, Architectural, Mechanical, Electrical, and Plumbing Design
- One-time Ground Penetrating Radar scan for construction area
- Municipal permits and fees

Sitework

- Provide, maintain, and remove soil erosion control measures
- Strip topsoil and export offsite. Existing topsoil depth assumed to be 10" throughout the building footprint.
- Import and place 6" 21AA stone and 1.5" sand under turf area
- Perimeter security fence for duration of project with locked vehicle access gates

Storm Drainage

- Roof gutters and downspouts planned to discharge *to water main headers per projected utility plan.*
- *Utilities are carried as projected cost for the Domestic Water, Fire Water, Sanitary Sewer, Storm Water & Electrical as drawn is **\$ 246,200.00**. Based on the GPR utility locate from 3/31/2026 the existing Sanitary Water Main running across the site will move the building location to the South.*

Sanitary Sewer, Water, Gas

- Design costs associated with sanitary, fire water, and domestic water have been included. labor/materials/equipment have been excluded for work outside the building footprint
- Water pressure assumed adequate for Ordinary Hazard fire suppression
- Natural Gas is assumed to be of sufficient capacity and pressure for the proposed design loads.
- *Utilities are carried as projected cost for the Domestic Water, Fire Water, Sanitary Sewer, Storm Water & Electrical as drawn is **\$ 246,200.00**. Based on the GPR utility locate from 3/31/2026 the existing Sanitary Water Main running across the site will move the building location to the South.*

Landscaping

- Lawn restoration around the new building, laydown area, and construction access from Book St parking lot. Existing irrigation sprinklers will be cut and capped near building footprint. No restoration of irrigation system is included.

Interior Concrete

- Excavate and place earth-formed trench footings, column pads, and door stoops with structurally required reinforcement
- Furnish and install 4" concrete slab *in common rooms between column lines 1 & 2* and around perimeter of turf areas (24" wide) including reinforcement and code-compliant perimeter insulation.
- Winter service costs, if required, have been included.



Masonry

- Furnish and install masonry wainscot around building perimeter integrally colored split face with clear, fluid applied sealer on the exterior and smooth-face on the interior.
 - o *West, North and East elevations at 8'*
 - o *South elevation at 3'*
- Masonry walls for interior rooms (less toilet room wet wall & JC)
- Masonry will be properly reinforced with foam-injected insulation.
- *Winter service costs, if required, have been included.*

Miscellaneous Iron

- *Lintels as needed*

Pre-Engineered Building

- Butler 175'x150' with a 25'x85' lean-to structural steel system with 22' Fieldhouse Eave Height Sloping up to 34'6" at 2:12 pitch
- *Falk HFW40 3", BoxRib Insulated Metal Wall Panel in standard colors above masonry*
- *Translucent wall panels as shown on North elevation*
- Butler fully seamed Monolithic MR-24 roof in Galvalume finish and 9.5" R30 fiberglass batt insulation with Lamtec Gym Guard Facing
- Sno-Fence snow retention system on both low eaves

Metal Panels

- *Blue accent band to be a 24ga 12" wide Flush Seam Wall Panel with appropriate trims*
- *Soffit panels at entry to be 24ga 12" wide flush seam panel in wood grain finish*

Carpentry

- Drywall partition wet wall between toilet rooms
- *ACT ceiling systems comprised of 2x4 "Second Look" ACT and grid in VESTIBULE, MENS, JC, and WOMENS rooms*

Personnel and Overhead Doors

- Four (4) exterior FRP personnel doors and four (4) interior hollow metal personnel doors with heavy duty hardware
- One 10x10 overhead door with electrical operator
- Glass and aluminum vestibule exterior and interior double doors

Painting

- Paint all interior masonry, drywall partitions
- Paint all structural main frames. Secondaries will be galvanized

FLOORING

- *Walk off carpet tiles for VESTIBULE*
- *4" vinyl base for VESTIBULE, MENS, WOMENS, and JC*

Sport Turf

- AstroTurf Rootzone 52 oz 2" All Green Turf with Schmitz Foam Ecosport 16mm Shock Pad to match what is being provided for the new Chelsea Outdoor Fields
- 3-Color Allowance of \$15,000 carried by AstroTurf



Miscellaneous Accessories

- All code-required toilet accessories including soap dispensers, paper towel holders, toilet paper holders, sanitary napkin receptacles, and grab bars
- Floor mounted stainless steel toilet partitions (5 stalls and 1 urinal screen) including continuous brackets and continuous hinges
- Fire extinguishers per AHJ

HVAC

- Two (2) through-wall forced air Industrial Space Heaters with thermostat
- Sidewall Exhaust Fans for code-required air changes and summer ventilation
- Gas-fired split heating and AC system. Condenser to be wall-mounted on the exterior
- ERV Unit to handle the restrooms and storage room exhaust with duct heater integrated with the fresh air duct
- Air transfer grilles for the Storage room
- Electric Wall Heaters to serve the fire riser room and vestibule
- Six (6) 54" destratification fans

Plumbing

- Five (5) flush valve tankless toilets and one (1) urinal
- One (1) electric water cooler with bottle filler
- Electric water heater with hot water recirculation pump
- Gas piping to through-wall industrial space heaters

Fire Suppression

- Design per NFPA 13. Light and ordinary hazard throughout the space.

Electrical/Fire Alarm

- 100,000 lumen LED Indirect High Bay lighting with impact resistant lenses to provide 72 footcandles at the turf surface
- LED strip fixtures in *FIRE RISER* and STORAGE room
- LED Lay-in fixtures in the VESTIBULE, MENS, WOMENS and JC
- Exterior lighting provided by wall-mounted LED fixtures *and recessed soffit lights*
- 200A, 208V Main electrical panel
- Convenience receptacles around the building perimeter
- Stand-alone fire alarm system with notification