

March 3, 2026

Mr. Michael Kapolka, Superintendent  
Chelsea School District  
500 Washington St.  
Chelsea, MI 48118



Re: Chelsea School District  
Bid Release 10 – Field House  
Contract Award Recommendations

Dear Mr. Kapolka,

Acting as CSD's representative, Clark Construction released a Request for Proposals on January 21, 2026 for design-build services for a new 150' x 150' multi-sport field house to be located adjacent to the football stadium. These were distributed directly to prospective bidders via Clark's bidding and procurement system, Building Connected, sent to three plan houses (CAM, BX Lansing, and GRBX), and were posted on SIGMA. A pre-bid conference and site walkthrough were held with interested firms on January 28, 2026. During the course of the bidding process, three pre-bid addenda were distributed that provided clarifications and responses to pre-bid requests for information.

In addition to requiring an electronic bid submission, bidders were required to submit the following:

- Bid Bond
- Familial Disclosure Affidavit
- Affidavit of Compliance – Iran Economic Sanctions Act
- Affidavit of Compliance – Criminal Background Checks
- Written Proposal, including:
  - Company Overview
  - Project Team
  - Firm Experience
  - Construction Approach
  - Project Details
  - Schedule of Values



On February 18, 2026, competitive bids were received from eight (8) design-build firms/teams as follows and were read publicly in a virtual bid opening.

• Rand Construction Engineering, Inc.	\$2,447,330
• A.R. Brouwer	\$3,295,000
• Vanston O'Brien, Inc.	\$3,317,398
• The McFate Group, Inc.	\$3,625,813
• Phoenix Contractors, Inc.	\$3,687,001
• Davenport Brothers Construction, Inc.	\$3,891,559
• E & L Construction Group	\$3,991,781
• JSVig Construction	\$4,099,251

Clark Construction and Chelsea School District reviewed the bid submissions and shortlisted the three lowest bidders, Rand, A.R. Brouwer, and Vanston O'Brien, and invited them for in-person presentations/interviews. Representatives responsible for design, management, and site supervision were requested to attend these meetings.

On February 17 and 18, representatives from Clark Construction Company and Chelsea School District participated in the post bid interviews with the lowest three bidders. During the interviews, each firm was given 5 minutes for setup, 10 minutes for introductions, 30 minutes for presentation of their team, capabilities, and proposal details, and 45 minutes was set aside for questions/answers and open discussion.

Upon completion of each of the interviews, representatives from Clark Construction and Chelsea School District reviewed the proposals and the presentations and scored the firms on a rubric that assessed the items noted below. Rand Construction was rated the highest with a score of 83/100.

- Cost Proposal
- Relevant Experience
- Project Approach and Methodology
- Schedule and Feasibility
- Team Qualifications
- Quality Control and Safety Plan
- Communication and Collaboration
- References and Past Performance



Prior to release of this recommendation, Clark Construction also verified that shortlisted bidders had also met the requirements of their pre-qualification program. It was confirmed that the lowest two bidders met this requirement; however, the third lowest had not completed the pre-qualification process.

Upon completion of the bidding and evaluation process, Clark Construction would recommend awarding the Design-Build contract to Rand Construction Engineering, Inc. in the amount of \$2,447,330. In addition to the base contract, Clark would recommend that an additional \$250,000 be allocated in an allowance for utilities to support the new building including water, storm sewer, sanitary sewer, natural gas service, and electrical service. A 3% contingency, at minimum, should be established for any unforeseen conditions uncovered during construction.

Please note that Rand submitted details and costs for alternative building options that would provide additional functionality and aesthetic value to the project. We believe that consideration of one of these options would be in the best interests of the district. Those options are as follows:

- Option 2 – Change to 2.5” Insulated Metal Panel and translucent panels per rendering provided with proposal. Add \$323,300
- Option 3 – Change to 2.5” Insulated Metal Panel, masonry Piers, and extended vestibule per plans and renderings provided with proposal. Add \$554,100

We are excited to assist Chelsea School District with this project. Please contact me with any questions.

Thank you,

Chris Martin  
Senior Project Manager-Market Leader  
CLARK CONSTRUCTION COMPANY