

FIELD HOUSE – DESIGN-BUILD

Questions & Answers / Clarifications

The following clarifications are being issued in response to questions received during prospective respondent site visits and discussions. These clarifications are provided to ensure consistent information is available to all prospective respondents. No changes are being made to the RFQ requirements unless specifically noted below.

Question 1: Where are existing utilities located, and how accessible are they within the stadium area?

Response: Existing utilities are known to be present on site. The Design-Builder will be responsible for verifying existing utility locations and capacities, officially locating utilities as necessary, and coordinating any required utility connections as part of the design and preconstruction process.

Question 2: What is the general concept or intended purpose of the field house?

Response: The District intends to construct an approximately 4,700-square-foot field house at the south end of the existing stadium. The project is intended to support the District's stadium and athletic facility needs. The project's Program of Requirements (POR), developed through an educational visioning process, will serve as the basis for defining the project's specific spaces and functional requirements.

Question 3: What is the anticipated project timeline, and have project criteria or design documents already been developed?

Response: The anticipated schedule identifies a preconstruction start in November 2026, construction notice to proceed in March 2027, substantial completion in July 2027, and completion of Design-Builder services in August 2027. The District has already developed a Program of Requirements through an educational visioning process. Additional project criteria documents and the proposed project schedule will be provided to short-listed firms during the RFP process.



Question 4: Are there any known site constraints or existing conditions that firms should consider?

Response: The project is located at the south end of the existing stadium. The Design-Builder will be responsible for evaluating existing site conditions and identifying any constraints that may affect the design, construction, site access, or project schedule.

The District has an ecological report from 2020 pertaining to the site. The applicability of the report to the proposed project and the need for any additional evaluations or updates should be assessed as part of the design and preconstruction process.

Question 5: Is the District open to the Design-Builder recommending adjustments to the building layout or design to meet project requirements and budget?

Response: The Design-Builder is expected to work collaboratively with the District and project team during the design and preconstruction phases to develop a project that meets the established Program of Requirements and project budget. Any proposed changes to the established project requirements will be subject to District review and approval.

Question 6: Will the Design-Builder be responsible for coordinating required permits, inspections, and applicable code compliance?

Response: The Design-Builder will be responsible for coordinating required permits, inspections, and compliance with applicable laws and regulations as part of the design and construction process, consistent with the RFQ and the final agreement.

