



September 16, 2011

Grinnell College Building Committee
Grinnell College
1115 8th Ave
Grinnell, Iowa 50112-1616

RE: Design-Build Recreation Center / Multi-Purpose Fieldhouse

Dear Grinnell College Building Committee,

Blue Steel Builders is pleased to present our proposal for the new Recreation Center / Fieldhouse. With over 35 years of experience, Blue Steel Builder's primary goal is to provide Grinnell College with the highest quality product and customer service in the industry.

We recognize Grinnell's limited experience with new construction projects over the past seven years and understand that the new Rec Center / Fieldhouse must be designed and constructed to the highest quality and within a limited budget. Our team assures you their experience, enthusiasm and expertise along with our commitment to sustainability and new modeling techniques, make Blue Steel Builders the solid choice for this project.

Blue Steel Builders would like to thank Grinnell College for the opportunity to present our proposal for the Design-Build Recreation Center / Multi-Purpose Fieldhouse. We look forward to building a strong and lasting relationship with Grinnell. We are excited about this project and look forward to delivering a Rec Center and a Field House worthy of the 2014 NCAA Division III Indoor Track and Field Championships.

The cost to complete this project will be \$27,897,037 with a duration of 502 days.

Thank you for your consideration. We look forward to presenting our credentials in person.

Respectfully Yours,
Blue Steel Builders

Matt Druffel

Matt Druffel
Project Executive

MD/md

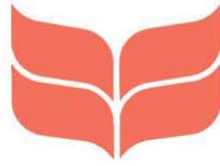
Encl. Design-Build Recreation Center / Multi-Purpose Fieldhouse Proposal

Cc: Jasen Dill, Ben Farrow



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GRINNELL COLLEGE



Matt Druffel
Project Executive
Blue Steel Builders



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Architect of Record
SOM Architects



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Preconstruction Manager
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Ben Farrow
Project Manager
Blue Steel Builders



Reese Lasley
Project Manager
Stand-Tall Structural Steel



Lindsay Ourada
Project Manager
Dynalectric



Terrance Unrein
Senior Project Manager
RK Mechanical



Matt Druffel, LEED AP BD+C

Project Executive:

Length of time with Blue Steel Builders: 25 years / 25 total years' experience

- [1] Colorado State University, Student Recreation Center – Project Executive
- [2] Rose-Hulman Institute of Technology, Sports & Recreation Center – Project Executive



Jasen Dill, LEED AP BD+C

Preconstruction Manager:

Length of time with Blue Steel Builders: 18 years / 23 years total experience

- [1] Colorado State University, Student Recreation Center – Preconstruction Manager
- [2] University of Illinois, Activities and Recreation Center – Senior Project Estimator



Ben Farrow, LEED AP BD+C

Project Manager:

Length of time with Blue Steel Builders: 12 years / 16 total years' experience

- [1] Colorado State University, Student Recreation Center – Project Manager
- [2] University of Illinois, Activities and Recreation Center – Assistant Project Manager



Heather Cameron, AIA, LEED AP BD+C

Architect of Record:

Length of time with SOM: 17 years / 22 total years' experience

- [1] University of Illinois, Activities and Recreation Center – Architect of Record
- [2] Rose-Hulman Institute of Technology, Sports & Recreation Center – Architect of Record



Terrance Unrein, PE, LEED AP

Senior Project Manager:

Length of time with RK Mechanical: 21 years / 21 total years' experience

- [1] Colorado State University, Student Recreation Center – Senior Project Manager
- [2] Rose-Hulman Institute of Technology, Sports & Recreation Center – Project Manager



Reese Lasley, PE, LEED AP

Project Manager:

Length of time with Stand-Tall Structural Steel: 16 years / 19 total years' experience

- [1] University of Illinois, Activities and Recreation Center – Project Manager
- [2] Rose-Hulman Institute of Technology, Sports & Recreation Center – Assistant Project Manager



Lindsay Ourada, PE, LEED AP

Senior Project Manager:

Length of time with Dynalectric: 19 years / 19 total years' experience

- [1] Colorado State University, Student Recreation Center - Senior Project Manager
- [2] University of Illinois, Activities and Recreation Center – Project Manager



Project Team Communication

The Design-Build delivery method allows for a single point of contact between Grinnell College and Blue Steel Builders (BSB), however the true beauty of Design-Build is the collaborative approach to problem solving and the innovative solutions developed by the entire project team. Blue Steel Builders fosters this collaborative team approach by establishing the project team from the conception of the project and identifying Grinnell's overall vision and goals for the project to insure the end users intent is met.

By brining the entire Design-Build team together early on in the preconstruction stage, the ideas and experience of each team member can be used to develop cost efficient and innovative strategies for the key components of the Fieldhouse/Rec Center. Blue Steel Builders fully embraces Grinnell College's culture and commitment to build a sustainable structure. Although the entire project team is LEED Accredited Professionals, BSB will hire a full-time Sustainability Consultant to identify and establish the most constructible and achievable LEED points which align with your budget. This early on analysis allows savings to be discovered at the beginning of the project while they can still be incorporated into upgrading various aspects of the facility.

Blue Steel Builders encourages each party involved to communicate openly and freely with each other. At our home office in Chicago, the entire Design-Build team will setup in a combined office space to allow for more efficient communication during the design and preconstruction phase. When the project breaks ground, we propose to have at minimum, bi-weekly meetings to update the Building Committee on the construction progress. These meetings will serve to answer any questions and allow you to provide your input and feedback on the progress of the design.

With Grinnell College's commitment to providing education "for the different professions and for the honorable discharge of the duties of life" and the fact that over one-third of the student body participates in varsity athletics, BSB wants to ensure the students have a voice in the design and construction of their Rec Center/Fieldhouse. Our team proposes to host meetings for students, faculty and staff during the preconstruction phase to educate them on the overall intent of the project. These sessions will not only educate and provide opportunities for the end users to give their feedback, but keep the students, faculty and staff current with the progress of the design.

Design-Build Philosophy and Approach of Team

Strategic Project Approach to Design Build

Blue Steel Builders is one of the premier Design-Build firms in the Chicago area, winning numerous awards and being recognized by the Design Build Institute of America for the last three years as one of the Midwest's fastest growing Design-Builders. BSB is proud of these accolades but recognize our receipt of these awards is based on the simple mentality of developing a thorough understanding of our client's vision. Our Design-Build process allows Grinnell, BSB, our architect, engineers and consultants to integrate from day one to ensure the design, scope, schedule, and cost are balanced while still delivering a project that exceeds your expectations.

With Grinnell College's recent successful experience with the Design-Build delivery method on the Student Housing Project, Blue Steel Builders can reassure the Grinnell College Building Committee our approach to every project goes beyond the traditional idea of Design-Build and has truly become an integrated project delivery system. With over thirty-five years of experience our relationships with subcontractors and vendors is outstanding and these business associates have an exceptional track record of performance and reliability. These subcontractors have also embraced Design-Build as the most cost effective and progressive delivery method to build the most modern, innovative projects. All selected structural, mechanical, plumbing and electrical subcontractors are leaders in their field and have welcomed the development of models, which can predict clashes and develop four and five dimension schedules and estimates in the pre-construction phase of your project.

Although Blue Steel Builders has always been a Design-Builder we recognize the expertise and experience of our architectural, engineering and consultant counter parts and have always felt it better to contract with these partners, rather than trying to employ these services in house. With that being said, Grinnell College will have one contract with Blue Steel Builders and should feel comfortable coming to us with questions of any kind.

As you can see from the graphic in the **Project Team Organization** section, Blue Steel Builders will serve as the sole point of responsibility for the project. However, our design and construction team will be made of experts, which work with you and us, side by side for the duration of the project. Heather, Terrance and Reese have worked with our team before and the three each represent some of the best minds in their respective industries. All three have experience on previous successful recreation center projects similar to the project proposed at Grinnell College.

BSB approaches Integrated Project Delivery differently than most Design Build companies. Buildings will never construct themselves and although technology is continually evolving, people and human intellect will always be the foundation of any project. Blue Steel Builders therefore feels it is the strength and cohesion of the team, which ultimately determines the success of each project. It stands to reason when an entire project team is on the same page and everyone's priorities aligned, a project will be successful.

When a unified team then uses technology to supplement and organize the vast amounts of information created by every construction project, the responsibilities of each team member become easier, and the project runs more smoothly. BSB therefore recommends to the Grinnell Building Committee that we use Primavera Project Management (PPM) systems as the document management software to increase the effectiveness of our project teams.

Quality Assurance Process for the Design and Construction Phases of the Project

At Blue Steel Builders, quality is not a separate process but a program, which has been developed and integrated into our day-to-day project management process. This program is organized, executed and evaluated for each specific project, from the initial phases of design and preconstruction, through construction and after the final turnover of the project. Implementing our quality program throughout all phases of preconstruction and construction ensures the project is built correctly the first time.

For each project, Blue Steel Builders dedicates a Quality Control Supervisor, to oversee the project from design to closeout. The QCS maintains their relationship with the owner for the year following the projects delivery and then performs a final walkthrough at the end of our minimum two-year warranty period. This ensures the owner is completely satisfied with the project and has a contact for any concerns once the project is completed.

Our integrated project delivery system incorporates building information modeling to blend the various models from major subcontractors into one massive model. Utilizing this model throughout the entirety of the project provides several benefits: Grinnell is provided a real-time virtual model to see how the finished project will look, while also being able to synchronize the estimate and schedule. In addition, our architectural team uses design review software to communicate and coordinate with consultants and subcontractors as a means of clash detection. Connecting team members, information and processes, enables us to increase productivity, and optimize project and program performance. By the time the project breaks ground it has been developed and rehearsed to proceed in the most efficient way possible.

Through our rigorous quality control and quality assurance program our field personal will insure the quality, and materials specified by the design team are installed in a manner congruent with the specifications you have outlined. Our materials testing procedures will further guarantee the quality and durability of the Rec Center and Fieldhouse.

Subcontractor Prequalification

As part of our Quality Control Program at Blue Steel Builders, our subcontractors are required to conform to a strict Subcontractor Prequalification Program to ensure that all scopes of work will meet our high quality standards. Some of the major aspects our subcontractors are required to submit prior to bidding are:

- Past project experience reviews with references from GC's, Owner/Developers, and A/E's
- Insurance and bonding capacity with surety & insurance broker information
- Safety history including EMR rating and OSHA citation history for previous 3 years
- Current and past company financial status along with bank references
- Copies of written Safety and Quality Control Programs
- Litigation history & written management approach to scope changes

Blue Steel Builders requires subcontractors to become prequalified prior to bidding any aspect of our projects. After these prequalification packages have been submitted, the subcontractors are ranked with an objective scoring system. Depending on the scope of work or number of subcontractor bids, subs are then interviewed by our project team to assess their management skills and approach to demanding construction projects.

Our relationships with subcontractors like RK Mechanical, Dynalectric, Stand-Tall Structural Steel and ABC Fire Protection provide the project team an expert knowledge base for pricing, scheduling and production rates. Besides being some of the best and brightest in the industry, these subcontractors have the experience and track record of outstanding projects similar to the Rec Center / Fieldhouse at Grinnell College.

Managing and Tracking the Project Schedule: Design – Construction

Since Grinnell is familiar with the Design-Build delivery method, you recognize the amount of time, which can be saved by starting construction before the entire design phase, is completed. Blue Steel Builders work closely with the project team to ensure the activity durations are reasonable and that the subcontractors have the resources to complete these activities in the allotted time.

By creating incorporating the schedule into the model, BSB can predict where potential scheduling conflicts might occur and plan how to reorganize the flow of work to eliminate these constructability issues before the project breaks ground.

Once construction begins, bi-weekly meetings are held with the subcontractor foreman, superintendents and project managers to plan the major scopes of work for the upcoming two weeks. These meetings not only allow BSB to track the progression of the project, but also ensure that the installation methods proposed by the subcontractor are as safe as possible, and that the work will meet or exceed the quality required.

These bi-weekly subcontractor meetings are held in addition to the bi-weekly owner meetings with the Grinnell Building Committee. By having bi-weekly meetings with both the subcontractors and Grinnell, BSB can give you a better and more detailed update on the status of your project.

Change Order Management

The Design-Build delivery method not only reduces the overall duration of the project schedule, but also because the project team is developed at the project's conception the collaboration of the project team greatly reduces or eliminates change orders.

Drop Dead dates have been included in the design and preconstruction phase of the schedule to provide Grinnell College milestones when decisions have to be made. Since Grinnell will have one point of contact the typical lag between owner, architect and contractor does not exist, and information can be passed between parties more efficiently.

Blue Steel Builders wants to develop a relationship with Grinnell College that will last for years. With our ability to quickly change the building model, we can incorporate any changes you do make without compromising the project schedule. Even with preplanning, changes are inevitable, however as long as changes are made before the drop dead dates BSB can guarantee there will not be an increase in the project's cost or schedule. If major changes to the scope of the project are made after the drop dead dates, Blue Steel Builders and the rest of the project team will do our best to minimize any cost or schedule adjustments.

Construction Safety

Our thorough, hands-on safety program is keenly overseen by a qualified and committed team of safety professionals. The source of our success is characterized by four key elements: Communication, Training, Initiative and Enforcement. To achieve this level of excellence, these fundamentals are secured and implemented by:

- Each project team member undergoing a rigorous training orientation to provide and uphold the skills essential to execute work safely. This ensures both your expectations and our guidelines are met.
- Communication among employees and managers is a critical function of our program and is used to enhance coordination, decreasing and eliminating work hazards.
- A safe work environment is created by accurately planning procedures and by eliminating risk. When hazards exist, their outcomes are constrained through environmental controls and by requiring the use of personal protective equipment.
- Conducting daily team meetings with hazard analysis and constructability reviews to examine how to safely perform each assigned task.
- Surprise and scheduled inspections/audits are performed often to recognize potentially unsafe working conditions and to offer instant correction.
- Our zero tolerance drug and alcohol policy protects our employees and your investment. We offer and support individuals who pursue help if needed.
- All new employees are recognized with scarlet and black hard hats so our experienced team members can guide them through their daily activities.

Incentive Program:

Each subcontractor undergoes quarterly safety evaluations by the safety personnel manager. Any subcontractor who has completed a quarter with a good evaluation, no lost time incidents and no safety audits will become eligible for cash incentives. In addition, prizes, such as gift cards, jackets, flashlights will be awarded to employees who have demonstrated outstanding leadership in safety.

Site Safety Program:

Our safety motto sets the standard for every project Blue Steel Builders works on. Safety is our main goal not just for the workers and employees on site, but for the students, staff and faculty as well. Because the campus will remain open during construction and the Student Housing Project will be built concurrently, managing deliveries and ensuring pedestrian walkways and handicapped accesses remain open are also top priorities for our site superintendent and safety manager.

A chain-link fence with green fabric reduces the possibility that students and pedestrians will pay attention to the project. Flaggers will be used to alert students, faculty and staff when equipment or large deliveries are brought to the site.

Since the project site for the Rec Center / Fieldhouse is tucked in the northern part of campus, Blue Steel Builders is proposing to build a temporary construction road between 12th Avenue and the northern limits of the Fieldhouse. Delivery of the structural steel and precast panels would be more efficient and would eliminate the need of a truck turnaround. This service road would also minimize the amount of construction traffic through the heart of campus. BSB will post notification and detour signs directing traffic minimizing the impact of the construction on the campus.

All persons entering the construction site will be required to wear hardhats, safety glasses, steel-toed boots and safety vests at all times. This minimum Personnel Protective Equipment requirement will ensure that all site visitors remain safe during their time onsite.

Program Statement

Architectural Narrative

Blue Steel Builders will ensure that your project is successful by tracking your project activities through our Pre-construction and Design Management philosophy and proprietary database system. By focusing on clear communication, established project goals and proven document management systems, Blue Steel will ensure that our project team will meet all design and pre-construction milestones.

The Recreation Center / Multi-purpose Fieldhouse project required that Blue Steel make many considerations when developing design concepts for this project. Blue Steel focused on coordination issues prevalent with an active college campus, issues of working directly adjacent to sporting facilities like Rosenbloom Football Field and Les Duke Track during their respective collegiate seasons as well as issues with construction in such close proximity to and active railroad line.

When developing our site massing studies, we considered the following principles:

- Students – Students pay higher and higher tuition rates each year for the same level of services. Students should
- Campus Impact – A building the size of the recreation center/fieldhouse will make a significant impact on the image of the campus. The Blue Steel team developed the design concept around the current campus building located around the new structure to minimize its impact to campus.
- Building flow and who it serves – Because of its size and program requirements the building orientation can be determined early on in the design process, however, the orientation and layout of the interior spaces need to be evaluated on the basis of who they serve.

Each stakeholder, whether it is a student, faculty member or board member, has a different vision for the direction of the Grinnell Recreation Center/Multi-purpose Fieldhouse Project. Through our design process we filter and incorporate the ideas of each stakeholder into one structure. At Blue Steel Builders we provide unity in the midst of diversity by identifying common goals and objectives, and communicating the project direction to all stakeholders. We gather user group input through various design coordination meetings from schematic design through 100% Construction documents. This information is collaborated by the Integrated Design Process Team (IDP Team) and communicated to the various owners and user groups.

To meet the design milestones during the concept design phase we hold numerous meetings to ensure the needs and wants of your facility are clearly communicated. BSB will host two peer review meetings for the IDP Team to learn about the larger scope and goals of your project. From these meetings we develop the final design concept enabling us to hold a partnering

session with our Design Build Partners, refining the scope of the design. At this point we have a design charter meeting with the end user groups to understand areas of the design that need to be refined for the progression into the Design Development Phase.

In the Design Development Phase we take a step back and hold a program review workshop, so that the IDP team can ensure that the concept design is congruent with the campus long term goals. Once, the IDP team has completed 50% of the Design Development documents we hold another design charter meeting, allowing the end user groups to confirm the functionality of the design. With this information we are able to update our space programming and design information. We also hold VE meetings looking for cost saving solutions while not losing the integrity of your program plan. After the IDP team is able to collaborate and incorporate all of these ideas, wants and needs we will submit our 100% complete Design Development Documents and ready to move into the Construction Document Phase.

In the Construction Document phase we will break the various scopes of work into individual bid packages. In order break these scopes into bid packages we have select the major subcontractor partners and hold a Construction Document Coordination workshop. For each bid package we submit 60% and 90% Construction Documents both of which are reviewed by the end user groups and edited for minor design changes.

Structural Narrative

- Foundation Permit
 - Blue Steel Builders (BSB) plans to submit to the City of Grinnell a fully designed footing system on or about the time of 30% Schematic Building design. Blue Steel will take into consideration all structural loads within the building envelope that may change during the design development and final design phases and include the potential impact of these in the foundation submittals. This will enable BSB to begin construction sooner with no potential risk to Grinnell College.
- Foundation system can be spread footings or grade beam on caissons.
 - BSB plans to use a spread footing system for both the recreation center and the field house. The site is relatively flat with soils reports indicating favorable soils for such a system. The water table of 10 feet below existing grade has been considered, in the design and it was determined that caisson length would be a minimum of 30 feet deep requiring sleeving each caisson which would drastically slow production rates and increase costs.
- No preference for exterior wall structural system
 - Precast insulated structural panels have been chosen due to their ability to withstand a 10 year wind load and their speed of installation and diversity of aesthetic treatments.

- Flexibility for future changes should be a consideration in the selection of a structural system.
 - BSB plans to make all interior partition walls non-load bearing. By relying on the structural steel frame to fully handle bearings, the interior of the recreation center becomes much more versatile in the future. If redesign is ever required, the interior can literally be virtually stripped clean and started over.
- Deflection is a consideration in floor design
 - BSB will use post-tensioned floor slabs in the recreation center because they provide a much stiffer surface with little to no “bounce”, yet they can support the required 100 lbs/sf live load required by the RFP.
- Speed of construction is an important issue.
 - All systems have been evaluated for use in this structure based on their speed on installation and availability in central Iowa. BSB has no concerns at this time that any product or system provided in this submittal will be available when necessary.
- Roof level is expected to be structural steel.
 - BSB believes that this is the most cost effective way to provide the two different roof types for this building and will use a built up roof system over metal deck substrate.

Mechanical Narrative

Blue Steel will utilize the proposed central steam and chilled water loop system to provide environmental control to the recreation center and fieldhouse. Making use of this large scale system will improve efficiency, reduce energy, and require fewer pieces of equipment, thus minimizing the systems initial cost. By minimizing the amount of equipment, it lessens the amount of building square footage that must be dedicated to that equipment, rather than needing a large boiler room in the building, a much smaller steam heat exchanger can be used.

Blue Steel will utilize BIM modeling when designing the final systems for the project. By using a BIM model the exact location of the pumps, heat exchangers and necessary piping can be located to allow for easy maintenance and reduce potential conflicts with other systems. Currently, the building design has a large mechanical room on the first floor that is connected to a mechanical plenum that feeds the additional two floors. This will be that access point for all heated and chilled water to the void areas above the drop ceiling on all floors where branch piping to all the individual FCU's will run in insulated piping. To maintain indoor air quality, architectural chases with supply and exhaust ducts will be coordinated in the final building design, and BIM model.

FCU Table			
FCU Number	Area	SF	Comments
1-1	Football Locker Room, Public Restrooms, Entry Hall, Front Desk	4,676	Potential high heat area due to large amount of glazing
1-2	Office Areas, Storage, Stairwell	4,768	Low heat potential
1-3	Track Locker Rooms, Storage	4,695	Low heat potential
1-4	Main Lobby	4,533	Low heat potential
2-1	Offices West of Center Hall	4,444	Low heat potential
2-2	Circuit Training, Rest Rooms, Hallway, Custodial Area	3,436	High heat potential, physical activity
2-3	Cardio Room, Multi-purpose Room	3,378	High heat potential, physical activity
2-4	Locker Rooms, Large Hall	4,140	Low heat potential
2-5	Offices East of Center Hall	3,584	Low heat potential
3-1	Office Area West of Center Hall	4,663	Low heat potential
3-2	Office Area East of Center Hall	4,022	Low heat potential
3-3	Football Weight Room, Hall	3,713	High heat potential, physical activity
3-4	Weight Room, Multi-purpose Room	3,411	High heat potential, physical activity
3-5	Multi-purpose Room, Film Rooms, Restrooms	3,599	Potential high heat area due to large amount of glazing

Electrical Narrative

The main service size of 3000 AMPs accounts for the power required by all necessary building equipment. The proposed building power distribution, building power, lighting, and systems are designed to not only meet the requirements of today's needs, but also the future of students at Grinnell College. The design is based on NEC for voltage drop maximum, NEC for commercial outlet and lighting placement, light levels compliant with IESNA, lighting compliant with IECC, and a fully functional fire alarm system in compliance with NFPA 72. Blue Steel Contractors have an excellent working relationship with local electrical companies ensure Grinnell College gets the complete electrical system they are looking for and more, at a value.

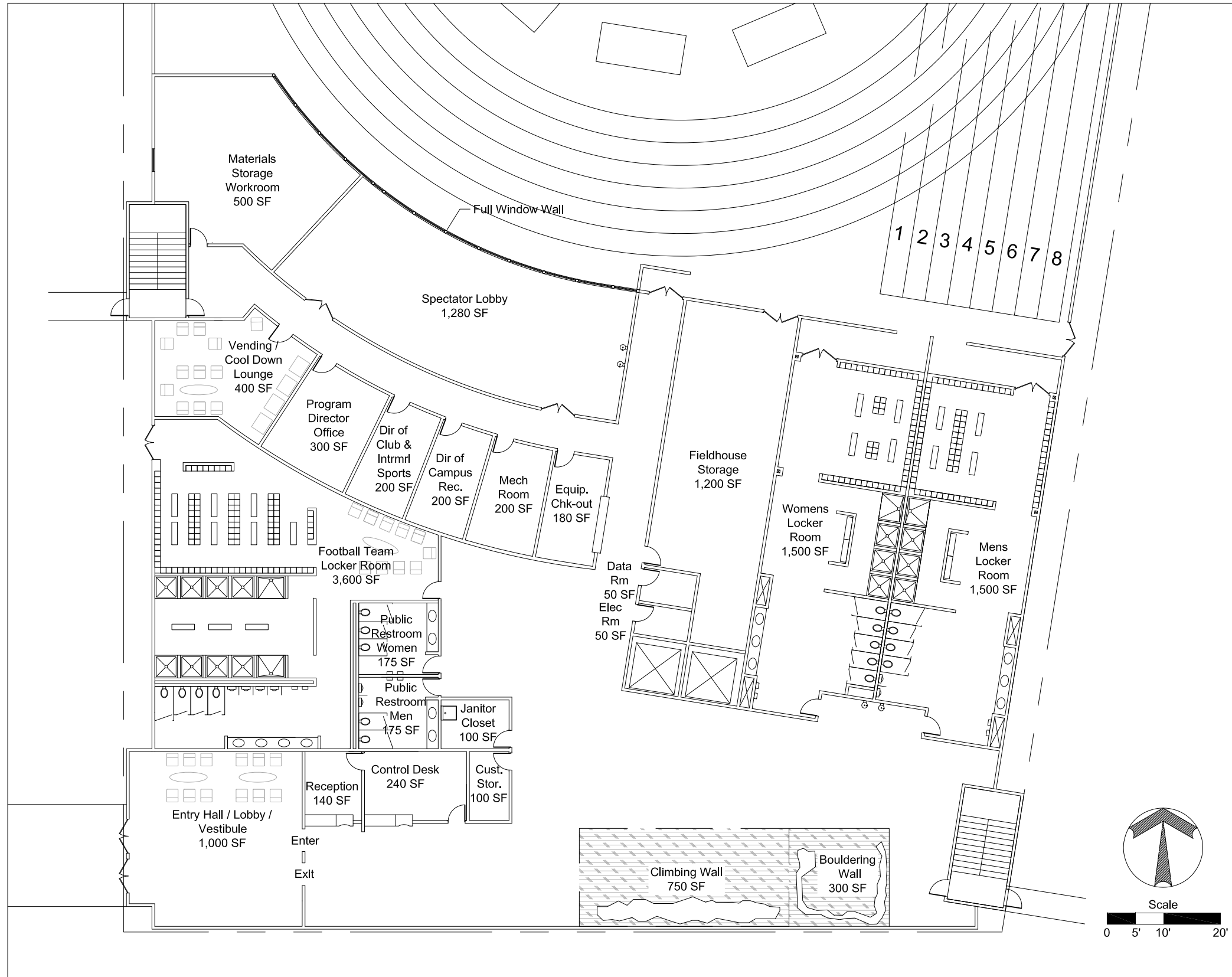
The main electrical room is located on the first floor in conjunction with the mechanical room, strategically placed in the building to reduce the feeder, and branch circuit lengths. The sub electric rooms are placed on each floor directly behind the elevators, with service distributed throughout each floor. All sub panels are lockable, and only located in electrical rooms, or as necessary in locked storage rooms permitted by code. It is understood that electric room

locations may change through the design development stage. For safety, two emergency phones with lighting will be placed 100 feet from the building.

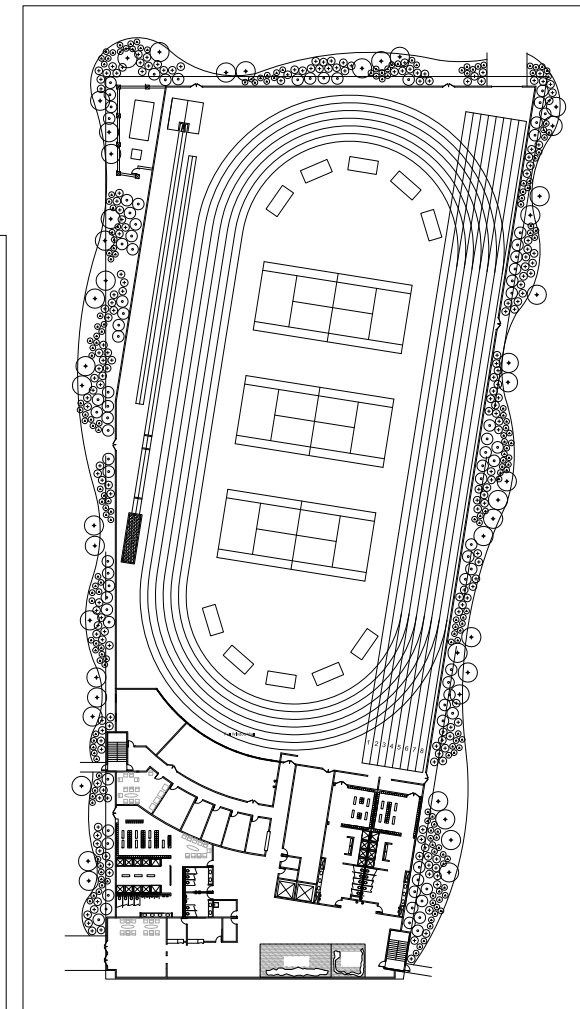
By partnering with the electrical engineer and subcontractor, your goals for sustainable lighting are just the beginning. Strategically placing high efficiency fluorescent lighting will showcase the incredible architecture of the building, as well as reduce the energy, and maintenance needs. Daylight has been delivered throughout the building, making even those frigid, snowy days more manageable. In addition to the daylight, maintenance personnel will have extra wide cable trays for low voltage wiring, and ample space to upgrade the system for future needs.

Emergency power generation is key to maintaining basic building systems during times of external power grid failure. Blue Steel proposes siting a permanent diesel generator on the northwest corner of the building away from the occupied spaces of the structure and behind a screen wall so as not to make an unsightly impact on campus. The generator will be a 50 kilowatt, 3-phase diesel powered system with a separate 150 amp power panel capable of powering minimal emergency lighting within the building and the elevator system for 8-hours after failure. The generator will hold 200 gallons of low sulfur diesel in a belly tank, requiring minimal inspection by the local EPA.

By maximizing the daylight harvesting from exterior windows, glass curtain walls, and skylights throughout the building, dimming of interior lighting will reduce energy loads. Through maximizing natural light, our preliminary estimates show a 45% reduction in day time lighting needs. The BIM model will assist in finalizing day lighting models, and construction coordination, to ensure the building allows the sun's light in while reducing electrical usage year round.



1ST FLOOR PLAN
SCALE: 1" = 20'



OVERALL BUILDING PLAN
SCALE: 1" = 100'

GRINNELL COLLEGE
RECREATION CENTER /
MULTI-PURPOSE FIELDHOUSE
SITE PLAN - 1ST FLOOR PLAN

OWNER:
GRINNELL COLLEGE

Grinnell College
1103 Park St.
Grinnell, IA 50112

DESIGN-BUILDER:
BLUE STEEL BUILDERS

50 E. Monroe Street
Chicago, Illinois 60603
(phone) - 312/327-1000
(fax) - 312/327-1001
www.BlueSteelBuilder.net

REVISIONS:

No:	Date:	Description:

DATE:
9-16-2011

SHEET:
1 of 4

**GRINNELL COLLEGE
RECREATION CENTER /
MULTI-PURPOSE FIELDHOUSE**

2nd FLOOR PLAN



2nd FLOOR PLAN
SCALE: 1" = 20'

OWNER:



Grinnell College
1103 Park St.
Grinnell, IA 50112

DESIGN-BUILDER:



50 E. Monroe Street
Chicago, Illinois 60603
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(fax) - 312/327-1001
www.BlueSteelBuilder.net

REVISIONS:

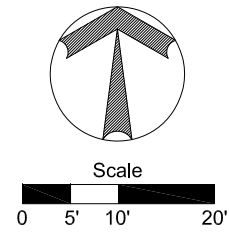
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DATE:
9-16-2011

SHEET:
2 of 4

**GRINNELL COLLEGE
RECREATION CENTER /
MULTI-PURPOSE FIELDHOUSE**

3rdnd FLOOR PLAN



3rd FLOOR PLAN
SCALE: 1" = 20'

OWNER:

GRINNELL COLLEGE

Grinnell College
1103 Park St.
Grinnell, IA 50112

DESIGN-BUILDER:



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Chicago, Illinois 60603
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www.BlueSteelBuilder.net

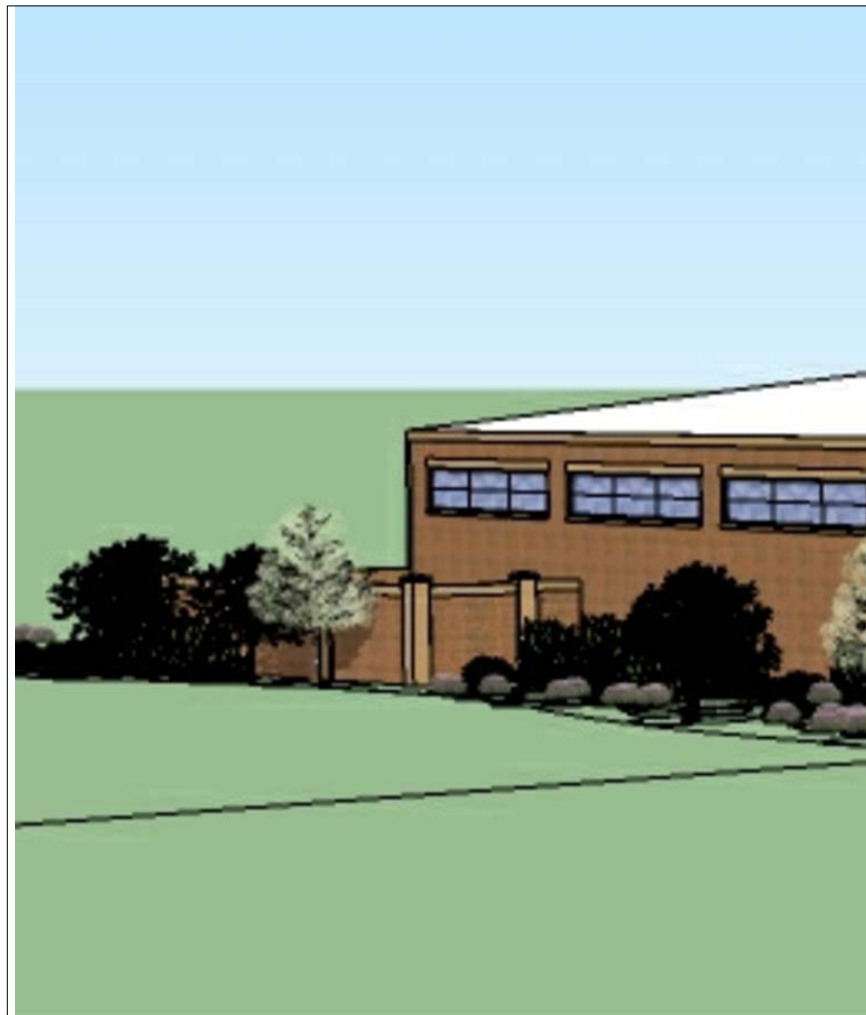
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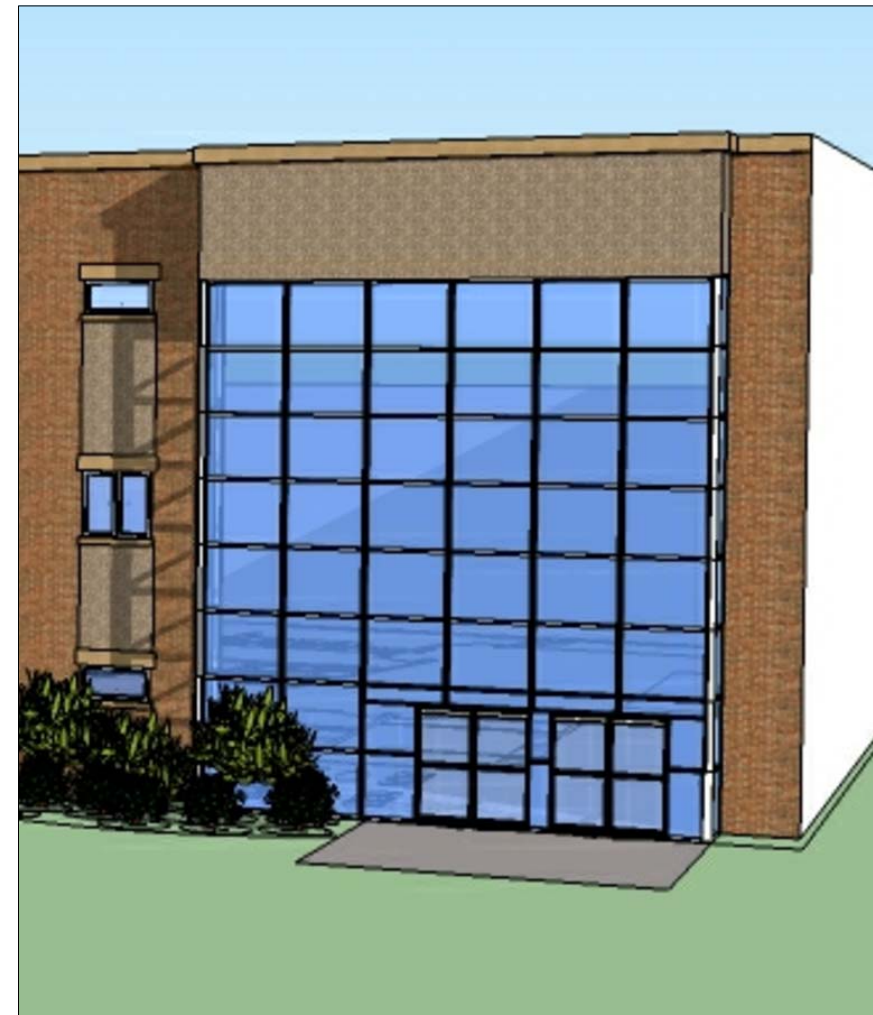
SHEET:

3 of 4



GENERATOR SCREEN WALL

SCALE: not to scale



BUILDING ENTRANCE

SCALE: not to scale



WEST BUILDING ELEVATION

SCALE: not to scale

**GRINNELL COLLEGE
RECREATION CENTER /
MULTI-PURPOSE FIELDHOUSE**

WEST BUILDING ELEVATION / DETAILS

OWNER:



Grinnell College
1103 Park St.
Grinnell, IA 50112

DESIGN-BUILDER:



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REVISIONS:

No:	Date:	Description:

DATE:
9-16-2011

SHEET:

4 of 4

Design Narrative

Blue Steel Builders holds, as a core value, that every project should meet the requirements of the owner while striving to make the best even better. Blue Steel also believes that green building ideals are to be held in high regard at all times and that there is no acceptable reasons to pass today's problems onto tomorrow's generations, therefore we take steps on every project to ensure that we do our part to make the construction industry a friend to the environment.

The design of the Recreation Center / Multi-purpose Fieldhouse is efficient and functional. Blue Steel has successfully utilized the site area set forth by Grinnell College to develop a building that fully meets the needs of the college as set forth in the request for proposals. The proposed recreation center/multi-purpose building takes architectural cues from the existing college buildings adjacent to it. Grinnell College has an eclectic mix of architectural styles represented in its campus buildings. The older parts of campus along Park Street have buildings heavily influenced by Gothic architecture while the newer buildings on the north end of campus have a much stronger Frank Lloyd Wright influence with their strong horizontal lines and use of glazing materials.

The design of the recreation center/multi-purposed field house is strongly influenced by Darby Gym. The structure will utilize a spread footing foundation and internal structural steel frame to give the building its overall shape. The lower floor of both the recreation center and the field house will be slab on grade construction while the remaining floors in the recreation center will be cast in place concrete on metal deck. Using a system of concrete on metal deck supported by joists and beams creates a very strong and still platform with minimal conflicts for mechanical and electrical systems. This flooring system will also allow for future redesign of the spaces by allowing for additional core drilling for future systems if required. The roof of the field house will be a structural focal point of the space. Blue Steel proposes using open web barrel trusses with transverse open web trusses to support the R-30 rated insulated roof structure with white asphalt cap to reduce the heat island effect of such a large roof area. The roof will also utilize large frosted skylights to allow for natural daylighting inside while diffusing direct sunlight penetration in the summer months. The large horizontal windows on the east and west walls allow for indirect daylighting while also allowing cross ventilation for interior comfort.

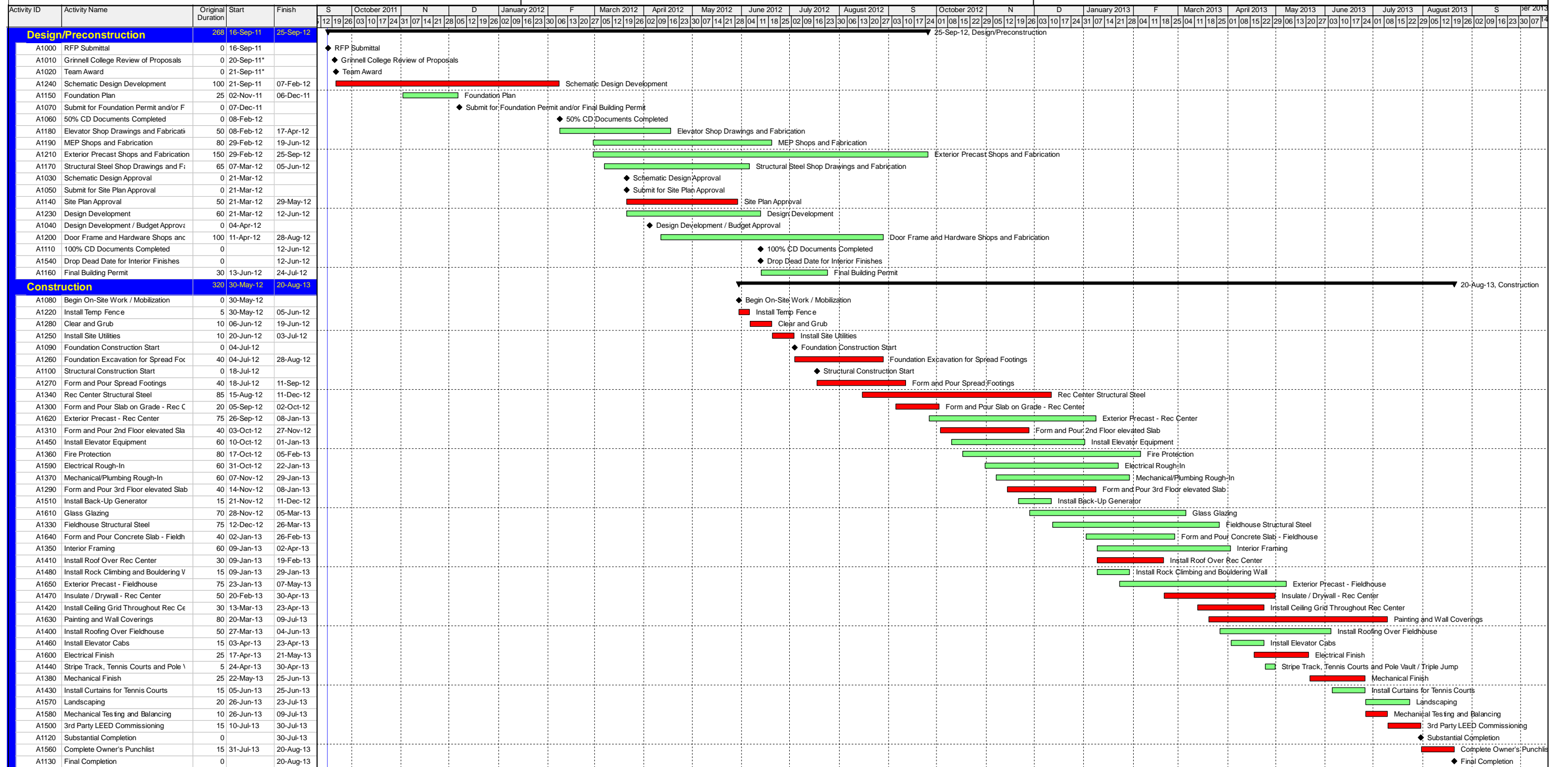
The exterior of the building will be constructed of precast insulated panels that are mechanically attached to the steel framing and supported on the structural spread footing. This type of cladding system allows for greater control of the exterior finish in a controlled factory environment and allows the shell to be completed quickly once the steel system is in place. The exterior materials will be brick veneer with acid etched colored concrete lintels and headers above the windows to simulate classic architecture details of the older parts of campus. The height of the finished building is proposed to be 40 feet for the recreation center portion and 36' for the fieldhouse portion. The building will have a large amount of low E, energy efficient glazing at the stair towers and the front entrance as well as in the other areas of the recreation center to allow for daylighting as well as exterior views. The exterior landscape of this new facility is designed to require less maintenance and care than previously installed plantings. All

plant material will be selected for use in zone 5a of the UDA hardiness chart for survival in the geographic area of Grinnell, Iowa.

The fieldhouse is a large 66,057 square foot open area with no interior columns to support the roof. This will allow for the use of the entire floor plan when Grinnell College hosts the 2014 NCAA Division III Indoor Track and Field Championships. The fieldhouse fully encloses a NCAA regulation 6-lane, 200-meter oval track with 8-lane straightaway as well as a regulation pole vault and long/triple jump areas. The space has also been designed to take full advantage of the interior portion of the track. This interior space can accommodate three regulation tennis/multi-purpose courts. The design also provides for a system of motorized dividers that are stored overhead and can be lowered to provide a barrier between the track and tennis courts to minimize the hazard of both uses operating at the same time. The fieldhouse will also have a large/timing board located on the north wall along with full electronic timing equipment to assist coaches and athletes with training and athletic activities. For easy access/egress, this area has five double doors located around the outer walls for evacuation in the event of an emergency and a 16-foot roll up door on the north wall for easy removal of large equipment. Finally, Blue Steel's design can accommodate up to 400 spectators on 10 moveable aluminum bleacher units that can be rolled and stored in the onsite storage room.

The recreation center is a 3-floor structure with each floor serving a specific purpose and user group. The first floor is dedicated to the Track and Field and Football team locker rooms as well as administrative offices for recreation staff. Throughout the recreation center the ceiling height is proposed to be 9 feet with an overall floor to floor height of 12 feet allowing for 3 feet of space for mechanical and electrical systems. The main entrance is located in the southwest corner where users will enter through a large glass vestibule into the space. The main lobby of this facility has a very open and inviting space with a large 2-story climbing wall located right in the middle of the lobby. This custom one of a kind structure will provide a full 24 vertical feet of climbing with 12 separate routes for users to choose from offering varying levels of difficulty. The second floor is dedicated to student recreation. This floor holds a number of rooms dedicated to different exercise niches, like cardiovascular or weight training. This floor also offers classroom facilities for teaching health related or other curriculum classes. The second floor is unique in that the entire wall bordering the fieldhouse is glass so that the rooms along this wall have a view of the fieldhouse area.

The third floor is dedicated to the operations of the Grinnell College football and track teams. This floor will serve as a headquarters for the coaches and staffs required to produce successful NCAA sports programs. The third floor will house all the offices of team personnel as well as training and therapy rooms for the players and meeting rooms for larger team functions and requirements. The location of a reception desk across from the elevator core will enable Grinnell to control access to the more sensitive areas of the floor.



█ Actual Work
 █ Critical Remaining Work
 █ Remaining Work
 ◆ Milestone
 ▶ Summary



Scheduling Narrative

Design/ Preconstruction Approach

From the beginning of the design and preconstruction process, the development of the project's BIM model allows for faster design improvements and owner requested modifications, saving time and money. By visualizing the building and site in 3D, the ideal design for Grinnell College will be easily achieved, minimizing changes in the field. Even with preplanning, and the collaborative efforts of all parties, changes are inevitable. We have allotted time in the design phase to rework the model to encompass these changes ensuring client satisfaction. As mentioned earlier, BSB will do our best to build the entire project without a change order. As long as the changes are made before the drop dead dates indicated in the preconstruction phase of the schedule, Grinnell College can be assured Blue Steel Builders will not request a change order for the modified work.

Permit Strategy

Blue Steel Builders understand the advantages of designing your building to all local, state, and national codes the first time. With our extensive experience with the local, state and federal jurisdictions in the Midwest, BSB has allocated plenty of time for each plan review by the Grinnell College Building Committee and the City of Grinnell Iowa Planning and Building Department.

Overall Construction Approach

Blue Steel Builders analyzed the most advantageous way to build this project and developed three main goals for the project's success. First, critical path activities like excavation, the rec center structural steel, and hanging the rec center precast panels occurs during the summer and fall of 2012 before the winter begins avoiding lost workdays and cost impacts due to cold weather. Second, attention was paid to the academic calendar to minimize the disruption and interference construction has on campus. Activities which incur heavy construction traffic such as equipment mobilization, site work or constant deliveries such as structural steel erection were scheduled as much as possible during breaks where fewer students will be on campus. Third, all work pertaining to the interior finishes will take place in a climate controlled building, resulting in increased productivity and improved quality.

By achieving substantial completion in late July, there will be almost one month to complete the final punchlist and install any miscellaneous FF&E items before school begins on August 24. Although Blue Steel Builders was given an un-negotiable substantial completion date of January 25, 2014, we are confident we can have the Recreation Center / Fieldhouse completely finished before the start of the 2013-2014 academic year. This will give the students and indoor track team the opportunity to use their new state-of-the-art facility before the national championships in early March.

RFP SYSTEMS ESTIMATE SUMMARY

PROJECT **Grinnell College Design-Build Recreation Center / Multi-Purpose Fieldhouse**
 PROJECT NO. **DBIA 2011**
 BLDG SF **122,007**



DBIA ROCKY MTN STUDENT COMPETITION 2011

DESCRIPTION	TOTAL SYSTEM	COST PER SQUARE FOOT PER SYSTEM	PERCENT OF TOTAL COST PER SYSTEM	REMARKS
<u>COST OF WORK</u>				
GENERAL CONDITIONS	\$2,080,300	\$17.05	7.46%	
EXCAVATION / FOUNDATIONS	\$1,782,151	\$14.61	6.39%	
STRUCTURE	\$3,549,093	\$29.09	12.72%	
ENCLOSURE	\$2,571,423	\$21.08	9.22%	
ROOF	\$1,370,408	\$11.23	4.91%	
INTERIORS	\$2,639,986	\$21.64	9.46%	
EQUIPMENT / FURNISHINGS	\$650,955	\$5.34	2.33%	
CONVEYING SYSTEMS	\$151,200	\$1.24	0.54%	
MECHANICAL SYSTEMS	\$4,259,679	\$34.91	15.27%	
ELECTRICAL SYSTEMS	\$2,110,233	\$17.30	7.56%	
SITE WORK	\$160,609	\$1.32	0.58%	
SUB-TOTAL SYSTEMS ESTIMATES	\$21,326,037	\$174.79	76.45%	
<u>OWNER ALLOWANCES</u>				
Special Inspection	\$10,000	\$0.08	0.04%	
Equipment and Information Technology	\$500,000	\$4.10	1.79%	
Furnishings	\$200,000	\$1.64	0.72%	
3rd Party Commissioning Consultant	\$30,000	\$0.25	0.11%	
XXX	\$0	\$0.00	0.00%	
XXX	\$0	\$0.00	0.00%	
<u>TEAM COSTS</u>				
BUILDER'S RISK	\$100,000	\$0.82	0.36%	
GENERAL LIABILITY INSUR	\$278,000	\$2.28	1.00%	
BOND COST	\$278,000	\$2.28	1.00%	
BUILDING PERMIT	\$117,000	\$0.96	0.42%	
PLAN CHECK FEE	\$58,000	\$0.48	0.21%	
DESIGN FEE	\$2,000,000	\$16.39	7.17%	
CONTINGENCY	\$1,500,000	\$12.29	5.38%	
FEE	\$1,500,000	\$12.29	5.38%	
XXX	\$0	\$0.00	0.00%	
XXX	\$0	\$0.00	0.00%	
TOTAL COST	\$27,897,037	\$228.65	100.00%	

Estimate Narrative

For Blue Steel it is ultimately important to align efficiency and sustainability with the design and construction process, this ideal starts early in the process and has a large impact on the project estimate. It is important to explore all options to compile an acceptable system that meets the program requirements. Design/Build is unique in its ability to have cost data early and can effectively influence the design.

Due to the Preliminary Nature of the Design Requirements

Due to the preliminary nature of the RFP, Blue Steel was able to identify key system and work requirements that keep Grinnell College in line with its culture in performing a progressive and collaborative approach to the construction process. The systems selected have been successfully utilized in the past on numerous projects. Blue Steel selected systems that perform to sustainable standards and provide a quick and seamless construction process to deliver a product that fits well within Grinnell's budget.

Initial assumptions were made when designing the building foundation and structure system. With only preliminary expectations given, the Blue Steel's Design/Build team created a structure that will meet the needs of Grinnell. Blue Steel chose spread footings in lieu of a grade beam on caissons for speed of erection and concurrency with the chosen building structure and eliminating costly borings. The spread footings will adequately support our structure choice of steel frame with precast insulated concrete panels. Insulated panels were chosen for price, durability and sustainable performance. The exterior glazing was chosen to allow daylight harvesting, offering the college energy savings.

All interior partitions were chosen as drywall on a metal stud framing system; this offers a cost savings when compared to a CMU partition, \$13.12/VSF versus \$3.69/VSF, and still maintains performance. The intent of wall finishing was clearly outlined in the RFP, when epoxy paint was not required the paint of choice was a Zero VOC paint keeping with the programs sustainability intent and the epoxy is of low VOC variety, though these choices do come at a slightly higher cost than alternatives. Zero VOC costs approximately \$.15 more per SF of surface; this is only \$22,986 over the project but remains a great value towards achieving the projects sustainability goal.

The mechanical and electrical systems were chosen to perform to the standards outlined in the RFP while maintaining efficiency and sustainability. All exercise and other equipment was selected to meet or exceed Energy Star standards and certification.

Based on Grinnell's Stated Budget

A major benefit to Design/Build is the ability to maximize value design systems to get the most out of the owner's budget. Blue Steel has put together a systems estimate based on Grinnell's stated budget and is confident that the requested systems can be built for the stated \$27.9 budget. Using the budget Blue Steel focused on systems which would maximize the buildings performance through resource consumption, user comfort and sustainability. The Grinnell Budgeting Committee allotted adequate funds to pursue systems that are capable of achieving USGBC LEED Certification of Gold.

Blue Steel recognizes the college's interest in heating and cooling the Field House, it is estimated the heating and cooling cost will run \$62,000 annually. The initial cost of this system is estimated at \$125,000. Pricing for this system has not been included in the project estimate, if the college chooses to heat and cool the field house there will be an impact on the systems estimate.

Sustainable Design Solutions

Blue Steel is happy to work with Grinnell in their efforts to sustainable construction. Sustainable solutions is a key benefit to using a Design/Build approach, Grinnell College has recognized this unique feature. Blue Steel is constantly researching and designing ways to meet levels of sustainability whenever possible. It is our mission to achieve LEED Certifications prescribed by our clients, specifically Grinnell College is seeking LEED Gold Certification; Blue Steel pledges to exhaust all possible measures to meet this level of certification. Blue Steel is pleased to announce that we often exceed these prescriptions.

Sustainable by Design

The first step in a successful LEED project is starting out with a sustainable design. Blue Steel achieves this by hosting and maintaining Sustainability in Design and Construction Reviews with key design, engineering and building personnel, all of these selected personnel present expert knowledge and experience. The purpose of the SDCR meetings is to develop strategies to developing a sustainable building. These strategies match the client's needs and budget. Blue Steel and its consultants then cross check these strategies against LEED Scoring criteria. Resource consuming systems play a large role in a buildings environmental and sustainable success. Blue Steel recognizes the need for high efficiency systems to be integrated into any project.

Sustainable systems include sinks showers toilets daylight harvesting chiller/steam HE lighting

Examples of incorporated design measures:

- In an effort to reduce water consumption, the selected plumbing fixtures are all high efficiency and expected to reduce water consumption by 30%.
- In order to reduce the heat island effect the roof membrane will be finished such that the surface will be reflective.
- The building will be heated and cooled using the campus' high efficiency chilled and steam supply lines.
- The exterior glazing has been oriented such that the building will utilize "daylight harvesting."
- The site landscaping will include zero-scaping to greatly reduce water consumption.

Sustainable by Practice

Construction waste management has been a major topic of concern for Blue Steel. To insure compliance Blue Steel exercises extensive training to educate subcontractors in our waste management strategies and include contract provisions to back these strategies. We use design practices to minimize material waste and we have been successful in recycling a majority of construction waste generated. Philanthropy is an important core value of Blue Steel and we often seek to donate materials before they are sent to scrap. We also exercise efforts to recycle site-generated materials whenever possible. Using crushed concrete from demolished structures is one example.

Indoor air quality is another topic of concern and has been recognized by Grinnell College. Grinnell has created sufficient allowances for IAC controls and commissioning to insure its occupants a healthy workplace.

LEED 2010 for New Construction and Major Renovation Project Scorecard

Project Name: **Grinnell College Design-Build Recreation Center / Multi-Purpose Fieldhouse**

D-B Team: **Blue Steel Builders**

Yes ? No

6 4 4 MATERIALS & RESOURCES 14 Pts

			Prereq 1	Storage and Collection of Recyclables	Req'd
		3	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors and Roof	1 to 3
				Reuse 55%	1
				Reuse 75%	2
				Reuse 95%	3
		1	Credit 1.2	Building Reuse - Maintain Interior Nonstructural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
				50% Recycled or Salvaged	1
				75% Recycled or Salvaged	2
	2		Credit 3	Materials Reuse	1 to 2
				Reuse 5%	1
				Reuse 10%	2
2			Credit 4	Recycled Content	1 to 2
				10% of Content	1
				20% of Content	2
2			Credit 5	Regional Materials	1 to 2
				10% of Materials	1
				20% of Materials	2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

The entire building is a new structure so we won't be able to earn any points for this credit
See above comment
BSB will easily be able to recycle 75% of the construction waste materials
By utilizing recycled concrete for the structural fill under the SOG, we will earn the majority of the 10% requirement for the two points of this credit
BSB will be able to find 20% of the building materials located within 200 miles of Grinnell

11 4 0 INDOOR ENVIRONMENTAL QUALITY 15 Pts

			Prereq 1	Minimum Indoor Air Quality Performance	Req'd
			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Req'd
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
	1		Credit 3.1	Construction Indoor Air Quality Management Plan - During Const	1
1			Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occup	1
1			Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials - Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials - Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems - Lighting	1
1			Credit 6.2	Controllability of Systems - Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort - Design	1
1			Credit 7.2	Thermal Comfort - Verification	1
1			Credit 8.1	Daylight and Views - Daylight	1
1			Credit 8.2	Daylight and Views - Views	1

The CO2 monitoring system in the Fieldhouse will qualify for this point
The CO2 monitoring system in the Fieldhouse will qualify for this point

3 3 0 INNOVATION IN DESIGN 6 Pts

2	3		Credit 1	Innovation in Design	1 to 5
				Innovation or Exemplary Performance	1
				Innovation or Exemplary Performance	1
				Innovation or Exemplary Performance	1
				Innovation	1
				Innovation	1
1			Credit 2	LEED® Accredited Professional	1

1 3 0 REGIONAL PRIORITY 4 Pts

1	3		Credit 1	Regional Priority	1 to 4
				Regionally Defined Credit Achieved	1
				Regionally Defined Credit Achieved	1
				Regionally Defined Credit Achieved	1
				Regionally Defined Credit Achieved	1

53 31 9 PROJECT TOTALS (Certification Estimates) 110 Pts

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

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DBIA BUDGET DEVELOPMENT

PROJECT

Grinnell College Design-Build Recreation Center / Multi-Purpose Fieldhouse

PAGE TWO

DESCRIPTION	TOTAL QUANTITY	ACTUAL LABOR COST	UNTAXED MATERIAL COST	SUB QUOTE OR F & I COST	LABOR W/ BURDEN	TAXED MATERIAL	SUB QUOTE OR F&I TOTAL	ITEM TOTALS	REMARKS
					0.0000	1.0730			
ENCLOSURE									\$2,571,423
Precast Panel System, Insulated, Rec Center	21,269.0	SF		38.20	0.00	0.00	812,475.80	\$812,476	
Brick Veneer Placed in Casting	21,269.0	SF		8.25	0.00	0.00	175,469.25	\$175,469	
Precast Panel System, Insulated, Field House	22,577.0	SF		38.20	0.00	0.00	862,441.40	\$862,441	
Brick Veneer Placed in Casting	22,577.0	SF		8.25	0.00	0.00	186,260.25	\$186,260	
Entrance Grill, Aluminum Rubber Mat	500.0	SF		22.50	0.00	0.00	11,250.00	\$11,250	
Exterior Door	10.0	EA		6,175.00	0.00	0.00	61,750.00	\$61,750	
Window, Operable 4'x5'	48.0	EA		829.50	0.00	0.00	39,816.00	\$39,816	
Window Glazing, Operable 4'	3,214.0	SF		64.13	0.00	0.00	206,113.82	\$206,114	
Coiling Access Door	2.0	LS		5,756.00	0.00	0.00	11,512.00	\$11,512	
Curtain Wall, Stairwell and Entry	3,392.0	SF		60.24	0.00	0.00	204,334.08	\$204,334	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	\$ 74.30 Cost Per VSF
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
ROOF									\$1,370,408
Rec Center EPDM Fully Adheared Membrane 60 Mils on R-30 Board Insulation	18,650.0	SF		13.30	0.00	0.00	248,045.00	\$248,045	
Fieldhouse EPDM Fully Adheared Membrane 60 Mils on R-30 Board Insulation	66,057.0	SF		13.30	0.00	0.00	878,558.10	\$878,558	
Parapet Flashing	591.0	LF		25.00	0.00	0.00	14,775.00	\$14,775	
Skylight	600.0	SF		65.13	0.00	0.00	39,078.00	\$39,078	
Roof Drainage	1.0	LS		32,000.00	0.00	0.00	32,000.00	\$32,000	
3' Secreen Wall	591.0	LF		144.00	0.00	0.00	85,104.00	\$85,104	
"Green" Reflective Epoxy Coating	84,707.0	SF		0.86	0.00	0.00	72,848.02	\$72,848	
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	\$ 16.18 Cost Per SF
					0.00	0.00	0.00	\$0	
					0.00	0.00	0.00	\$0	
INTERIORS									\$2,639,986
Interior Painting, Zero VOC	78,571	SF		0.45	0.00	0.00	35,356.95	\$35,357	
Epoxy Painted Walls	14,524	SF		2.83	0.00	0.00	41,102.92	\$41,103	
Ceramic Tile Wall	6,530	SF		9.40	0.00	0.00	61,382.00	\$61,382	
Acoustical Wall Panel	7,063	SF		10.25	0.00	0.00	72,395.75	\$72,396	
					0.00	0.00	0.00	\$0	
Ceramic Tile Flooring	8,618	SF		6.30	0.00	0.00	54,293.40	\$54,293	
Carpeted Flooring	11,444	SF		4.50	0.00	0.00	51,498.00	\$51,498	
Stone Flooring	11,384	SF		12.05	0.00	0.00	137,177.20	\$137,177	
Sealed Concrete Flooring	1,196	SF		2.57	0.00	0.00	3,073.72	\$3,074	
Vinyl Flooring	9,409	SF		6.65	0.00	0.00	62,569.85	\$62,570	
Multi Purpose Flooring	32,056	SF		7.00	0.00	0.00	224,392.00	\$224,392	
Track Surface	25,163	SF		45.50	0.00	0.00	1,144,916.50	\$1,144,917	
Epoxy Flooring	1,080	SF		8.25	0.00	0.00	8,910.00	\$8,910	
Rubber Flooring	4,882	SF		7.06	0.00	0.00	34,466.92	\$34,467	
Tack Interior Multi Court Surface	3,175	SY		60.50	0.00	0.00	192,087.50	\$192,088	
					0.00	0.00	0.00	\$0	
Painted Structural Ceiling	66,057	SF		0.58	0.00	0.00	38,313.06	\$38,313	
Painted Drywall Ceiling	8,618	SF		0.58	0.00	0.00	4,998.44	\$4,998	
Acoustical Ceiling Tiles	43,213	SF		2.57	0.00	0.00	111,057.41	\$111,057	
					0.00	0.00	0.00	\$0	
Shower Stall	25	EA		800.00	0.00	0.00	20,000.00	\$20,000	
HC Shower Stall	7	EA		850.00	0.00	0.00	5,950.00	\$5,950	
Water Closet	32	EA		600.00	0.00	0.00	19,200.00	\$19,200	
Urinal	13	EA		725.00	0.00	0.00	9,425.00	\$9,425	
Lavatory	25	EA		425.00	0.00	0.00	10,625.00	\$10,625	
Corner Pan Drain	3	EA		2,500.00	0.00	0.00	7,500.00	\$7,500	
					0.00	0.00	0.00	\$0	
Drywall Partitions	39,683	SF		3.69	0.00	0.00	146,430.27	\$146,430	
Drywall Sheeting	18,298	SF		1.41	0.00	0.00	25,800.18	\$25,800	
Drywall Ceiling	8,618	SF		2.03	0.00	0.00	17,494.54	\$17,495	

