



**SNAP FITNESS 24/7 – IOWA COLONY
CONSTRUCTION PRICING ADDENDUM (SUBMISSION DESIGN INTENT & CLARIFICATIONS)**

Issued By: D&D Lifestyle Management, LLC
Project: Snap Fitness Interior Build-Out
Effective Date: April 2, 2026
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PURPOSE

This addendum is being issued to supplement the currently approved drawing set to clarify design intent, resolve identified coordination gaps, and ensure all General Contractors are pricing a consistent and aligned scope of work. This stems from all the valuable feedback you've shared to date.

Contractors are to base their estimates on both the issued drawing set and the clarifications below, which reflect pending revisions to the set of drawings. Alternates can be approved should be noted for consideration.

BID SUBMISSION REQUIREMENTS

All General Contractors shall submit their bids/proposals via the D&D Lifestyle Management website using **Option A** or **Option B** detailed below:

- www.ddlifestylemanagement.com

Option A – Contractor Proposal Submission

Contractors may submit their proposal using their own templates and documentation.

If selecting this option, the submitted proposal must include the same level of detail and information requested in the Proposal Form available on the website, including but not limited to:

- Detailed scope breakdown by trade/category
- Assumptions, clarifications, identified exclusions
- Cost breakdown (as outlined in this addendum)
- Schedule and duration
- Relevant experience and qualifications (if requested)

Option B – Website Proposal Form Submission

Contractors may complete and submit the Proposal Form directly through the website.

This option ensures all required information is captured in a standardized format and is encouraged for consistency.

Submission Expectations

- All proposals shall be complete, clearly itemized, and aligned with the requirements outlined in this addendum.
- Contractors are responsible for ensuring their submission fully reflects the scope, assumptions, and pricing structure required.
- Any deviations, exclusions, or alternate approaches must be clearly identified within the submission.

Evaluation Note

Proposals will be evaluated based on:

- Completeness, clarity, and alignment with defined scope and assumptions
- Level of detail provided, and Pricing transparency

0. BASIS OF DESIGN & PRICING STANDARD

Contractors shall base pricing shall incorporate the following assumptions:

- Where details are not explicitly defined, contractors shall base pricing on:
 - Commercial-grade fitness facility standards
 - Code-compliant A-3 occupancy requirements
- This addendum supersedes conflicting information in the current plan set

1. CEILING & LIGHTING DESIGN

1.1 Ceiling Type

- **Main gym floor, turf area, and functional training areas:**
 - Open ceiling (exposed structure)
 - Exposed ductwork (black spiral preferred)
- **Offices and restrooms:**
 - Dropped ceiling (ACT or gypsum as appropriate)

1.2 Lighting Approach (Supersedes Current Plans)

- No recessed can lighting in open ceiling areas
- Lighting to consist of:
 - Suspended linear LED fixtures (primary)
 - Pendant fixtures where appropriate
 - Accent / feature lighting in select areas (turf, recovery, mirrors)

1.3 Lighting Design Intent

- Target aesthetic: “moody / premium gym environment”
- Avoid uniform high-brightness grid lighting
- Provide layered lighting:
 - Ambient (general gym)
 - Feature (turf and studio)
 - Accent (recovery and mirrors)

1.4 Contractor Pricing Assumption

- Include allowance for:
 - Suspended linear LED system (commercial grade)
 - Standard dimmable controls in studio and recovery areas
- Assume average illumination levels:
 - Main gym floor: ~30–50 foot-candles
 - Studio: dimmable (10–40 fc range)
 - Turf: lighting (20–30 fc)
 - Recovery Room: 10-20 fc
- Provide fixture spacing and mounting heights typical for open-ceiling commercial gym applications.

2. HVAC / MECHANICAL SYSTEM

2.1 System Type

- Rooftop Units (RTUs) to be used
- No AHU-based system to be assumed

2.2 Scope of Work

- Provide:
 - Full duct distribution to all spaces (including offices and restrooms)
 - Exposed ductwork in open ceiling areas,
 - Standard diffusers and returns

2.3 Equipment Assumptions

- Include:
 - Multiple RTUs sized for ~6,200 SF fitness facility
 - All spaces (including offices, restrooms, and support areas) shall be fully conditioned
 - Include return air paths for all enclosed spaces
 - Outside air ventilation per code (A-3 occupancy)

2.4 Contractor Pricing Assumption

- Include allowance for:
 - RTU procurement and installation
 - Roof curbs and coordination with landlord contractor
 - Test and balance (TAB)

3. PLUMBING SYSTEM

3.1 Bathroom Configuration

- **Three (3) individual private restrooms**
 - Each to include toilet, lavatory, and shower
 - No locker room configuration, lockers will be installed in bathroom hallway.

3.2 Plumbing Design Intent

- Standard sanitary system
- No separation of soil vs. waste piping beyond code requirements

3.3 Additional Fixtures

- Water connection for drinking fountain/hydration system (Yanga installation reqs attached)

3.4 Contractor Pricing Assumption

- Include:
 - Standard restroom plumbing rough-in and fixtures
 - Water heater installation
 - Coordination with existing sewer location at rear of building
 - Floor drains in restrooms and shower areas (if required by jurisdiction)
 - Standard venting system for all fixtures

4. ELECTRICAL SYSTEM

4.1 General Requirements

- Provide full electrical distribution for:
 - Cardio equipment and Strength equipment
 - Lighting systems
 - General receptacles

4.2 Panels

- Use standard commercial panel configurations
 - 42 or 54 circuit panels
- Contractor to include Logical panel placement within electrical room or back-of-house area

4.3 Lighting Integration

- Electrical scope to align with revised lighting approach (Section 1)

4.4 Contractor Pricing Assumption

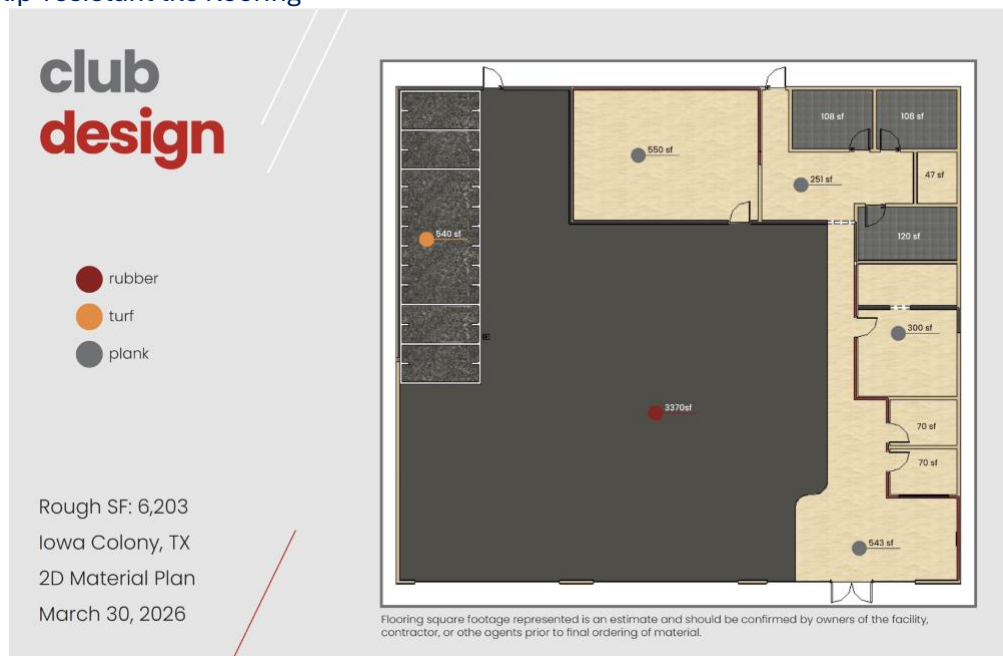
- Include:
 - Dedicated circuits for major fitness equipment
 - Standard panel and distribution system
 - Emergency lighting and exit signage per code

5. FLOORING

5.1 General Flooring Strategy

Include impact noise mitigation / vibration consideration in flooring system. Provide flooring by zone as follows:

- **Main gym floor:**
 - Rubber flooring (commercial grade) minimum 8mm thickness
- **Free weight areas:**
 - Heavier-duty rubber flooring (increased thickness) minimum 12mm – ¾” thickness
- **Turf area (~540 SF):**
 - Indoor turf system with padding
- **Studio:**
 - Rubber or fitness-specific flooring
- **Offices / reception:**
 - LVP or comparable commercial finish
- **Restrooms:**
 - Slip-resistant tile flooring



5.2 Contractor Pricing Assumption

- Include:
 - Subfloor preparation (leveling and moisture mitigation as needed)
 - Flooring transitions between materials
 - Standard installation for commercial gym use
 - Transition strips between all flooring types
- Quotes available from Snap Fitness preferred vendors GRID and CRG

6. ARCHITECTURAL & LAYOUT ADJUSTMENTS

6.1 Doors

- All enclosed rooms to include doors
- Doors to be:
 - Full-lite glass doors (framed) for most spaces
 - Solid/privacy doors for restrooms

6.2 Storage & Access

- All storage areas to have defined access points

6.3 Layout Coordination

- Final layout to reflect:
 - Snap Fitness prototype
 - Flipped orientation due to entry conditions

6A. Room Schedule & Design Criteria

6A. ROOM SCHEDULE & DESIGN CRITERIA (FOR PRICING)

Contractors shall base their pricing on the following room-by-room design intent and system requirements. This schedule is intended to clarify finish levels, system expectations, and performance requirements by space.

1. Main Gym Floor (Approx. 3,300+ SF)

- **Ceiling:** Open (exposed structure)
- **Lighting:** Suspended linear LED (ambient)
- **HVAC:** Exposed ductwork, full conditioning
- **Flooring:**
 - Rubber flooring (minimum 8mm thickness)
- **Electrical:**
 - Distributed receptacles for cardio and strength equipment
 - ~10 TVs – wall/ceiling mounted around perimeter of gym floor
- **Notes:**
 - Primary circulation and equipment area
 - Includes distributed TV locations

2. Free Weight / Strength Area

- **Ceiling:** Open
- **Lighting:** Suspended linear LED
- **HVAC:** Exposed ductwork
- **Flooring:**
 - Heavy-duty rubber (minimum 12mm–¾” thickness)
- **Notes:**
 - Designed for higher impact loads

3. Turf / Functional Training Area (~540 SF)

- **Ceiling:** Open
- **Lighting:** Feature + ambient lighting
- **HVAC:** Exposed ductwork
- **Flooring:**
 - Indoor turf system with padding
- **Notes:**
 - Suitable for sled, agility, and functional training

4. Group Studio (~550 SF)

- **Ceiling:** Open or partial drop (contractor to assume open unless otherwise required)
- **Lighting:**
 - Dimmable lighting system
- **HVAC:** Fully conditioned
- **Flooring:**
 - Rubber or fitness-specific flooring
- **Electrical:**
 - AV / instructor setup allowance
- **Notes:**
 - Lighting flexibility required

5. Reception / Entry (~500+ SF)

- **Ceiling:** Open or feature ceiling
- **Lighting:**
 - Higher brightness, welcoming tone
- **Flooring:**
 - LVP or comparable commercial finish
- **Electrical:**
 - Front desk power and data
- **Notes:**
 - First impression space

6. Offices / Admin (~200 SF)

- **Ceiling:** Dropped ceiling (ACT or gypsum)
- **Lighting:** Standard commercial lighting
- **HVAC:** Fully conditioned
- **Flooring:** LVP or carpet tile
- **Notes:** Standard office buildout

7. Restrooms (3 Individual Units)

- **Ceiling:** Dropped ceiling
- **Lighting:** Moisture-rated fixtures
- **HVAC:** Exhaust + conditioned air
- **Flooring:**
 - Slip-resistant tile
- **Plumbing:**
 - Toilet, lavatory, and shower in each
- **Notes:** ADA-compliant layout required

8. Recovery Area (if Included)

- **Ceiling:** Open or feature
- **Lighting:** Low-level / accent lighting
- **Flooring:** Rubber or specialty surface
- **Electrical:**
 - Power for recovery equipment (massage chairs, etc.)
- **Walls:** Wood slat panel
- **Notes:** Premium / ambient environment

9. Storage / Back-of-House

- **Ceiling:** Open or dropped (contractor discretion)
- **Lighting:** Basic utility lighting
- **Flooring:** Sealed concrete or LVP
- **Notes:** Must include door access

GENERAL ROOM COORDINATION REQUIREMENTS

- All systems (lighting, HVAC, electrical, plumbing) shall be coordinated with the intended use of each space.
- Contractors shall ensure that transitions between rooms (flooring, lighting, ceiling types) are properly detailed and included in pricing.
- Any assumptions made that deviate from this schedule must be clearly identified in the proposal.

This room schedule shall be used as the basis for all trade pricing and coordination. An updated plan reflecting this room schedule will be provided when available.

7. LIFE SAFETY & FIRE PROTECTION

7.1 Base Building Systems

- Fire alarm and sprinkler systems are provided by base building

7.2 Contractor Scope

- Include:
 - Tie-in and coordination with landlord's system
 - Required devices per code

7.3 Assumption

- Do not include full fire alarm system redesign
- Contractors shall disregard the current smoke detector layout shown in plans
- Fire alarm design shall be treated as a deferred submittal by landlord contractor

8. GENERAL PRICING GUIDANCE

Contractors shall:

- Base pricing on a fully coordinated, constructible design using clarifications, and assumptions presented within this document where the current approved plans are insufficient.
- Minimize assumptions where possible using this addendum
- Identify any exclusions or deviations clearly in proposal
- Alternates are acceptable if they are noted within the proposal as being an alternate. Alternates or substitutes require D&D Lifestyle Management & Snap Fitness approval.

9. QUALIFICATION REQUIREMENT

Each proposal shall include:

- Clarification of any assumptions made
- Identification of any scope gaps
- Suggested value engineering opportunities (if applicable)

10. SYSTEM COORDINATION REQUIREMENT

Contractors shall assume that all systems will be fully coordinated in the final design, including:

- Lighting coordinated with HVAC and ceiling conditions
- Ductwork coordinated with structural and lighting layout
- Plumbing coordinated with slab and sewer connection points
- Electrical coordinated with equipment layout and lighting

Pricing shall not be based on unresolved conflicts in the current drawing set.

FINAL NOTE

An updated drawing set from LJA Solutions is in progress and will incorporate these revisions. This addendum is intended to ensure all bidders are aligned in the interim and to reduce pricing variability.

End of Addendum