

AN ORDINANCE approving the FRANKE PARK RENAISSANCE – PHASE ONE – CHANGE ORDER #1 - (\$152,000.00) by the City of Fort Wayne, Indiana, by and through its Board of Park Commissioners and DESIGN COLLABORATIVE for the PARKS & RECREATION DEPARTMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA;

SECTION 1. That FRANKE PARK RENAISSANCE – PHASE ONE – CHANGE ORDER #1 - (\$152,000.00) by the City of Fort Wayne, Indiana, by and through its Board of Park Commissioners and DESIGN COLLABORATIVE for the PARKS & RECREATION DEPARTMENT, respectfully for:

Change Order #1 is for 1) New entrance into Franke Park from Goshen Avenue; 2) New multi-use rentable pavilion; 3) Connection from new Goshen Avenue entry to the existing vehicular and pedestrian circulation system; and 4) Removal of all maintenance facilities impacted by proposed new construction;

involving a total Change Order #1 cost of ONE HUNDRED FIFTY-TWO THOUSAND AND 00/100 DOLLARS – (\$152,000.00) – (total contract - \$1,148,000.00) - all as more particularly set forth in said FRANKE PARK RENAISSANCE – PHASE ONE – CHANGE ORDER #1 - which is on file in the Office of the Clerk, and is by reference incorporated herein, made a part hereof, and is hereby in all things ratified, confirmed and approved.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Malak Heiny, City Attorney



Play well... Live well

FORT WAYNE PARKS AND RECREATION

725 E State Blvd

Fort Wayne, IN 46805

(260) 427-6000

www.fortwayneparks.org

CHANGE ORDER NO. 1 - Project # 221007

Issuant Date: June 21, 2022	Owner's File No. (P.O.): 21121168
Contractor: Design Collaborative	Contract For: Franke Park Renaissance - Phase One

TYPE OF CHANGE:

Alteration	☒ Addition	Deduction	Other:
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You are authorized to make the following changes to this contract:

Add: Additional reimbursement costs necessary due to expanded scope and bad soils encountered in the field \$ 52,000.00

Add: Additional design costs necessary due to expanded scope \$100,000.00

Total Change Amount: \$152,000.00

\$996,000.00 Contract amount prior to this Change

\$152,000.00 Net increase resulting from this Change Order

\$1,148,000.00 Current Contract price *INCLUDING* this Change Order

Change Order Initiator:	Contractor's Acceptance:	Owner's Approval:
By: <u>Alec Johnson</u> Alec Johnson	By: <u>Rachel Vedder</u> Rachel Vedder	By: _____ Steve McDaniel
Date: June 23, 2022	Date: June 23, 2022	Date:

May 31, 2022

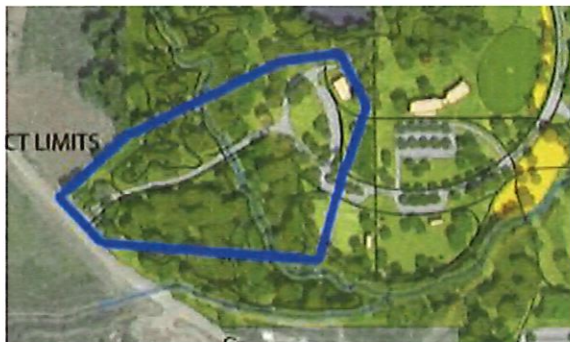
Mr. Alec Johnson
Deputy Director, Planning & Development
Fort Wayne Parks and Recreation Department
705 E State Street
Fort Wayne, IN 46805

Thank you, once again, for allow the design team the opportunity to fulfill the Phase 1 vision for Franke Park Renaissance's Master Plan. As you know, we've been progressing through Site Assessment, Discovery, and Schematic Design. It became apparent that the initial phase could make lasting improvements to the campus beyond the initial scope. This proposal intends to update the initial scope and outline additional reimbursable expenses.

East Road Extension Reimbursable Expenses

The site improvements will extend east of the original boundary, generally identified as the north and south section of Park Drive. This connection will start the loop road of the masterplan and will connect the new entrance road off Goshen to the existing Park Drive near the restroom facility. The existing north/south and southern loop of Park Drive will be removed.

Original Project Limits



Proposed Project Limits with East Road Extension



Services for this new area will follow those identified in the original proposal dated August 19, 2021 for Permitting and Site Assessment, Discovery and Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration. The fee increase pertains to additional wetland delineation, wetland report, and archaeological evaluation, including Phase 1a records check, Phase 1a reconnaissance up to two additional acres, and associated report.

Audio Video and Low Voltage

We are readied to move forward with the A/V and Low Voltage design as described below, but we understand the Parks Department is trying to determine if this is the best approach for the facility design. We will list this service as a separate line-item and only invoice for its design if you move forward with it. As a reminder, documenting the pathways (rough-ins and conduit) for already-designed systems are part of our basic services. There is no additional service fee for documentation when the designs for the A/V and low voltage are completed by others.

Design Collaborative will recommend various systems and approaches to FWPRD for consideration, work through design, then document and specify the necessary equipment for inclusion in the bid, or for the Owner to purchase directly.

- Sound reinforcement system including:
 - Speakers, amplifiers, microphones, and associated cabling and back box design.
- A/V distribution and presentation systems including:
 - A/V source, switching, controls, television monitors and/or projector.
- Associated supporting infrastructure including:
 - Coordination with utility company to bring fiber to the building.
 - Rack location and size
 - Switches will be purchased directly by FWPRD or COFW. We assume the space will require two switches:
 - 1 for wireless access points & network data
 - 1 for sound system and inputs.
- Wireless network at pavilion and plaza.
 - Based on our most recent conversation, Parks will work with a service provider for the layout of wireless access points. Based on their design drawings, our team will document rough-ins and conduit locations to serve the pavilion and possibly the surrounding plaza.

Fee Increase for Pavilion Scope and Management

We are asking for addition fee for Design Collaborative related to the pavilion scope and overall project management.

The architectural and engineering fee for the pavilion was based on the 2019 Franke Park Master Plan where little is said about the specifics. It mainly comments on the design character, that it will replace Pavilion #1, and be approximately 8,000 square feet. As the dust settles on the design, there are two main changes: the additional programmatic elements and the additional square footage. First, the original understanding of a replacement for Pavilion #1 assumed a similar program to the existing building: an event area, serving kitchen, and restrooms. The current design includes an event area, serving kitchen, restrooms, surge space lobby, outdoor gathering areas under roof, storage spaces, and mechanical mezzanines. Secondly, the pavilion, once noted as 8,000 square feet, is now approximately 17,000 square feet under roof. There is additional effort required to design and detail the additional programmatic elements and building area. Lastly, we have invested effort to manage and organize project scope elements that are outside of the original scope, most of which are in this change order.

We are requesting a fee increase of \$75,000, which is constituted by the effort required to

pursue and execute these changes. We propose splitting that between Design Development and Construction Document phases as indicated below.

Permitting Design of Spy Run Creek Restoration Phase II

It is our understanding that the Construction Drawings for Spy Run Creek Restoration Phase II, completed by Gensic Engineering dated 1/19/2016, will be used for estimation, bidding, and construction. This design team will format the information for permit submission and perform the archaeological report. FWPRD performed the construction administration activities for Spy Run Creek Restoration Phase Ia, and will do so for this phase, as well.

In summary, the design team will include the Spy Run Creek Restoration Phase II section in the permitting submissions using AutoCAD drawings provided by FWPRD. This includes:

- Prepare IDEM Section 401 permit exhibits, data, and forms
- Prepare USACE Section 404 permit exhibits, data and forms
 - It's assumed the addition of the Spy Run Creek Restoration Phase II will be permissible through a Nationwide Permit.
- Prepare Archaeological Records Check and Phase 1a Report for disturbed areas within the floodway. The fee is based upon including all project areas in **one report** for submission to the USACE.

Additional Reimbursable Costs

Reimbursables, if required by the project, will be charged at our current hourly costs, plus fixed expenses times 1.10%. Those identified through the project to-date are identified below, and included in the total listed on the Fee Summary

- Additional east road topographic survey, estimated at \$10,000.
- Additional borings at building location, east road, bridge, and along Goshen, (including traffic control), estimated at \$20,000.
- Extensive tree clearing, estimated at \$20,000.
- Site staking, estimated at 2,000

Total additional reimbursable costs estimated at \$52,000

Fee Summary

The fee increases pertaining to the additional scope noted above is summarized as follows:

Phase	Original Fee	Proposed Increase	Additional Scope Item
Permitting and Site Assessment	\$70,700	\$9,800	East Road Extension
		\$11,200	Spy Run Creek Ph 2
Discovery and Schematic Design	\$162,800		
Design Development	\$195,800	\$40,000	Pavilion & Mgmt
Construction Documents	\$329,700	\$35,000	Pavilion & Mgmt
A/V and Low Voltage Design		\$4,000	A/V and Low Voltage
Bidding	\$41,800		
Construction Administration	\$147,200		
Total Lump Sum Fee:	\$948,000	\$100,000	
Estimated Reimbursable Costs:	\$48,000	\$52,000	See summary above
Fee and Reimbursable Increase:		\$152,000	

Additional Services – Spy Run Creek Restoration Phase II Permitting

- Including this area in the HECRAS modeling and associated exhibits / additional public notice permits to IDNR for Construction in a Floodway Permit (estimated at \$7,600)
- Riparian Floodway Mitigation and Monitoring Plan pursuant to the Construction in a Floodway permit mitigation requirements per IDNR Flood Control Act IC14-28-1. It is assumed the existing design incorporates these considerations. If IDNR questions or comments require modifications to comply with current IDNR standards, this service would be provided at an hourly rate.
- Annual Post-Construction Compliance Monitoring (estimated at \$3,640, annually)
- Preparation of USACE Section 404 Individual Permit (rather than Regional General and Nationwide), estimated to be an additional \$7,200.
- Preparation of a separate Archaeological Records Check and Phase 1a report for the Spy Run Creek Restoration Phase II Area in addition to the original scope area to be an additional \$1,800.

Agreement

Thank you again for the opportunity to assemble this proposal. Please feel free to comment on any of this information. We will consider receipt of signed copies of this proposal or an issued Purchase Order as authorization to continue with this scope.

Sincerely,



Rachel Vedder
Senior Associate, Registered Architect
Design Collaborative, Inc.

We hereby authorize Design Collaborative, Inc. to proceed with the above professional services in accordance with this letter.

Authorized Representative

Title / date

COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

RFPs & BIDS

Quest Bid #	NA
Awarded To	NA
Amount	NA
Conflict of interest on file?	☒ Yes ☐ No
Number of Registrants	0
Number of Proposals	0
Required Attachments	

EXTENSIONS

Date Last Bid Out	NA
# Extensions Granted To Date	0

SPECIAL PROCUREMENT

Contract #/ID (State, Federal, Piggyback--Authority)	n/a
Sole Source/ Compatibility Justification	

BID CRITERIA *(Take Buy Indiana requirements into consideration.)*

Most Responsible, Responsive Lowest	Yes ☒ No <i>If no, explain below</i>
If not lowest, explain	This is a Change Order to an existing contract.

COUNCIL DIGEST SHEET

COST COMPARISON

<i>Increase/decrease amount from prior years For annual purchase (if available).</i>	n/a
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DESCRIPTION OF PROJECT / NEED

<i>Identify need for project & describe project; attach supporting documents as necessary.</i>	Request for approval on behalf of the Board of Park Commissioners for a Change Order with Design Collaborative in the amount of \$152,000.00, which brings the total contract to \$1,148,000.00. This Change Order is the result of an expanded scope of work made necessary by discoveries in the field during the inventory and analysis phase of design.

REQUEST FOR PRIOR APPROVAL

<i>Provide justification if prior approval is being requested.</i>	n/a

FUNDING SOURCE

<i>Account Information.</i>	Fort Wayne Parks Capital Improvements budget.

MEMORANDUM

To: City Council Members, City of Fort Wayne
From: Alec Johnson
CC: File
Subject: Council Approval of Franke Park Renaissance – Phase One – Change Order #1
Date: June 23, 2022

The City of Fort Wayne Parks and Recreation Department (FWPRD), on behalf of the Board of Park Commissioners is requesting a Change Order in the amount of \$152,000 for the Franke Park Renaissance – Phase One project. Phase I includes the following general components:

1. New entrance into Franke Park from Goshen Avenue
2. New multi-use rentable pavilion
3. Connection from new Goshen Avenue entry to the existing vehicular and pedestrian circulation system
4. Removal of all maintenance facilities impacted by proposed new construction

Design Collaborative was chosen as the designer for this project after a competitive RFP process. In June of 2021, City Council approved a contract in the amount of \$996,000.00.

We are now requesting approval for a Change Order with Design Collaborative in the amount of **\$152,000.00**, which brings the total contract to \$1,148,000.00. This Change Order is the result of an expanded scope of work made necessary by discoveries in the field during the inventory and analysis phase of design.

I will be available at the Council meetings to answer any questions you may have and I may also be reached at 427-6425.

We respectfully request your approval of this contract so that we may proceed with the work. If you have any questions, please feel free to contact me at 427-6425 or the Executive Director, Steve McDaniel at 427-6407.

Thank you in advance.

Alec Johnson
Deputy Director Planning and Development – Fort Wayne Parks and Recreation