



February 13th, 2026

ADDENDUM NO. 003

PROJECT: Chelsea School District
Field House – Design-Build Services

BID RELEASE NUMBER: 10

CLARK PROJECT NO: 19-2835

BID PROPOSAL DUE DATE/TIME: Wednesday, February 18th, 2026 @ 3:30 pm
(ET)

The following clarifications and/or Changes made to the Contract Documents are hereby made part of the Contract Documents.

The general character of the Work clarified or revised by this Addendum shall be the same as required by the complete set of Contract Documents. All incidentals required in connection with the Work of this Addendum shall be included in the Scope of Work even though not specifically specified.

All bidders shall be held responsible to review the Addendum and to include in its Bid Proposal all Work reasonably inferred to be included in its Scope of Work.

Acknowledge receipt of this Addendum in the space provided on the Bid Proposal Form.

1. ATTACHMENTS:

- A. Pre-Bid RFIs – **ADDENDUM 003**
- B. Bid Evaluation Rubric - Proposals will be evaluated and scored based on the attached rubric.

2. MODIFICATIONS TO DRAWINGS

2.1. NOT USED

3. MODIFICATIONS TO TECHNICAL SPECIFICATIONS

3.1. NOT USED

4. MODIFICATIONS TO CM PROJECT MANUAL

4.1. NOT USED

5. OTHER

5.1. NOT USED

END OF ADDENDUM 003

Below are additional pre-bid RFIs received for the Chelsea Schools New Field House Design-Build RFP. (ADDENDUM 003, FEBRUARY 13, 2026)

Question #1: Please advise what the District's plan is for expansion or program growth as it relates to the building or grounds around it.

Response: Future expansion is undetermined at this time.

Question #2: Please advise which sports will be practiced and whether overhead sports equipment/nets need to be accounted for in the PEMB collateral loads.

Response: Batting cages will be installed in the field house.

Question #3: Are there MHSAA, NFHS, or other standards the awarded Design Build Team will need to adhere to as part of this project?

Response: No, these will not be required.

Question #4: Please confirm there will not be film review rooms or classrooms.

Response: Confirmed.

Question #5: Please confirm athletes and the public (parents, coaches, etc) will be sharing the same restrooms.

Response: Confirmed.

Question #6: Please confirm there will be no locker rooms or changing space within this facility.

Response: Confirmed.

Question #7: Please advise if the District has security standards ie card readers, alarms, etc. that need to be incorporated.

Response: For purposes of bidding, include standard locking hardware only. Other security measures will be owner-provided.

Question #8: Please advise if the District has audio visual needs at this facility.

Response: AV needs will be determined at a later date.

Question #9: Please confirm this facility will not have a generator. Please advise if the facility will include provisions for a future generator.

Response: Building will not have a generator and provisions for a future generator will not be required.

Question #10: Are there after school and summer programs the Design Build team need to be aware for site logistics and scheduling?

Response: Assume that construction team will have full access from Book St. parking to the site. Provide means of protecting construction site from unauthorized visitors.

Question #11: Please advise what the target construction budget is for this project?

Response: The District has not established a fixed construction budget for the Field House project. A final budget will be informed through the competitive bidding process. Bidders should be aware that the project is supported through a combination of approximately \$1.8 million in private donations and additional District sinking fund support. This information is provided to help proposers understand the general financial parameters of the project while allowing flexibility for innovative and cost effective solutions within a defined range.

Question #12: Please clarify scope extents for the existing fields. Is the awarded Design Build responsible for validating, designing, modifying, and/or relocating the outdoor fields and track/field events. The conceptual drawings appear to locate the new practice facility very close to the outdoor fields.

Response: Assume that field house will be located in green space. Relocation will not be required.

Question #13: Please advise if the indoor practice facility and outdoor fields will be utilized at the same time?

Response: Practice schedules and building access times are TBD.

Question #14: Understanding, the CM and District cited there will be no Board approvals required for this project, will Community engagement/presentations be needed?

Response: Board approvals WILL be required. Once approved, a committee will be responsible for all subsequent decisions regarding design.

Question #15: Is any stormwater retention/detention required or anticipated for the Fieldhouse addition? If so where will such be located. If not where should any stormwater improvements outlet to or should the Fieldhouse simply be expected to spill on grade?

Response: It will be the responsibility of the DB contractor to make this determination and provide this design.

Question #16: Please clarify if the intent is to have a 22ft clear height or 22ft eave height?

Response: Eave height.

Question #17: Please advise if there is a requirement for an overhead door at any location on the building?

Response: See addendum 002.

Question #18: Please clarify if any collateral load is to be accounted for for future roof loading?

Response: No future loads are to be accounted for.

Question #19: Please clarify if any electrical loads for sports or other equipment needs to be accounted for?

Response: Electrical loads are unknown at this time. Qualify service provided will accommodate standard outlets, lighting, equipment feeds, along with any spares to be used for athletic activities/equipment/FFE.

Question #20: Please advise if any snow rails are desired for the roof at any location specifically at access/egress doors?

Response: Include snow rails along length of building on both sides.

Question #21: Please clarify if masonry is to be painted both on the exterior of the building? If so, will any stripes or architectural layouts be required?

Response: Colored masonry exterior with painted interior. Striping/accents not required.

Question #22: Please clarify Bid Due Date and time and BuildingConnected has it at "February 18 at 12:30PM EST", the RFP document has it at "February 18 at 3:30PM EST"?

Response: Each Building Connected user must adjust time zone in settings. The advertisement and RFP have been confirmed as a 3:30 (EST) bid submission deadline.

Question #23: Please clarify who is to provide final cleaning? The bid documents SECTION 002413, SCOPE OF WORK, GENERAL NOTES 2.23 "Final cleaning will be done by the Owner." The bid documents SECTION 002416, SCOPE OF WORK, BID CATEGORY SPECIFIC NOTES 7.aa. "Provide final cleaning of space prior to occupancy".

Response: Final cleaning is to be completed by the DB Contractor.

Question #24: Please provide name and contact of testing company to be used per GENERAL NOTES 2.25 "Owner to provide testing".

Response: Testing firm is unknown at this time.

Question #25: Sports lighting requirements can vary depending on owner. Please provide a minimum foot candles desired?

Response: This will be determined during design process. Qualify foot candles provided by the fixtures included in your bid.

Question #26: Due to site conditions we could not verify if lawn irrigation is installed in the build area. Please clarify if any lawn irrigation restoration will be required?

Response: There is existing lawn irrigation on the build site that will need to be cut/capped—no need for irrigation restoration.

Question #27: Please verify location of the Underground Gas Utility?

Response: Please refer to existing drawings provided with bid release. If unknown, qualify assumptions made.

Question #28: Please verify location of the Underground Electrical Service?

Response: Please refer to existing drawings provided with bid release. If unknown, qualify assumptions made.

Question #29: Please verify if there are any known Storm Water utility connections that do not cross campus?

Response: Please refer to existing drawings provided with bid release. If unknown, qualify assumptions made.

Question #30: Is turf spec to be by company AstroTurf or are there acceptable alternates?

Response: AstroTurf will be the only acceptable manufacturer.

Question #31: Should we figure painting both sides of split face block or get it colored block and paint only interior? Want cores insulated?

Response: Preference is colored block. Painted interior would be acceptable or exposed color block may be acceptable.

Question #32: There isn't much information on the Pre-Engineered building in regards to the wall panels, roof panels, insulation and liner panel; are you able to provide more information on this?

Response: We are leaving this open for proposed system(s). Please submit a system that you are familiar with, meets energy codes, and provides the best overall value to the owner. Please keep in mind this is a practice facility and there will not be spectators, classrooms, etc. A simple, value-based system is preferred.

Field House Project

Bid Evaluation Rubric (Four-Quadrant Scoring Model)

Total Possible Points: 100

1. Cost Proposal (30 points)

Score	Descriptor	Explanation
30 points	Highest	Bid is highly competitive, well-balanced, clearly scoped, and demonstrates excellent value.
20 points	Strong	Bid is competitive and complete, with minor cost or scope clarifications needed. Represents good overall value.
15 points	Adequate	Bid meets min. requirements but raises questions about completeness, assumptions, or long-term cost exposure.
10 points	Weak	Bid is incomplete, poorly scoped, or presents cost risks that could lead to change orders or delivery issues.

2. Relevant Experience (15 points)

Score	Descriptor	Explanation
15 points	Highest	Extensive experience with comparable K–12 athletic or community facilities, including projects of similar size..
10 points	Strong	Relevant experience with similar facility types, though limited in scale or school-specific conditions.
7 points	Adequate	General construction experience with limited direct relevance to K–12 or athletic facilities.
5 points	Weak	Minimal or no demonstrated experience with comparable projects.

3. Project Approach & Methodology (15 points)

Score	Descriptor	Explanation
15 points	Highest	Clear, thoughtful construction approach demonstrating strong understanding of school operations, & logistics.
10 points	Strong	Sound methodology with minor gaps or limited detail related to school-specific constraints.
7 points	Adequate	General approach provided but lacks detail or clear mitigation strategies.
5 points	Weak	Approach is vague, generic, or does not demonstrate understanding of an active school environment.

4. Schedule & Feasibility (10 points)

Score	Descriptor	Explanation
10 points	Highest	Schedule is realistic, clearly sequenced, and demonstrates strong risk awareness and milestone management.
7 points	Strong	Schedule is generally feasible with minor concerns or assumptions.
5 points	Adequate	Schedule meets minimum requirements but lacks detail or contingency planning.
3 points	Weak	Schedule appears unrealistic or inadequately developed.

5. Team Qualifications (10 points)

Score	Descriptor	Explanation
10 points	Highest	Highly experienced project team with strong continuity, availability, and relevant school-based experience.
7 points	Strong	Qualified team with minor gaps in experience or availability.
5 points	Adequate	Team meets minimum qualifications but lacks depth or demonstrated continuity.
3 points	Weak	Team experience or availability presents risk to project delivery.

6. Quality Control & Safety Plan (10 points)

Score	Descriptor	Explanation
10 points	Highest	Comprehensive quality assurance and safety plan with a strong record in active school environments.
7 points	Strong	Solid safety and quality processes with minor gaps or limited school-specific detail.
5 points	Adequate	Meets minimum standards but lacks robustness or clarity.
3 points	Weak	Safety or quality controls are insufficient or poorly defined.

7. Communication & Collaboration (5 points)

Score	Descriptor	Explanation
5 points	Highest	Demonstrates excellent communication practices and a collaborative approach with district, Owner's Reps, etc.
4 points	Strong	Clear communication approach with minor limitations.
3 points	Adequate	Communication plan meets minimum expectations.
2 points	Weak	Limited or unclear communication strategy.

8. References & Past Performance (5 points)

Score	Descriptor	Explanation
5 points	Highest	References consistently report strong performance, budget control, and positive working relationships.
4 points	Strong	References are generally positive with minor concerns.
3 points	Adequate	Mixed feedback or limited relevant references.
2 points	Weak	Negative feedback or insufficient reference information.

TOTAL SCORE _____/100