CHELSEA
SCHOOL DISTRICT

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Memorandum

To:	Chelsea School District Board of Education
From:	Ross Potgiesser, Director of Operations
Subject:	Recommendation for WSEC Site work
Date:	July 17, 2026

Dear Members of the Board of Education,

I am recommending the approval of the proposed site improvements at the Washtenaw Street Education Center (WSEC) campus to support the construction of the Field House facility and future campus development.

The recommended work includes the expansion of parking to the east of the Book Street lot, the creation of a defined pedestrian entry and walkway connecting visitors to the main entrance of the Field House, and the installation of two stormwater detention ponds. The detention ponds are necessary to accommodate stormwater management requirements associated with the new Field House, expanded parking areas, and planned future campus improvements, including a future practice field and potential building expansion.

In addition, the project includes utility and infrastructure work necessary to support current and future operations of the site, including earthwork, drainage improvements, water service, electrical service upgrades, exterior building connections, and site accessibility improvements.

The proposed project costs are as follows:

• Building power flush, faucets, and exterior spigots (Sinking Fund):	$6,168
• Parking lot expansion and sidewalk improvements (Bond Fund):	$163,560
• Earthwork, stormwater infrastructure, and detention ponds (Sinking Fund):	$417,774
• Three phase electrical service and panel installation (Bond Funds):	$7,034
• 10% Construction Contingency:	$59,453.60
Total Project Cost:	$653,989.60

These improvements represent the next phase of development for the WSEC campus and provide the infrastructure necessary to support the Field House project while positioning the site for future growth. Funding sources have been identified and align with the allowable uses of both Bond and Sinking Fund resources.

Ross Potgiesser, Director of Operations