

AN ORDINANCE approving the awarding of ITB #8954558 - SERVICE AGREEMENT – FOSTER PARK ENTRANCE DESIGN PROJECT - (\$296,000.00) between EARTH SOURCE, INC. and the City of Fort Wayne, Indiana, for the PARKS AND RECREATION DEPARTMENT, by and through its Board of Park Commissioners.

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

SECTION 1. That ITB #8954558 - SERVICE AGREEMENT – FOSTER PARK ENTRANCE DESIGN PROJECT between EARTH SOURCE, INC. and the City of Fort Wayne, Indiana, for the PARKS AND RECREATION DEPARTMENT, by and through its Board of Park Commissioners, respectfully for:

A PUBLIC ENGAGEMENT STRATEGY TO INVOLVE AND GATHER INFORMATION AND IDEAS FROM THE PARK'S USERS; BASE BID DESIGN, CONSTRUCTION DOCUMENTATION AND CONSTRUCTION ADMINISTRATION FOR A NEW ENTRANCE TO FOSTER PARK FROM OLD MILL ROAD; LANDSCAPE IMPROVEMENTS THROUGHOUT THE CURRENT DEEP-ROCK TUNNEL PROJECT AREA AND PERENNIAL GARDENS/BRIDAL GLEN; A NEW MAINTENANCE BUILDING; PEDESTRIAN CONNECTIONS TO AND BETWEEN EXISTING PARK AMENITIES AND PATHS; SITING OF AN ENTRANCE MONUMENT SIGN; IDENTIFICATION OF OPPORTUNITIES FOR SIGNAGE AND LIGHTING; ALTERNATE BID DESIGN DEVELOPMENT FOR IMPROVEMENTS TO PEDESTRIAN AND VEHICULAR CONNECTIONS AND CIRCULATION; PARKING; DRAINAGE; IRRIGATION; HORTICULTURE;

involving a total cost of TWO HUNDRED NINETY-SIX THOUSAND AND 00/100 DOLLARS – (\$296,000.00) all as more particularly set forth in said ITB #8954558 - SERVICE AGREEMENT – FOSTER PARK ENTRANCE DESIGN PROJECT - which is on file in the Office of the City 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

Score Tabulation
Foster Park Entrance Design
Quest #8954558

March 7, 2024

CONSULTANT:	Earth Source, Inc.	JPR, Inc.	Troyer Group	Hitchcock Design Group	
SCORE:	73	72	66	60	



SERVICE AGREEMENT:

**Foster Park Entrance Design Project,
#8954558**

SUPPLIER NAME Earth Source, Inc.		CITY DEPARTMENT Parks and Recreation
STREET ADDRESS 14921 Hand Rd.		STREET ADDRESS 705 E. State Blvd.
CITY, STATE, ZIP CODE Ft. Wayne, IN 46818		CITY, STATE, ZIP CODE Fort Wayne, IN 46805
ATTENTION Dan Ernst		INVOICE ADDRESS 705 E. State Blvd.
TELEPHONE 260-489-8511	FAX	CITY, STATE, ZIP CODE Fort Wayne, IN 46805
EMAIL ADDRESS dan@earthsourceinc.net		ATTENTION Chad Shaw
		TELEPHONE (260) 427-6425
		FAX

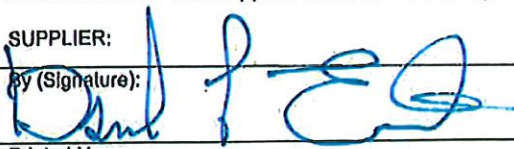
Service Description	Rates
Design, documentation, and construction administration per contract documents.	\$296,000.00
Aggregate Price	\$296,000.00

The following is made a part of this Agreement:

- EBE Rider
- Proposal

SERVICE ADDRESS Foster Park
CITY, STATE, ZIP CODE 3900 Old Mill Rd. Fort Wayne, IN 46807
AGREEMENT START DATE Date given on Purchase Order
AGREEMENT END DATE 24 months after issuance of P.O.

This Agreement is entered into between Supplier and the City. The additional terms and conditions on the reverse side hereof are part of this Agreement. Capitalized terms on this page are used as defined terms when the context so requires. The City may extend the Contract at its option, for an equivalent period, by written notice to the Supplier not less than thirty days prior to the expiration date.

SUPPLIER: By (Signature): 		City of Fort Wayne – Board of Park Commissioners By (Signature): 	
Printed Name: Dan Ernst		Printed Name: Steve McDaniel	
Title: Project Manager		Title: Director	
Date: 03/21/2024		Date: 3/22/24	
FEDERAL TAX ID NUMBER: 35-1753316			

SECTION 00386
SERVICE AGREEMENT

ADDITIONAL TERMS AND CONDITIONS

1. **SERVICES.** Supplier agrees to perform the Services beginning on the Begin Date and continuing until the Services are completed. Supplier warrants that the Services will be completed on or before the End Date. **TIME IS OF THE ESSENCE.** Supplier warrants that all Services shall conform to the Service Description, be of good quality and workmanship, and be free from defects. Supplier further warrants that all goods furnished in connection with the Services shall be merchantable and suitably safe and sufficient for the purpose for which they are normally used. Supplier warrants that it has good title to goods supplied hereunder and that they are free of all liens and encumbrances. These warranties are in addition to those implied in fact or in law. For the purposes of this Agreement, the term "Services" shall include any goods furnished in connection with the Services.
2. **INVOICES.** Supplier shall invoice the City for Services performed according to the Rates, Billing Interval, and Invoice Address. Invoices shall be rendered in triplicate and shall itemize the Services performed, the Service Address, and the corresponding rates and taxes, if any. Payment shall be due within thirty (30) days after the invoice date or the date of completion of the invoiced Services, whichever occurs later, provided that the City shall not be obligated to make any payment to Supplier hereunder until Supplier has furnished proof satisfactory to the City of full payment for all labor, materials, supplies, machinery, and equipment furnished for or used in performance of this Agreement or has furnished all necessary waivers of lien supported by affidavits, all satisfactory to the City, establishing that all liens and rights to claim liens that could arise out of the performance of the Services have been waived. Payment of invoices shall not constitute acceptance of the Services, and invoices shall be subject to adjustment for defects in quality or any other failure of Supplier to meet the requirements of this Agreement. The City may at any time set off any amount owed by the City to supplier against any amount owed by Supplier or any of its affiliated companies to the City.
3. **INDEPENDENT CONTRACTOR RELATIONSHIP.** City and Supplier are and shall remain as independent contractors with respect to each other. The persons provided by Supplier to perform the Services shall be Supplier's employees and shall be under the sole and exclusive direction and control of Supplier. They shall not be considered employees of the City for any purpose. Supplier shall be responsible for compliance with all laws, rules and regulations involving, but not limited to, employment of labor, hours of labor, health and safety, working conditions, and payment of wages with respect to such persons. Supplier shall also be responsible for payment of taxes, including federal, state and municipal taxes chargeable or assessed with respect to its employees, such as Social Security, unemployment, Workers' Compensation, disability insurance, and federal and state withholding. Supplier shall also be responsible for providing such reasonable accommodations, including auxiliary aids and services, as may be required under the Americans With Disabilities Act, 42 U.S.C. 12101 et seq., so as to enable any disabled person furnished by Supplier to perform the essential functions of the job. Supplier agrees to defend, indemnify, and hold harmless the City from and against any loss, cost, claim, liability, damage, or expense (including attorney's fees) that may be sustained by reason of Supplier's failure to comply with this paragraph.
4. **INDEMNITY.** Supplier shall defend, indemnify, and hold harmless the City (including its officers, employees, and agents) from all demands, damages, liabilities, costs, and expenses (including reasonable attorney's fees), judgments, settlements, and penalties of every kind arising out of its performance of Services including, without limitation, damages for personal injury or death or loss or damage to property, due, or claimed to be due, to the negligence or willful misconduct of Supplier including such portion thereof due, or claimed to be due, to the negligence of the City except that Supplier shall have no duty to hold harmless the City for such portion of the foregoing proximately caused by negligence or misconduct of the City, and if any suit, claim, or demand was defended by Supplier, then the City will reimburse Supplier for its pro-rata share of its costs, expenses (including reasonable attorney's fees), and damages. The City may elect to participate in the defense of any suit, claim, or demand by employing attorneys at its own expense, without waiving Supplier's obligations to indemnify, defend, or hold harmless. Supplier shall not settle or compromise any claim, suit, or action, or consent to any judgment without the prior written consent of the City and without an unconditional release of all liability by each claimant or plaintiff to the City.
5. **LIMITATION OF LIABILITY.** Each party's liability to the other for any loss, cost, claim, liability, damage, or expense (including attorneys' fees) relating to or arising out of any negligent act or omission in its performance of obligations arising out of this Agreement shall be limited to the amount of direct damage actually incurred. Absent gross negligence or knowing and willful misconduct which causes a loss, neither party shall be liable to the other for any indirect, special or consequential damage of any kind whatsoever.
6. **INSURANCE.** Supplier shall maintain in full force and effect during the performance of the Services the following insurance coverage; provided, however, that if a High Risk Insurance Attachment is attached hereto, the requirements of the High Risk Insurance Attachment shall be substituted in lieu of the following requirements:

(a) Worker's Compensation	per statutory requirements.
(b) General Liability	\$1,000,000 minimum per occurrence/ \$2,000,000 aggregate
(c) Automobile Liability	\$1,000,000 minimum per occurrence
(d) Products Liability	\$1,000,000 minimum per occurrence
(e) Completed Operations Liability	\$1,000,000 minimum per occurrence

The Certificate of Insurance must show the City of Fort Wayne, its Divisions and Subsidiaries as an Additional Insured and a Certificate Holder, with 30 days notification of cancellation or non-renewal. All Certificates of Insurance should be sent to the following address:
City of Fort Wayne Purchasing Department
200 East Berry Street, Suite 490
Fort Wayne, IN 46802
7. **HAZARDOUS MATERIALS.** Supplier will provide to the City before performing any Services, a statement describing any Hazardous Materials intended and necessary for use in performing the Services. "Hazardous Materials" means any item which may be classified under federal, state, or local law, as hazardous or toxic. Supplier must comply with all federal, state, or local law in the use, transportation, and disposal of such Hazardous Materials.
8. **PROGRESS REPORTS.** The Supplier shall submit progress reports to the City upon request. The report shall serve the purpose of assuring the City that work is progressing in line with the schedule, and that completion can be reasonably assured on the scheduled date. This contract shall be deemed to be the substantially performed only when fully performed according to its terms and conditions and any modification thereof.
9. **CONFLICT OF INTEREST.** Supplier certifies and warrants that neither it nor any of its directors, officers, agents, representatives or employees which will participate in any way in the performance of the Supplier's obligations hereunder has or will have any conflict of interest, direct or indirect, with the City of Fort Wayne or any of its departments, divisions, agencies, officers, directors or agents.
10. **CONFIDENTIALITY OF DATA, PROPERTY RIGHTS IN PRODUCTS, AND COPYRIGHT PROHIBITION.** Supplier further agrees that all information, data findings, recommendations, proposals, etc. by whatever name described and by whatever form therein secured, developed, written or produced by the Supplier in furtherance of this contract—shall be the property of the City. The Supplier shall take action as is necessary under law to preserve such property rights in and of the City while such property is within the control and/or custody of the Supplier. By this contract the Supplier specifically waives and/or releases to the City any cognizable property right of the Supplier to copyright, license, patent or other wise use such information, data findings, recommendations proposals, etc.
11. **CONFIDENTIALITY OF CITY INFORMATION.** Supplier understands and agrees that data, materials, and information disclosed to Supplier may contain confidential and protected data. Therefore, the Supplier promises and assures that data, material, and information gathered, based upon or disclosed to the Supplier for the purpose of this contract, will not be disclosed to others or discussed with other parties without the prior written consent of the City.
12. **EMPLOYER CERTIFICATION.** In accordance with I.C. §22-5-1.7, Supplier understands and agrees to enroll and verify work eligibility status of all newly hired employees of the contractor through E-Verify program or any other system of legal residence verification as approved by the United States Department of Homeland Security or the department of homeland security. Supplier further understands that they are not required to verify work eligibility of status of newly hired employees of the Supplier through the E-Verify program if the E-Verify program no longer exists. Supplier certifies that they do not knowingly employ any unauthorized aliens.
13. **COMPLIANCE WITH LAWS.** Supplier warrants that the Services shall be in strict conformity with all applicable local, state and federal laws including, but not limited to, the standards promulgated by the Occupational Safety and Health Act, Executive Order 11246, as amended, relative to Equal Employment Opportunity and all other applicable laws, rules, and regulations, including the Civil Rights Act of 1964 pertaining to equal opportunity, Section 503 of the Vocational Rehabilitation Act of 1973, the American with Disabilities Act, Section 402 of the Vietnam Era Veterans Readjustment Assistance Act of 1974 and all applicable immigration laws and regulations including the 1986 Immigration Reform and Control Act et. seq. Supplier agrees to indemnify and hold harmless the City from and against any loss, cost, claim, liability, damage, or expense (including attorney's fees) that may be sustained because of Supplier's breach of such warranty.
14. **DEFAULT.** In the event that (a) Supplier breaches any warranty contained herein; (b) Supplier fails to provide the insurance certificate required herein; (c) Supplier or Supplier's insurance carrier fails to defend, indemnify, or hold harmless the City as required herein; (d) Supplier's performance of the Services violates applicable law; (e) Supplier admits insolvency, makes an assignment for the benefit of creditors, or has a trustee appointed to take over all or a substantial part of its assets; or (f) Supplier fails to perform or comply with any other provision of this Agreement, such failure, breach, or violation shall constitute a default under this Agreement.
15. **TERMINATION.** In the event of default by Supplier under this Agreement, the City reserves the right without liability, in addition to its other rights and remedies, to terminate this Agreement by notice to Supplier as to the portion of the Services not yet rendered and to purchase substitute services at Supplier's expense. Supplier shall reimburse the City for the cost of such substitute services upon Supplier's receipt of an invoice therefor.
16. **WAIVER.** No action or inaction by the City shall constitute a waiver of any right or remedy.
17. **CANCELLATION.** City may at any time cancel this Agreement in whole or in part for its sole convenience upon written notice to Supplier, and Supplier shall stop performing the Services on the date specified in such notice. The City shall have no liability as a result of such cancellation, except that the City will pay Supplier the Rates for completed Services accepted by the City and the actual incurred cost to Supplier for Services in progress. These payments shall not exceed the Aggregate Price.
18. **FORCE MAJEURE.** Neither party shall be liable to the other or responsible for nonperformance of any of the terms of this Agreement due to unforeseeable causes beyond the reasonable control and without the fault or negligence of such party, including, but not restricted to acts of God or the public enemy, acts of government, fire, floods, epidemics, quarantine restrictions, strikes, freight embargoes, or unusually severe weather.
19. **NOTICES.** All notices required or permitted to be made or given hereunder by one party to the other party shall be in writing and shall be deemed to have been given when hand delivered, or on the date stated on the receipt if deposited in the United States mail in certified form, postage prepaid with return receipt requested, and addressed to such other party at its Notice Address or at such other address as may be specified by such other party by written notice sent or delivered in accordance herewith.
20. **ASSIGNMENT.** Any assignment, in whole or in part, of Supplier's rights or obligation under this Agreement without the prior written consent of the City shall be void. Supplier shall not use subcontractors to perform any part of the Services without the prior written consent of the City.
21. **DISPUTE RESOLUTION.** The City shall be the sole judge of the quality of services. In the event of any dispute or disagreement between the parties either with respect to the interpretation of any provision of this agreement, or with respect to the performance of either party hereunder, the dispute shall be resolved by the Director of Finance and Administration and will not be subject to arbitration.
22. **ACCESS TO RECORDS.** The Supplier shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the cost incurred. They shall make such materials available at their respective offices at all reasonable times during the contract period and for three (3) years from the date of final payment under the contract for inspection by the City or by any other authorized representative of city government. Copies thereof shall be furnished at no cost to the City if requested.
23. **NONDISCRIMINATION.** Pursuant to IC 22-9-1-10, the Civil Rights Act of 1964, and Title VI, Supplier and its subcontractors shall not discriminate against any employee or applicant for employment in the performance of this contract. The Supplier shall not discriminate with respect to hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment, because of race, color, religion, sex, disability, national origin or ancestry. Breach of this covenant may be regarded as a material breach of contract. Acceptance of this contract also signifies compliance with applicable Federal laws, regulations, and executive orders prohibiting discrimination in the provision of services based on race, color, national origin, age, sex, disability or status as a veteran.
24. **MISCELLANEOUS.** If any provision of this Agreement is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected. This Agreement shall be governed by the laws of the state of Indiana and shall be subject to the exclusive jurisdiction of the courts therein. This Agreement embodies the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understanding, whether written or oral, and all contemporaneous oral agreements and understandings relating to the subject matter hereof. No agreement hereafter made shall be effective to modify or discharge this Agreement, in whole or in part, unless such agreement is in writing and signed by the party against whom enforcement of the modification or discharge is sought. The paragraph headings are for convenience only and are not intended to affect the interpretation of the provisions hereof. This agreement shall be binding on the parties hereto and their respective personal and legal representatives, successors and assigns.

(This form was last updated November 1, 2016.)

E.B.E. RIDER

THIS AGREEMENT made and entered into by and between the CITY OF FORT WAYNE, hereinafter referred to as "Owner", and Earth Source, Inc. hereinafter referred to as "CONTRACTOR"

NOTE: In the case of a federally-funded project, the term Emerging Business Enterprise (E.B.E.) Shall instead be interpreted as referring to a Minority Business Enterprise (MBE) or a Woman Business Enterprise (WBE), as defined by the federal government, and all City of Fort Wayne E.B.E. requirements found in this E.B.E. Rider shall apply.

WITNESSETH:

WHEREAS, Contractor is the apparent low bidder on construction project commonly referred to as Foster Park Entrance Design, which project was bid under Resolution Number 8954558; and

WHEREAS, Contractor agrees that the goal for qualified Emerging Business Enterprises, hereinafter sometimes referred to as "E.B.E.'s" as subcontractors on this project is 10% of the contract amount; and

WHEREAS, Owner has, pursuant to Executive Order 90-01 (as amended) 12/19/91), adopted a goal of at least 10% of the contract amount to Emerging Business Enterprises as defined under said Executive Order; and

WHEREAS, said Executive Order states:

"Section 2, Paragraph C. Each contractor shall be required to make a good faith effort to subcontract 10% of the contract amount to Emerging Business Enterprises on each construction contract he/she is awarded. In the event a contractor is unable to subcontract 10% of the contract amount or secure the services of an Emerging Business Enterprise, he/she will be required to submit a completed Request for Waiver form on which he/she will provide a written description of the efforts taken to comply with the participation goals."

NOW, THEREFORE, in consideration of the foregoing and of the mutual agreements hereinafter contained, the sufficiency of which consideration is hereby acknowledged, the parties hereto agree as follows:

1. Conditional Award. Subject to approval by the Common Council of the City of Fort Wayne as stipulated in the construction contract to which this Rider is attached, Owner awards the construction contract to the Contractor.
2. E.B.E. Retainage Requirements. If the contractor is in compliance with the provisions of the construction contract to which this Rider is attached, the Owner will make payments for such work performed and completed. However, in any such case, the Owner will retain ten percent 10% of the total amount owing to insure satisfactory completion of the contract and to insure contractor's compliance with this E.B.E. Rider. Upon final inspection and acceptance of the work, and determination by the Fort Wayne Board of Public Works that the contractor has made a good faith effort to subcontract 10% of the contract amount to emerging business enterprises, the contractor will be paid in full.

In the event there is a determination that good faith compliance with this E.B.E. Rider has not occurred,

appropriate reduction in the final payment pursuant to paragraph 6 of this E.B.E. Rider will be made. If the contract is in excess of \$100,000, the contract will be subject to the standard Board of Public Works escrow agreement. However, payments to the CONTRACTOR are not to exceed 90% of the total contract amount until the OWNER has verified that the CONTRACTOR has made good faith efforts to attain the E.B.E. goal stipulated in this E.B.E. Rider. Payment of the final 10% of the total contract amount will be dependent upon good faith efforts to comply with this E.B.E. Rider, and subject to reduction in the event of non-compliance as provided in paragraph 6 of this E.B.E. Rider.

3. Request for Waiver. If at the time final payment application is made, contractor has not attained the 10% E.B.E. goal, contractor shall file with the final payment application a "Request for Waiver." Said Request for Waiver shall contain a written description of the efforts taken by Contractor to attain the 10% E.B.E. goal.

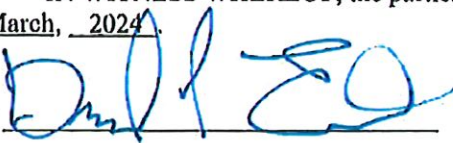
4. Determination of Waiver Requests. The Contractor Compliance Department of the City of Fort Wayne shall examine all Requests for Waiver to determine if Contractor's efforts constitute good faith efforts to attain such goal and shall submit recommendations concerning said Requests for Waiver for the final determination of the Board of Public Works of the City of Fort Wayne.

5. Good Faith Per Se. In any case, a Contractor shall be deemed to have made good faith efforts at compliance where E.B.E.'s have been subcontracted for every sub-contract for which there are qualified E.B.E.'s available.

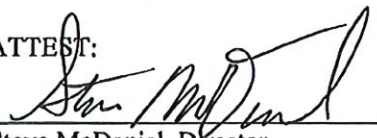
6. Consequence of Noncompliance. In the event the Board of Public Works approves a recommendation that contractor failed to make good faith efforts at compliance, the contract shall be reduced by the amount calculated as the difference between 10% and the percentage level met. Said amount shall be added to the City of Fort Wayne E.B.E. Bond Guarantee Fund and contractor agrees to accept the reduced amount as full payment under the terms of his/her contract.

7. Waiver Approved. In the event the Fort Wayne Board of Park Commissioners Determines that a good faith effort to comply with this E.B.E. Rider has been made, the contract shall not be reduced, and the balance owing to the contractor shall be paid in full.

IN WITNESS WHEREOF, the parties have executed this E.B.E. Rider this 20th Day of March, 2024.

By: 

Company: Earth Source, Inc.

ATTEST:

Steve McDaniel, Director
Fort Wayne Parks and Recreation Department

Foster Park Entrance Design

Prepared For:



City of Fort Wayne Parks and Recreation Department

January 23, 2024

Proposal for Professional Design & Engineering Services

Prepared By:



Earth-Source Inc

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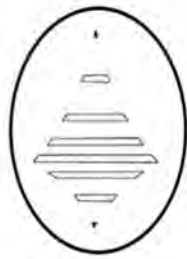
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Earth Source Inc

February 23, 2024

Mr. Chad Shaw, PLA, ASLA
Superintendent of Landscape and Horticulture
Fort Wayne Parks and Recreation
705 East State Boulevard
Fort Wayne, Indiana 46805

RE: Request for Proposal - Foster Park Entrance Design

Dear Mr. Shaw,

Earth Source, Inc. extends our thanks for the opportunity to provide the following proposal for professional design services for the Foster Park Entrance Design. To successfully accomplish the desired project goals and objectives we have assembled the following consulting team:

Earth Source, Inc. (team lead, landscape architecture, environmental permitting, ecology)
Grinsfelder Associates Architects (architecture)
ABONMARCHE (survey & civil engineering)
Engineering Resources, Inc. (structural engineering)
Matson Consulting Engineers, Inc. (mechanical and lighting engineering)
Irrigation Design Source (irrigation design)
GME Testing (geotechnical soil boring and testing)

As the primary contact person and lead landscape architect for this project, I speak for our entire team in that we eagerly anticipate working together with Parks and City Utilities. We eagerly anticipate developing, as you have stated, "a truly world class design, reflecting a well-defined and articulated philosophy towards infrastructure, ecology, landscape design, and park programming."

We currently maintain a manageable work load with several projects reaching final design stages within the next several weeks. As such, we are confident in our availability over the next 8-10 months.

Thank you for your time and consideration and we look forward to your response.

Sincerely,
Earth Source, Inc.

Daniel L. Ernst, PLA, ASLA
Vice President

dan@earthsourceinc.net

office: (260) 489-8511 cell: (260) 410-7152

14921 Hand Road, Fort Wayne, IN 46818 PH: (260) 489-8511 FAX: (260) 489-8607

landscape architecture • land planning • wetland delineation, permitting & design
native seed nursery • ecological restoration • management

www.earthsourceinc.net



Qualifications/Project Portfolio

TEAM EXPERIENCE

As a local design team, with numerous completed local and regional park projects, we bring an unparalleled level of institutional knowledge and history to this project. Our recent work with Powell Park on Pontiac Street as well as McKinnie Commons on McKinnie Avenue, with extensive community input and involvement, demonstrates our level of involvement and commitment to our community. It is these characteristics that makes our design team an outstanding professional services partner for the City of Fort Wayne Parks and Recreation Department.

As can be gleaned from the information provided in this document, the assembled design team brings unique expertise to this project.

- Extensive park programming and planning experience with Franklin School Park, Indian Trail Park, Leo-Cedarville Park, Dupont Hospital Sport and Fitness Park, Buckner Park, Salomon Farm Park, Powell Park, and McKinnie Commons...to name a few.
- Over 36 years of experience in vehicular and pedestrian circulation, infrastructure, ecology, work with riverine systems, landscape architecture, planting design and native landscapes.
- Creative stormwater management solutions and use of green infrastructure.
- Transportation engineering and surveying.
- Erosion and sediment control planning and environmental permitting.
- Quantity take-offs and cost estimating.
- Extensive construction administration and observation experience.
- Public use structures and creative architecture solutions.
- Public engagement and involvement, including design charrettes, surveys, and presentations.
- Irrigation design.

In addition, Earth Source and Grinsfelder Associates Architects have teamed on a variety of representative projects for over 30 years. Several similar project examples of this teamwork include:

- **Salomon Farm Park**, Fort Wayne, Indiana (master planning & community center design)
- **Buckner Farm Park**, Fort Wayne, Indiana (site master plan & facilities planning & design)



COMPARABLE PROJECTS

Following are descriptions of comparable projects for which **Earth Source** provided a lead role:

- **Two Trees Memorial Arboretum**, Fort Wayne, Indiana
- **Franklin School Park**, Fort Wayne, Indiana
- **Powell Park**, Fort Wayne, Indiana
- **Waterworks Park**, Fort Wayne, Indiana
- **Towpath Trail**, Fort Wayne, Indiana
- **Indiana Trails Park**, Allen County, Indiana
- **Acres Nature Park**, Allen County, Indiana
- **Syracuse-Pickwick Trail**, Syracuse, Indiana

ADDITIONAL EXAMPLE PROJECTS

Following are descriptions of example projects by team members serving a significant supporting role:

Grinsfelder Associates Architects

- **YMCA Camp Potawotami**, Wolcottville, Indiana
- **Headwaters Park**, Fort Wayne, Indiana
- **Lincoln Financial Pavilion**, Fort Wayne, Indiana
- **Salomon Farm Park**, Fort Wayne, Indiana (Learning Center)
- **Salomon Farm Park**, Fort Wayne, Indiana (Learning Center Expansion)

ABONMARCHE

- **Howard Park**, South Bend, Indiana
- **Spencer Park**, Demotte, Indiana
- **Governor Joe Kernan Trail**, South Bend, Indiana
- **Arts District**, Benton Harbor, Michigan
- **Riverfront Development**, Allegan, Michigan

- Park Master Planning
- Environmental Restoration
- Historical Preservation

Parks & Recreation



Salomon Farm Park

Fort Wayne, IN

Fort Wayne Parks and Recreation chose Earth Source, Inc. to update a master plan for the Salomon Farm homestead, a 1930's era working farm bequeathed to the City of Fort Wayne. A 174-acre parcel in the midst of a rapidly developing, suburban area, the primary phase was to preserve and develop the farmstead as an example of a 1930's working farm.

The homestead structures are to be incorporated into an interactive 'living museum' reflecting the regions' agricultural heritage. The house will become a focal point, reflecting life of a turn-of-the century farm family. Outbuilding structures such as the bake house, windmill and smokehouse will be reconstructed using materials/methods indigenous to the era.

The historic barn, the focal point of field activity, will house period farm equipment and serve as a site for various livestock demonstrations.



The existing crop fields afford educational opportunities to demonstrate contemporary and historic agricultural practices. An existing farm pond serves as an integral feature of a 20th century farm and a modern element of stormwater management.

Development of the passive park outside the farmstead will take advantage of the varied topography of the site. Woodlots, fallow agricultural fields in succession, prairie and wetlands offer potential 'ecology learning zones' along undeveloped and ADA accessible trails.

The passive park south of the farmstead will include picnic areas, trails and nature observation spaces that offer some of the site's finest view sheds.

A Nature/Wetland Interpretive Center will serve as gathering space and trailhead for the south park. Exhibits may feature woodland, wetland, prairie, water, and wildlife habits of the immediate farmstead and the region.

Key Personnel

Daniel Ernst

Client

Fort Wayne Parks & Recreation

Address

817 W Dupont Rd

Fort Wayne, IN 46825

Completed

2002



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511

- Recreation Design
- Park Master Planning
- Public Participation

Parks & Recreation



Buckner Park

Fort Wayne, IN

The City of Fort Wayne Parks and Recreation Department commissioned Earth Source, Inc. to develop a Master Plan for Buckner Park. The park consisted of 200 acres of undeveloped land including open fields, woodlands, and a natural drainage feature with characteristic topography.

Earth Source, Inc. prepared an Existing Conditions Plan, a Site Inventory and Analysis Plan, and a Land Use Diagram which incorporates the desired uses demonstrated through a public input process. This Land Use Diagram was then adopted by the Board of Park Commissioners and was the basis in development of the Master Plan.

One of the goals identified through the public input process was to incorporate various park elements while retaining the unique nature of the site. The Master Plan illustrates areas of both active and passive recreation relating to the site characteristics.

Key Personnel

Daniel Ernst

Client

City of Fort Wayne

Fort Wayne Parks and Recreation

Address

6114 Bass Rd

Fort Wayne, IN 46818

Completed

2006

The southern portion of the park provides active play, including pavilions, splash park, playgrounds and outdoor play space. The northern, more secluded portion of the site hosts a Nature Center, pond, and environmental interpretive sites, including wetlands, hardwood forest and restorative prairie landscapes.



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511



- Botanical Education
- Spatial Organization
- Community Building

Parks & Recreation

Two Trees Memorial Arboretum

New Haven, IN

Earth Source, Inc. was commissioned to provide design services for an 18 acre arboretum at the entrance to Turnpointe Woods, a newly developed senior living community located in New Haven, Indiana.

Following the owner's wishes, Earth Source, Inc. designed the arboretum to include fifty native trees of Indiana placed along the entry drive. Short and tall grass prairies allow open areas for future housing development.

An Ichthus shaped pond was purposefully placed on axis with a tree of promise and an elm allee. The "tail" of the pond contains a sand base for use in canoe and kayak training. The pond edges will be stabilized with aquatic and emergent wetland plantings, which will provide additional wildlife habitat as well as educational opportunities.

A council ring, fashioned after Jens Jensen's design, was located near the existing wooded area at the intersection of several trails that connect the arboretum, wooded area, and Turnpointe Woods community. This ring provides a common area for the community to gather. The seating surface has imprints of the leaves of the fifty native trees found throughout the arboretum.

A Neo-Victorian garden is also included as part of the arboretum as well as a community garden space for residents of Turnpointe Woods.

Key Personnel

Daniel Ernst

Client

Donn & Dianne Werling

Address

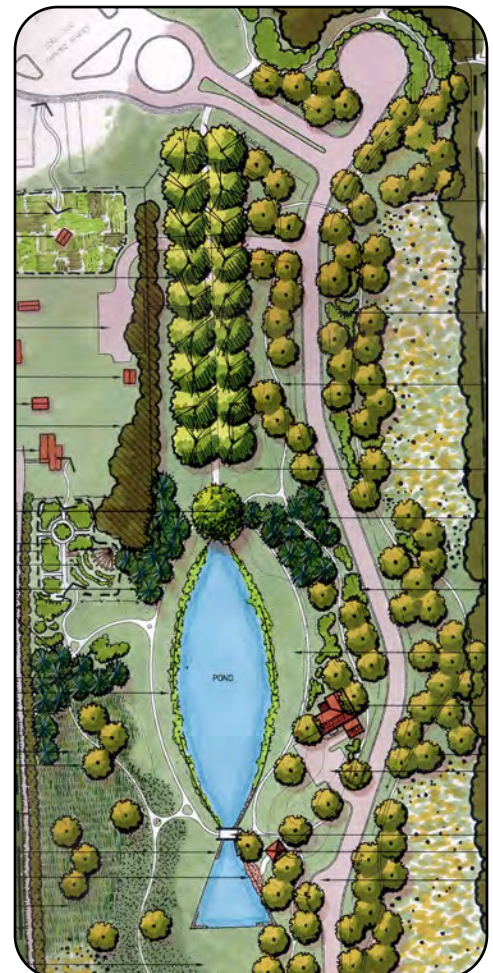
7629 Moeller Road
Fort Wayne, IN 46806

Completed

2006



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511



- Recreation Design
- Park Master Planning
- Public Participation

Parks & Recreation



Franklin School Park

Fort Wayne, IN

The City of Fort Wayne Parks and Recreation Department commissioned Earth Source, Inc. to finalize conceptual site design plans prepared by their staff landscape architect for a new park in Fort Wayne, Indiana. The site was home to Franklin Middle School, which had recently closed. The building was then selectively razed, preserving three significant masonry entrance features to remain on the site as a bold reminder of its former use.

Working closely with the Parks and Recreation Dept, Earth Source refined the design concept into schematic plans. Upon acceptance of these plans, construction documents were developed. Additional selective demolition was required to remove some existing site elements while retaining others. Detailed grading/drainage plans, paving and site landscape plans were prepared. Earth Source worked closely with a splash pad consultant in the

final design and implementation of a splash pad containing unique architectural stone elements to blend with the theme of the park. A pedestrian plaza with integral planters was designed to incorporate soil planting vaults beneath the pavement surface, allowing for additional rooting area for the trees planted in the plaza.

Construction was conducted in two phases and completed in 2017.

Key Personnel

Daniel Ernst

Client

Fort Wayne Parks & Recreation

Alec Johnson, PLA, ASLA, Deputy
Director of Park Planning and
Development

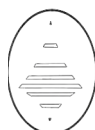
Contact

(260) 427-6425

alec.johnson@cityoffortwayne.org

Completed

2017



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511

- Urban Design
- Recreation Design
- Construction Documentation

Parks & Recreation



Powell Park

Fort Wayne, IN

As part of Fort Wayne's Southeast Area Development Strategy, a local architecture and engineering firm contracted Earth Source, Inc. to develop a site and landscaping plan for a small, existing pocket park in southeast Fort Wayne. The existing site consisted of an undersized youth basketball court and one solitary bench. Safety was also a concern in this park due to the inadequate fencing around the basketball court, proximity of the court to the street, and lack of lighting.

Earth Source Inc. participated in public input meetings with residents of the neighborhood to explore their concerns and to gauge what they would want to see incorporated in the park. It was important to the neighborhood that this park would become a safe place for kids to come after school and on the weekends.

Featured site elements include an expanded basketball court and the addition of a third adjustable height basketball hoop, a new shade pavilion, overhead lighting, taller basketball court fencing, a drinking fountain, new benches, four gaming tables with fixed seating, and new colorful plantings.

Construction on the site was completed in Fall 2022.

Key Personnel

Daniel Ernst, Ryan Rodrigue

Client

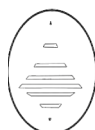
City of Fort Wayne

Address

92620 Weisser Park Ave
Fort Wayne, IN 46803

Completed

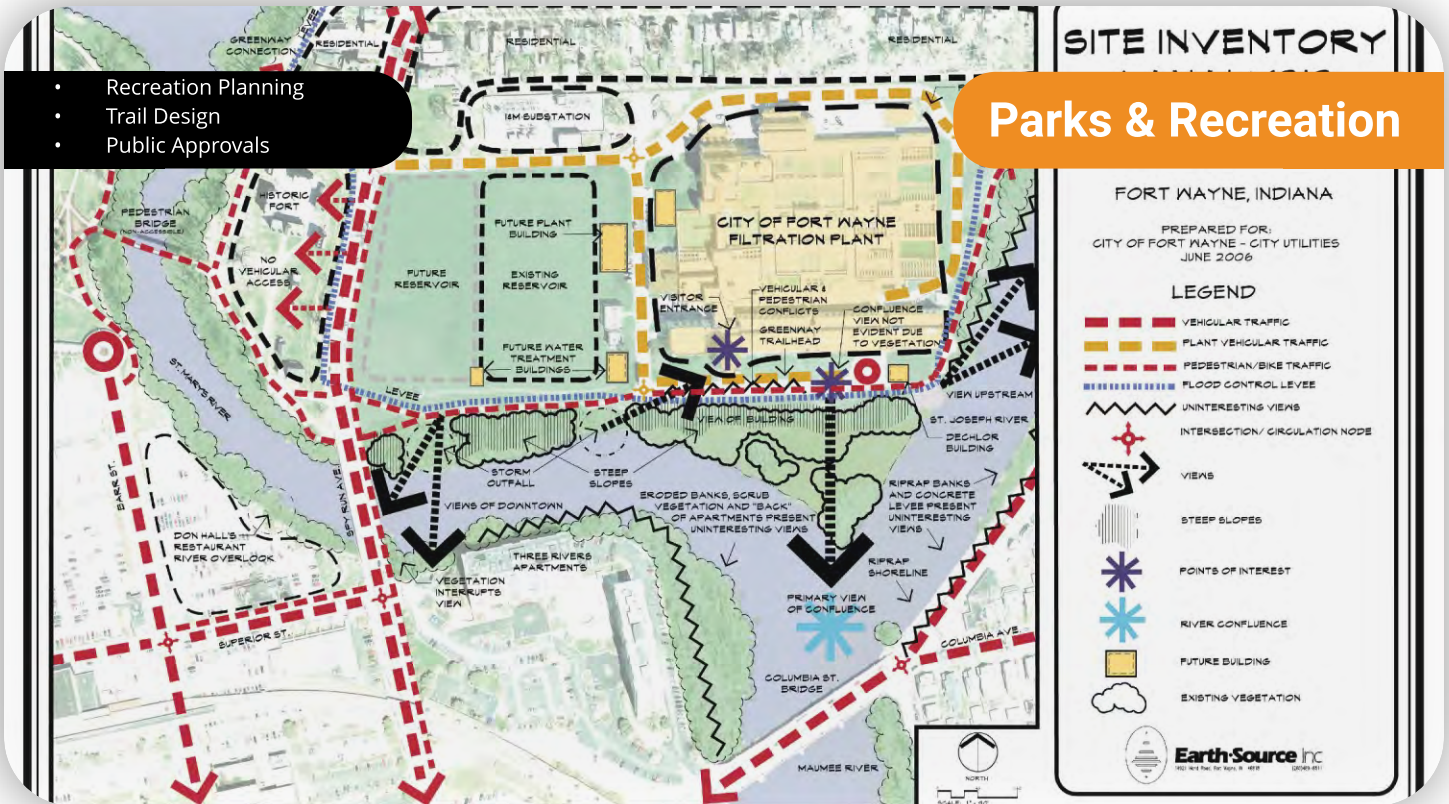
2022



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511

- Recreation Planning
- Trail Design
- Public Approvals

Parks & Recreation



Fort Wayne Waterworks Park

Fort Wayne, IN

Earth Source, Inc. was challenged by the City of Fort Wayne City Utilities Department to develop a conceptual plan for a new trail design and public park at the City of Fort Wayne Filtration Plant. The purpose was to aid in raising awareness of the potential of this little-known public space and its relationship to the overall context of the Rivergreenway Trail system.

The goals of this plan were threefold: Enhance the existing Rivergreenway Trail Head; Draw attention to the far reaching regional significance of this particular location as the confluence of the St. Joseph, St. Mary's and the Maumee rivers in Fort Wayne; Integrate the trail and park features within the architectural style of the historic filtration plant building.

Earth Source performed a site inventory and analysis to identify the site's existing environmental, cultural, and historical components. Working closely with the client, ESI utilized the information to develop a Land Use Plan for the property. This plan illustrated various features and design options in response to previously defined goals. Finally, presentation drawings were prepared to graphically depict the site inventory & analysis, the land use plan, and perspective illustrations of the proposed project.

Key Personnel

Daniel Ernst

Client

City of Fort Wayne City Utilities
Department

Address

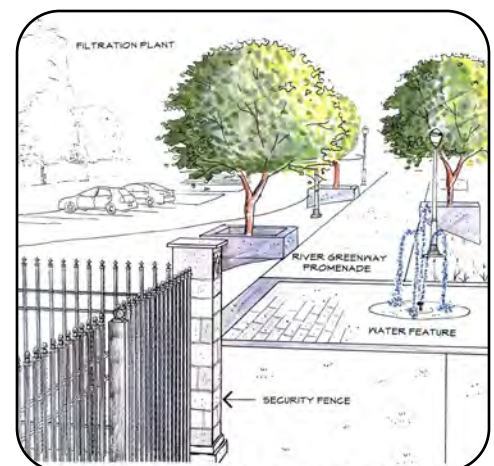
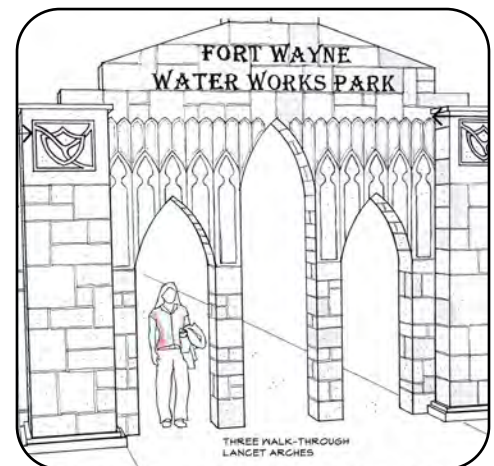
1100 Griswold Dr
Fort Wayne, IN 46805

Completed

2007



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511



- A large, modern picnic shelter with a brown metal roof and wooden picnic tables. A man is standing near the shelter. In the foreground, there is a black signpost with a map and information for the Towpath Trail. The background shows a grassy field and trees under a clear blue sky.

A large, modern picnic shelter with a brown metal roof and wooden picnic tables. A man is standing near the shelter. In the foreground, there is a black signpost with a map and information for the Towpath Trail. The background shows a grassy field and trees under a clear blue sky.

Towpath Trail

Fort Wayne, IN

Towpath Trail

Fort Wayne, IN

Teamed with a local engineering firm, Earth Source, Inc. was commissioned by the Allen County Highway Department to provide environmental and design services for Phase IV of the Wabash and Erie Canal Towpath Trail, a shared-use path in Aboite Township. The project scope included designing an accessible trailhead situated adjacent to Eagle Marsh, a 676-acre restored wetland area. Earth Source, Inc. provided professional wetland services, site inventory & analysis, conceptual trailhead plans, and construction documents and specifications for the trailhead site. Earth Source, Inc. collaborated with the project's engineers, Aboite New Trails, Eagle Marsh, and INDOT to meet needs of the project's many stakeholders.

Earth Source, Inc. performed a wetland delineation for the trail corridor and trailhead area to verify wetland boundaries and advise trail engineers how to best minimize wetland impacts. Situated in a designated floodway, the trailhead was designed to meet all requirements for construction in a floodway without the need for mitigation. Earth Source submitted permit documentation and secured a construction in a floodway permit from the Indiana DNR.

The trailhead features parking, pavilion, a tiered overlook, native landscaping, prairie restorations, and natural stormwater treatment.



Key Personnel

Daniel Ernst

Client

Allen County Highway Department

Address

7171 Engle Rd

Fort Wayne, IN 46804

Completed

2010



Earth-Source Inc
14921 Hand Road, Fort Wayne, IN 46818 (260)489-8511

14921 Hand Road, Fort Wayne, IN 46818

(260)489-8511

- Park Master Planning
- Recreation Design
- Construction Documents

Parks & Recreation



Indian Trails Park

Allen County, IN

The Aboite Township Park and Recreation Board, serving southwest Allen County, Indiana, commissioned Earth Source, Inc. and a local recreation consultant, to develop a master plan for a new 80-acre community park.

Primary program elements were identified early in the design process, through public meetings and discussions with the Park Board. Desired elements included baseball diamonds, soccer fields, walking trail, playground, covered/enclosed shelters, restrooms, centralized parking and pedestrian connections to schools and residential developments.

The north and central portions of the site were ideal for development and active recreation. The YMCA acquired the NW corner of the site for development of a family fitness center. Just south of this parcel and throughout the center of the site, athletic fields are located in close proximity to parking and restrooms. A community-built playground is located on the east of the site, buffered from sports fields by berms and vegetation.

Neighboring residents and school children access the park via the paved trail that winds through the park. The southern portion of the site serves as an open meadow for passive recreation. Tree plantings along the east and southern edge of the park provide a sound buffer and privacy for neighboring residents.

Key Personnel

Daniel Ernst

Client

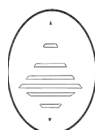
Aboite Township Park & Recreation Board

Address

10313 Aboite Center Rd
Fort Wayne, IN 46804

Completed

2001



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511

The Non-Profit Nature Collaborative

- Site Planning
- Landscape Architecture
- Outdoor Education

Parks & Recreation

ACRES LANDTRUST

The Foellinger Foundation

Site plan prepared by:



June 17, 2019

Observation Area
(Typical)

Boardwalk

Wetland

Railroad

Lake
(Approximately 20 acres)

Beach

Boat Dock

Woods

Entrance Drive

Prairie



SCALE: 1" = 100'



Floodplain Boundary

Developed Outlot
(typical)

County Road

Group Campground

Secondary Trail

Primary Trail

Observation Tower

Stream Channel

Outdoor Classroom
(Typical)

Multi-Use Facility

Woods

Parking

Amphitheater

Developed Outlot (typical)

Outlot Boundary

County Road

Future Outlot
(currently in agricultural production)

Note: Total site area is approximately 500 acres.

ACRES Nature Park

Huntertown, IN

ACRES Land Trust commissioned Earth Source, Inc. to develop a theoretical site plan for a large nature park campus surrounded by a variety of natural restored habitats. The site provides 90 acres for a variety of developed outlots that will provide facilities that could be used by ACRES or could be sold or leased as a source of revenue. Surrounding the developed outlots are a variety of other facilities, such as an amphitheater and nature center, that supplement the message and outreach that ACRES looks to promote.

Key Personnel

Daniel Ernst, Ryan Rodrigue

Client

ACRES Land Trust

Jason Kissel, Executive Director

Address

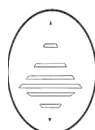
1802 Chapman Rd

Huntertown, Indiana 46748

Completed

2019

The site plan also has an emphasis on connecting all of the developed sites to a variety of natural areas via an extensive trail and boardwalk system. Wetlands, a pond, prairies, and wooded areas will comprise the natural areas of the theoretical site.



EarthSource Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511

- Feasibility Study
- Trail Design & Engineering
- Wetland Consulting

Parks & Recreation



Syracuse - Pickwick Trail

Syracuse, IN

The Syracuse-Wawasee Trail Committee hired Earth Source, Inc., and A&Z Engineering, to prepare a feasibility study and construction documents for the Pickwick segment of the Syracuse-Wawasee Trail system.

The feasibility study encompassed elements along an approximate 1.8 mile corridor between Syracuse Lake and Lake Wawasee, including: user safety, topography, utilities, wetland boundaries, right of way boundaries, construction difficulty, construction cost, vehicular traffic, aesthetics, connections, and AASHTO "Guide for the Development of Bicycle Facilities". Earth Source, Inc. also performed a wetland delineation along this corridor and identified various permits and approvals needed.

The Syracuse-Wawasee Trail Committee decided to move forward with design and construction of two of the phases identified in the feasibility study, including sections that required a pedestrian bridge over a channel and boardwalk over wetlands. Earth Source, Inc. designed the trail to avoid unnecessary impacts to the wetlands, although permits and approvals were still needed. Earth Source, Inc. submitted a Pre-Construction Notification for a Regional General Permit, and completed construction documents and specifications for the trail.

Key Personnel

Daniel Ernst

Client

Syracuse-Wawasee Trail Committee

Address

1013 North Long Drive
Syracuse, IN 46567

Completed

2009



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46815 (260)489-8511



YMCA CAMP POTAWOTAMI

Wolcottville, Indiana

Master Plan

YMCA Camp Potawotami, located north of Kendallville, was in need of a renewed vision for the 100-year-old buildings and grounds. The years had taken their toll on the buildings, and the YMCA Board was feeling the strain of constant maintenance. This, along with increased competition from nearby camps, motivated the Board to plan for the future with a clear direction.

Grinsfelder Associates was hired to develop a comprehensive Master Plan for the grounds. Following review of existing facilities, meetings with camp staff and board, and camp stakeholder input sessions, a multi-phase master plan with budgetary estimations was developed. The final master plan included phasing for 1) housing and safety/security improvements; 2) camp amenity improvements, and 3) modernization improvements. Recommendations from the master plan, which was completed at the end of 2022, have already begun at camp.





HEADWATERS PARK

Fort Wayne, Indiana
A New Park for Downtown

Grinsfelder Associates Architects, Inc. was the associate architectural firm for Eric R. Kuhne & Associates for the design and development of Headwaters Park. The 22-acre development provides the passive recreation of an urban park, offers educational experiences promoting the region's historical significance, and creates a festival center to celebrate Fort Wayne's unique culture and collective accomplishments.

Headwaters Park was developed in six building phases and involved extensive coordination between civic design experts, local entities, state agencies and numerous engineering consultants. The park is also a flood mitigation project that will help eliminate the threat of flooding rivers that has plagued the City throughout its history.

Since the park's original construction, Grinsfelder Associates has also provided architectural services for the expansion of the Rothschild Pavilion and the design of the Lincoln Financial Pavilion on the eastern terrace, as well as assistance during routine maintenance projects.





LINCOLN FINANCIAL PAVILION

Fort Wayne, Indiana

A New Pavilion for Headwaters Park

This pavilion was created to replace seasonal tents on the Festival Plaza. It provides protection from the elements year round. During the winter the pavilion provides protection for the seasonal ice rink constructed on the Plaza.

After extensive review and negotiations with multiple manufacturers and consultants, design proceeded with a Teflon coated architectural fabric on an aluminum spaceframe on concrete piers. The concrete piers continue as caissons to bearing soil up to 50' below the surface of the plaza.





SALOMON FARM PARK

Fort Wayne, Indiana
Orientation and Learning Center

As the Fort Wayne Parks Department looked to develop the Salomon Farm property, it became apparent that there was a need for a new facility that could provide modern amenities and still maintain the characteristics of the Farm. The facility would serve as an orientation and learning center for the various groups that tour the property, as well as providing a meeting space. It was developed to serve as a backdrop for the Salomon Farm Farmers Market.

Grinsfelder Associate Architects, Inc. was able to provide the Fort Wayne Parks Department a facility which was flexible enough to meet the planned and future activities. The facility was also built to include modern restroom facilities and heating and air conditioning, while maintaining the look of a late 19th century farm.





SALOMON FARM PARK

Fort Wayne, Indiana
Learning Center Expansion

The Learning Center at Salomon Farm Park, which was designed by Grinsfelder Associates in the late 1990s, proved to be a success for the Fort Wayne Parks and Recreation Department. When it was determined that the facility needed to be enlarged, Parks and Recreation Department staff returned to Grinsfelder Associates to develop an architecturally appropriate solution.

The design solution incorporates a nearly symmetrical addition to the south of the existing building, which includes expanded gathering space, a teaching kitchen, storage areas, and additional restrooms. A new monitor roof has been included in the addition, which mirrors the monitor roof on the existing building and allows additional natural light into the center of the space.

Construction of the addition was completed in 2018, and the expanded facility has been serving local youth during summer programs since.





HOWARD PARK

SOUTH BEND, INDIANA

120-year-old Howard Park was recently reconstructed, now featuring a 16,000 sq. ft. ice venue, two music venue sites, and an Americans with Disabilities Act (ADA) accessible playground.

The ice trail and pond is a premier winter destination for the South Bend region, coming in at #1 on Midwest Living's Travel Hot List. The ice trail features rolling hills and soft curves, providing skaters with diverse terrain when making their way around the loop.

Howard's reconstruction was an \$18.8 million investment funded through tax increment financing (TIF) bonds, park bonds, and private donations. This project will bring generations of families together on the very site imagined by Timothy E. Howard to be "an ornament to our city and a place of delight to all our people."

Abonmarche prepared a site grading plan, incorporating design elements by Stantec, Lakota Group, and Alliance Architects into one drawing. We also designed the stormwater management system, featuring naturalized rain gardens. Existing conditions, topographic, utility, and structural surveys were also provided. The team secured permits from IDEM and IDNR for construction activities in and adjacent to St. Joseph floodways and provided construction administration throughout the project.

CLIENT

Alliance Architects

CONSTRUCTION COST

\$18.8 Million

HIGHLIGHTS

- ADA Compliant
- All Seasons and Ages
- Two Lawn Areas
- Restaurant & Bar
- Ice Skating Trail & Pond
- Fountain Spouts & Splash Pad
- Fire Pits
- Vietnam War Memorial





SPENCER PARK

DEMOTTE, INDIANA

Abonmarche provided planning and engineering services to the town of DeMotte to promote the long term growth and sustainability of the town. These services included evaluations of existing utilities, identification of potential residential, commercial, and industrial growth areas, zoning assistance, development of a Downtown Improvement Plan, review and input on the Parks Master Plan, studies of pedestrian connectivity, and funding research and procurement to support the planned improvements. As a result of these services, the town now has a new 1.5-mile non-motorized trail, enhancing connectivity between the downtown and outlying areas, a Safe Routes to School grant procured by Abonmarche for 0.9 miles of new sidewalk, a Downtown Revitalization Plan, and a new Parks Master Plan.

In addition, our team completed sanitary and storm sewer studies, a wastewater treatment plant expansion design, provided environmental reports, and performed engineering services for the creation of a municipal water utility district. We then secured \$3.68 million in grants for this \$12 million project. Our planning and engineering services are expected to help DeMotte reach its goals for long-term sustainability and planned growth.

CLIENT

Town of DeMotte

CONSTRUCTION COST

\$12 million

HIGHLIGHTS

- Master Planning & Land Use Planning
- Grant Procurement
- Environmental Studies
- Downtown Improvement Plan
- Non-Motorized Trails
- New Water Utilities
- Park Landscape Design
- Lift Station Improvements
- New Sidewalks





GOVERNOR JOE KERNAN TRAIL

SOUTH BEND, INDIANA

Abonmarche worked with the South Bend's engineering, community development, and venues parks & arts departments. The project had a number of funding sources including a major parks bond and emergency funds for repair of the historic river wall. This was an important project to the city as it would link downtown South Bend and downtown Mishawaka by a non-motorized trail, connect Governor Joe Kernan Park with Howard Park, and provide safe bicycle and pedestrian access to the Indiana University at South Bend campus from the downtown area. The new trail replaces a narrow five foot sidewalk on the edge of the river that was not ADA compliant or safe for bicycles.

Abonmarche's role in the project included field survey, design, permitting, designing river overlook nodes, and restoration of the historic river wall.

Governor Joe Kernan Trail concludes South Bend's longstanding effort to redevelop former intercity industrial land into a vibrant residential neighborhood along the St. Joseph River front. This investment and Abonmarche's work are the finishing touches in the redevelopment efforts along the southern portion of South Bend's East Bank Neighborhood.

CLIENT

City of South Bend

CONSTRUCTION COST

\$3.2 million

HIGHLIGHTS

- ADA Accessible
- Pedestrian Railing
- River Overlook Nodes
- Trail Lighting System
- Drone River Wall Inspections
- Eco-Green Rip Rap Fabric Bags for River Bank Protection
- Drone Photography for Inspection
- Historic Stone River Wall Repair





ARTS DISTRICT

BENTON HARBOR, MICHIGAN

Located in the heart of this economically and demographically challenged region, Benton Harbor's Arts District was considered to be one of the city's greatest opportunities for revitalization. This project was part of the State of Michigan's "Cool Cities" initiative, encompassing six city blocks, characterized by deteriorating infrastructure, crumbling buildings, and a number of environmentally sensitive areas. With minimal city funding available to address the neighborhood's issues, Cornerstone Alliance, the area's economic development entity, partnered with Abonmarche, the city of Benton Harbor, and state and federal agencies to plan, procure funding, design, and engineer the successful renovation of this vital area.

This project was an enormous success, leveraging the development of 20 new residential lofts and over 25,000 sq. ft. of commercial and retail space, adding to the sustainability of existing investments in the neighborhood. Abonmarche was able to improve accessibility throughout the area by using sidewalk grades rather than ramps, which are often stigmatized.

Today, the Benton Harbor Arts District has established itself as one of the most sought after neighborhoods in Berrien County. It's a vibrant area to live, work, and play within an urban environment often exclusive to major cities.

CLIENT

City of Benton Harbor

CONSTRUCTION COST

\$2.4 million

HIGHLIGHTS

- Economic Development
- Street & Utility Reconstruction
- Streetscape
- Non-Motorized Facilities
- Multiple Federal & State Funding Sources





RIVERFRONT DEVELOPMENT

ALLEGAN, MICHIGAN

Abonmarche worked with the city of Allegan to redevelop an underutilized municipal parking lot along the community's riverfront. A new riverfront plaza area is now located between the picturesque historic buildings of downtown and the Kalamazoo River. During the planning stages of the project, our team facilitated many public meetings to solicit community input and answer questions about the project.

We assisted Allegan in securing almost \$1 million in grant funding for the riverfront project. Visitors can access the riverfront plaza area via the downtown sidewalks, by car, or the universally accessible canoe and kayak launch area. Here, paddlers on the Kalamazoo River may stop by the plaza to eat and shop.

The redeveloped riverfront has become a popular gathering place for recreation and entertainment in the community, hosting many festivals and events throughout the year. The city's investment has prompted significant real estate investment, creating several new businesses and jobs.

CLIENT

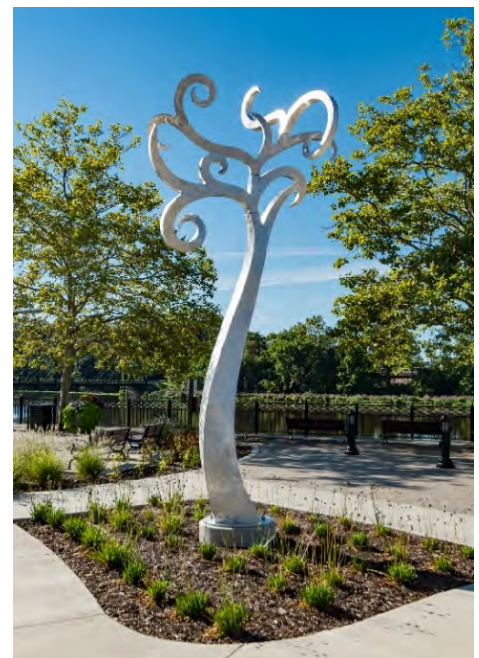
City of Allegan

CONSTRUCTION COST

\$1.7 million

HIGHLIGHTS

- Performance Stage & Pavilion
- Grant Development
- Splash Pad
- Canoe & Kayak Launch
- Food Truck Parking Area
- Zip Line Over the Kalamazoo River
- Community Fire Pit





Methodology

PROJECT UNDERSTANDING

This proposal for professional design & engineering services is specifically prepared to accomplish the project goal creatively and effectively to *“reimagine the entrance to the park in response to both neighborhood and existing park context, while incorporating solutions relating to the needs of both utilities’ infrastructure and parks’ maintenance needs.”*

Certainly, many members of this design team have a deep affection for Foster Park. Whether from frequenting the park while living in nearby neighborhoods, golfing, to participation in annual tree planting or honeysuckle removal along the St. Mary’s Riverbank or assisting with facilitating the restoration of the Historic Stone Pavilion No. 3 in the Oak Grove. We understand the historical significance of this park as a piece of the overall Park and Boulevard System, designed by landscape architect George Kessler, who was also largely responsible for the general design of Foster Park.

We understand the 3RPORT Deep Rock Tunnel Project has tremendously impacted the park and the park entrance. In addition, we understand this design project intends to develop solutions including vehicular and pedestrian circulation, a new maintenance building, and landscape improvements. We also realize that community input and communication will be essential, as will coordination with both Parks and Recreation and City Utilities.

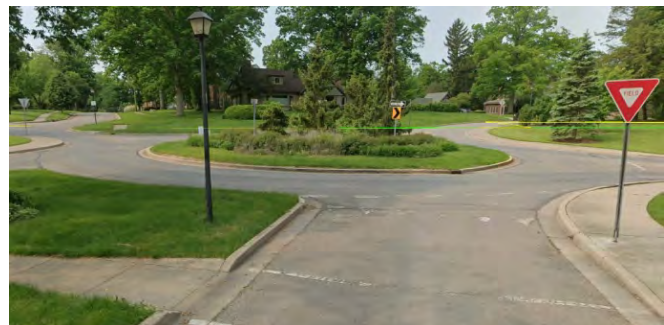
In addition, we fully understand this scope of work is complex. As such, our design team is committed to work to coordinate all activities closely and carefully with the Fort Wayne Parks and Recreation Staff Team. This FWPR Staff Team will provide oversight, assist with communication, and help with logistical tasks such as collecting and sharing relevant data and information.

More specifically, project components include the following:

Entrance

The newly contemplated entrance will serve as the front door to the park, providing vehicular and pedestrian access from Old Mill Road.

We have begun to give some very early thought to this entrance design! Options may range from a potential entrance shift to the south, providing a grander and safer entrance, to the implantation of a roundabout, not dissimilar from the existing neighborhood roundabout at Old Mill and Westover Road.



We look forward to sorting out the details!



Landscape Improvements

A landscape renovation will be designed to integrate with, complement, or replace existing landscape and gardens in the park, including shade and ornamental trees, perennial and annual gardens, open spaces, stormwater management/drainage, and irrigation. Green infrastructure will also be considered in the design.

Maintenance Building

The new building will serve the needs of both City Utilities infrastructure and full-time, on-site Parks gardening staff. Early recommendations for the structure call for approximately 2900 s.f. Approximate siting of the building has been necessitated by Utilities infrastructure. Alternative energy and storm/wastewater technologies will be considered in design, as will aesthetics and compatibility.

Pedestrian Connections

Several existing amenities are to remain in place within the project area; new connections between each will be organized and designed to better serve park patrons.

Entrance Monument Sign

An entrance monument sign was previously sited at the north end of the project site, at the west intersection of Rudisill Blvd. and Old Mill Road. This sign was removed during new construction of utilities infrastructure. Although damaged from vehicular crashes, this sign will be restored and sited in relation to the design of other project components.

Signage and Lighting

Site lighting and updated directional signage will be considered in order to provide safety and utility to park patrons.

This design team is fully prepared to work hand in hand with the Fort Wayne Parks and Recreation Staff and City Utilities Staff (Owner). We understand the Owner will provide oversight, assist with communication, and help with logistical tasks such as collecting and sharing relevant data and information. Given the anticipated complexity of the scope of work, our design team anticipates working closely with the Owner to coordinate all activities closely and carefully during the design, bidding, and construction process. **We are your dedicated partner in this process!**



Earth Source Inc

14921 Hand Road, Fort Wayne, Indiana 46818
www.earthsourceinc.net

(260) 489-8511



PROCEDURES AND METHODS

Although opinions may vary, we firmly believe the critical elements of any successful project are 1) A well-defined project **Scope**, 2) An achievable project **Schedule**, and 3) A workable **Budget**. These three project elements must be incorporated by the project team to establish reasonable and realistic expectations and insure the successful completion of the project.

Our currently anticipated approach will include, at a minimum, the following:

TASK 1: INVENTORY AND ANALYSIS: EXISTING CONDITIONS

Kickoff Meeting and Design Team Orientation - This initial meeting is essential to introduce the project team and to begin to review the project scope and critical project information. Project goals and schedule will be discussed and identified. The design team will prepare meeting minutes and document project program elements.

Physical Site Inventory and Analysis - Obtain information on current environmental and general existing conditions. This information will be obtained from physical site surveying, GIS mapping, on-site reconnaissance as well as gleaning information from previous studies and historical park information. Information will also be gathered on existing and/or potential historical and visible archeological features, utilities, viewshed, soil conditions, vegetation, wetlands, topography, floodway/floodplain boundaries, riparian buffers, evident environmental issues, native flora and fauna, invasive species, and potentially endangered species.

Park Facility and Program Inventory and Analysis - This information will be gathered during park site visits as well as scheduled focus group sessions, interviews with municipal staff members, parks and recreation board members, other recreation providers and stakeholders, such as Friends of the Parks, Golf Leagues, Trail Users, and other groups. A narrative will be developed describing the facilities and programs in the park, maintenance issues, preventative maintenance needs, general access and connectivity, circulation, and parking issues, as well as risk management issues. An inventory will be conducted of recreation facilities and programs in the park. A map will be prepared to identify where existing parks and recreation features are located and distributed throughout the park. This map will be utilized as a plan overlay to aid in the design and planning process.

Review Previous Plans and Studies - Review past studies and previously completed plans to gain an understanding of the park history, current and past use, utility impact and future plans and recommendations. The following plans and studies provide background and detail related to the study area and will be included in our review process. In addition to the below resources, as well as our design team's current knowledge of the park and community, we anticipate additional research and analysis will be necessary to establish an in-depth understanding of the study area.

Completed Plans

- *Foster Park Cultural Landscape Report (2007)*, Heritage Landscapes
- *Foster Park Golf Course Master Plan for Improvements (2022-23)*, Hills, Forrest, Smith
- *City of Fort Wayne Deep Rock Tunnel and Consolidation Sewer Projects (2017-24)*, Fort Wayne City Utilities

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- *Fort Wayne Parks and Recreation Comprehensive Plan (2023)*, Design Workshop

Relevant Studies

- *National Register of Historic Places Fort Wayne Parks and Boulevard Historic District (2010)*, The Westerly Group and Storrow Kinsella
- *All In Allen Comprehensive Plan (2023)*
- *Bike Fort Wayne (2009-2010)*
- *Walk Fort Wayne (2011)*

Following these reviews, prepare written notes and observations to aid in the design and planning process.

TASK 2: ASSESSMENT: NEEDS AND PREFERENCES

Assess Community Needs - As identified, later in this proposal, in our public engagement process, public input is an important and necessary component of this design process. Through a series of well-advertised and scheduled workshops, public meetings, surveys, stakeholder interviews and small group forums, research will be conducted to reveal valuable information about the park patron's recreation needs and preferences.

Assess Maintenance, Programming and Recreation Needs - Develop a thorough understanding of the Scope of Work components and provide site design solutions that address each component. Interview parks and City Utilities staff to establish a clear picture of staff programming and maintenance needs. These components may include, but are not necessarily limited to, access and use of: rental facilities, trails, golf course, playground, river, tennis and volleyball courts, gardens, and utility infrastructure. In addition, this information will be utilized to prepare a written technical assessment, identify existing deficiencies, and gauge existing use and demand for current program elements.

Address Accessibility - Ensure that parks and recreation facilities and programs provide equal opportunities and experiences for persons with disabilities. It is essential to identify architectural, transportation, communication, or service barriers that may limit the use of parks and recreation facilities or programs by people of various abilities. Every effort will be made to move beyond the Americans with Disabilities Act (ADA) Standards and to prioritize Universal Accessibility features as possible.

TASK 3: PROPOSE IMPLEMENTATION PLAN

Data and Analysis - This will include a summary of findings from the inventory/analysis and assessment steps, summary of survey results and public input, and land use maps at appropriate scales to deliver design intent and composition.

Base Bid Project Focus Area - Design and prepare plans for the following areas: Foster Park Entrance, Maintenance Building, Monumental Sign, Perennial Gardens/Bridal Glen, Landscape/Horticultural Elements, and Connections to existing/remaining amenities within the base bid area. This work will be carried out through preparation of Construction Documents and Construction Administration.

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Alternate Bid Project Focus Area - Design and prepare plans for the following areas: Playground, Rental Pavilions, Park Drive, Volleyball Courts, and Parking areas. This design shall not necessarily focus on a total redesign, but on potential improvements to pedestrian and vehicular connections/circulation, parking, drainage, irrigation, and horticulture. This work will be carried out through Design Development only.

Building on Success - Recommend strategies for the continued and improved success of Rivergreenway trail use, rental facilities, Perennial Gardens/Bridal Glen, Recreational Amenities (golf, tennis, pickleball, volleyball), and diversity of park users, considering security and safety, connectivity, accessibility, and ecological and environmental conservation. These strategies will be formulated in conjunction with park and Rivergreenway staff, public and focus group input and comment as well as our past project experience.

Address Existing Challenges – Provide design documentation to comprehensively address current and projected parking and circulation issues, wayfinding and signage, park use within the floodway and floodplain, natural resource conservation (soil, water, biodiversity, energy), vehicular/pedestrian conflict, presence and maintenance needs of utility infrastructure, and Parks' maintenance needs.

TASK 4: BIDDING AND CONSTRUCTION ADMINISTRATION

Construction Administration – Prepare bid documents, participate in bidding process and construction administration tasks throughout the construction process.



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TASKS & DELIVERABLES

Earth Source, Inc. will maintain extensive, accurate communication with the Park Staff and City Utilities Staff (Owner) during all phases of the project.

Clarification of Design Team responsibilities and deliverables:

1. Coordinate with the Fort Wayne Parks and Recreation Staff and Administration during the complete design process, from Schematic Design, Design Development, and Construction Documents development through Construction Administration.
2. Prepare and conduct an extensive public engagement, park staff, and focus group information gathering and assessment process. Suggested points of public engagement have been highlighted in the below outline.
3. Provide permitting services for all components of the work, with all required permitting agencies including, but not limited to local governmental agencies (Base Bid Only).
4. Produce detailed erosion control plans, demolition plans, site development plans, grading plans, landscape plans, path profiles, architectural plans, details, and specifications for all components of the plan.
5. Produce detailed cost estimates for the project as outlined in the below identified tasks and deliverables. This will include potential Value Engineering as indicated.
6. Produce site signage plans and details.
7. Produce a 3-D digital model and renderings of all improvements (plan, birds-eye, elevations, and perspective) to communicate design intent at select intervals throughout the design process.
8. Assist Parks in preparation of bid documents, solicitation, and review of bids (construction will be bid by Parks through Quest e-bidding service).
9. Provide Construction Administration services for all components of the project installation.

Following, are the specific tasks and anticipated associated deliverables to be conducted and prepared by the design team during this process. Anticipated physical deliverables, at a minimum, are denoted bold type.

Schematic Design (Base and Alternate Bids)

1. Project Kickoff Meeting
 - A. Schedule and conduct **Meeting** with the Owner to review project goals and objectives, set schedule and establish communication channels.
 - B. Gather important documents and available drawings from the Owner, along with other pertinent project background and information.
 - C. Prepare **Meeting Minutes** and distribute to all participants.
 - D. Work shall commence on Schematic Design Drawings as determined by this meeting.
2. Project Schedule
 - A. Finalize anticipated **Project Schedule** including milestone dates, meeting schedules, anticipated permitting timelines and anticipated bid date.
3. Site Survey
 - A. Initiate, conduct and prepare an **ALTA Survey** for the project area, including adjacent streets and sidewalks. This survey will include, but not necessarily be limited to topography, property

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lines, public utilities (as marked), vegetation, structures, pavements, and other existing site conditions.

4. Geotechnical Soil Borings (if needed, and authorized by Owner)
 - A. Approximately 6-7 **Soil Borings** may be needed and drilled to a depth of 10 feet each. Split-spoon samples, collected in accordance with ASTM D-1586 methodology, will be obtained at 2.5-foot intervals. Groundwater measurements will be obtained during and after completion of the drilling program. The bore holes will be backfilled with soil cuttings.
 - B. The results of the field exploration and laboratory tests will be compiled in an engineering analysis with recommendations, based upon proposed land use. The exploration results, conclusions, and recommendations will be presented in a formal **Written Report**.
 - C. Review and evaluate the written report and incorporate findings and recommendations into design.
5. Wetland Delineation
 - A. Conduct **Wetland Delineation**/Ordinary High-Water Mark (OHWM) determination and prepare associated report.
6. Facility & Program Inventory, Analysis & Maintenance, Identify Programming & Recreation Needs
 - A. Schedule and conduct a **Site Visit** with Owner. The intent of this visit will be to examine and clarify the project scope, and may be completed during the project kickoff meeting, or at a separate time and date, as convenient for the Owner.
 - B. Conduct **Site Inventory** including photographs, review of existing conditions and noting adjacent properties and other features and elements that may affect the final design.
 - C. Schedule and conduct a combination of **Focus Group Sessions, Interviews with Staff Members, Parks and Recreation Board Members and other Project Stakeholders**. The purpose of these sessions is to develop an understanding of the park facility and program inventory and needs.
 - D. Conduct physical **Inventory** of recreation facilities and programs in the park.
 - E. Develop a **Narrative** describing the facilities and programs in the park, maintenance issues, preventative maintenance needs, general access and connectivity, circulation, and parking issues as well as risk management issues.
 - F. Prepare a **Map** to identify where existing features are located and distributed throughout the park, for utilization as a plan overlay to aid in the design and planning process.
 - G. Prepare a written **Technical Assessment**, identifying existing deficiencies and gauge existing use and demand for current program elements.
 - H. Develop **Strategies** for the continued and improved success of Rivergreenway trail use, rental facilities, Perennial Gardens/Bridal Glen, Recreational Amenities, and diversity of park users, considering security and safety, connectivity, accessibility, and ecological and environmental conservation.
7. Research and Information Gathering
 - A. **Review** past studies and previously complete plans to gain an understanding of the park history, current and past use, utility impact and future and recommendations.
8. Public Engagement (Needs Analysis)
 - A. Coordinate and schedule a combination of **Workshops, Public Meetings and Small Group Forums** to assess community needs.
 - B. Evaluate, assess and **Categorize Public Comments** and review with Owner.
 - C. Integrate and apply gathered information appropriately in the design process.

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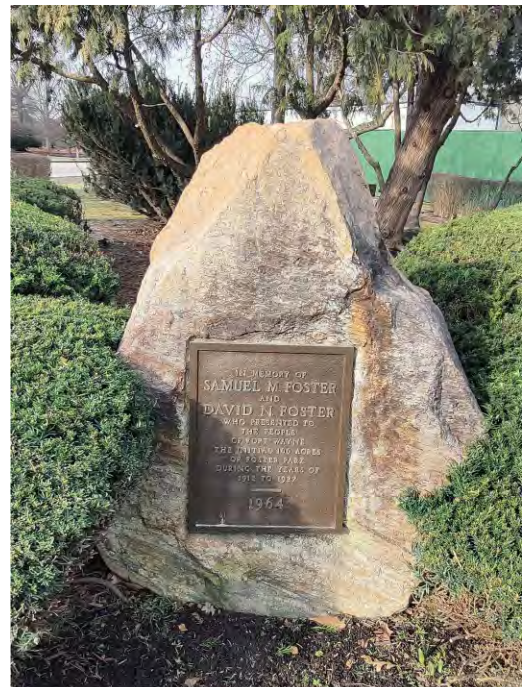


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9. Concept Plan(s)
 - A. Prepare **Inventory and Analysis Plan** and overlay with site survey.
 - B. Develop and refine **Conceptual Plan(s)** and prepare **Integrate Rendered Plan(s)** to convey design intent.
 - C. Conduct necessary **Meeting(s)** with Owner to review conceptual plan and renderings and receive comments and feedback.
10. Schematic Design Drawings (50%)
 - A. Incorporate Owner comments and feedback and prepare **Schematic Design Drawings**. These drawings will represent a 50% complete construction drawing package.
 - B. Prepare a combination of **Rendered Plan(s), Perspective, Birds-Eye Sketch, and Sections**, as needed to convey overall design intent.
11. Owner Review
 - A. Conduct necessary **Meeting(s)** with Owner to review schematic design drawings and receive comments and feedback.
12. Early Permit Coordination
 - A. **Identify Necessary Permits** and outline permit needs and anticipated submittal schedules. Anticipated permits include, but may not be limited to:
 - a. IDEM Construction Stormwater General Permit
 - b. ACOE/IDEM 401/404 Permitting
 - c. IDNR Construction in the Floodway Permitting (not including modelling)
 - d. Allen County Construction the Floodplain Permitting
 - e. Improvement Location Permit
 - f. New Projects Meeting & Department Routing
 - g. Allen County Stormwater Permitting
13. Utility Coordination
 - A. Begin the City of Fort Wayne **Utility Coordination** and Private Utility Coordination, as necessary to determine utility supplier and requirements.
14. Specifications Outline
 - A. Develop **Preliminary Technical Specifications Outline**.
15. Cost Estimate
 - A. Based upon 50% Schematic Design Drawings, conduct quantity take-offs, and prepare **Preliminary Construction Cost Estimate**
 - B. Utilize and evaluate this estimate against anticipated project budget to determine and evaluate possible cost overruns.
16. Schematic Design Drawings Submittal
 - A. Submit Schematic Design Drawings, specifications outline and construction cost estimate to Owner for review and comment.





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17. Public Engagement (Plan Presentation)

- A. Coordinate and schedule a combination of **Workshops, Public Meetings, Small Group Forums** to present Schematic Design Drawings for input and comments.
- B. Evaluate, assess, and categorize public comments and review with Owner.
- C. Integrate and apply gathered information appropriately in the design process.

Design Development (Base and Alternate Bids)

1. Design Development Drawings (75%)

- A. Incorporate Owner comments and feedback and prepare **Design Development Drawings**. These drawings will represent a 75% complete construction drawing package.

2. Owner Review

- A. Conduct necessary **Meeting(s)** with Owner to review schematic design drawings and receive comments and feedback.

3. Equipment/Material/Site Furniture Vendor Coordination

- A. Identify Site Furnishings, Equipment and Material needs.
- B. Reach out to potential Vendors to determine product availability, selection, and specifications.

4. Draft Specifications (75%)

- A. Assemble and prepare **Draft Technical Specifications**.

5. Cost Estimate (75%)

- A. Based upon 75% Design Development Drawings, update quantity take-offs and prepare updated **Construction Cost Estimate**.
- B. Utilize and evaluate this estimate against anticipated project budget to determine and evaluate possible cost overruns.

6. Permit Applications

- A. Prepare necessary **Permit Applications** and identify and assemble needed support documentation.
- B. Hydraulic modelling for the IDNR Construction in the Floodway permit is not currently anticipated. If required by the IDNR, during their review, this work will be an additional service.

7. Value Engineering Review

- A. Conduct **Value Engineering Review**. Evaluate and identify potential savings without compromising the overall design integrity.
- B. Materials, useability, functionality, quantities, constructability, and other areas will be considered in this process.
- C. Provide **Value Engineering Report** to Owner for consideration. Potential cost reductions, if necessary, may include potential project alternates to be included in bid documents.

8. Design Development Drawings Submittal (75%)

- A. Submit Design Development Drawings, draft specifications, and updated construction cost estimate to Owner for review and comment.

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Construction Documents (Base Bid Only)

1. Construction Documents (90%)
 - A. Incorporate Owner comments and feedback and prepare 90% complete **Construction Document Drawings**. This drawing package will include, at a minimum: Cover Sheet, Site Location, Demolition and Removals, Existing Conditions (Survey), Site Layout Plan, Site Grading & Drainage Plan, Civil Engineering Drawings, Architectural Drawings, Erosion Control and Stormwater Pollution Prevention Plan (SWPPP), Lighting & Electrical Plans, Mechanical Plans, Planting Plans, Details and Sections.
 - B. Conduct necessary **Meeting(s)** with Owner to review 90% complete Construction Document Drawings and receive comments and feedback.
2. Final Vendor and Utility Coordination
 - A. **Verify and Finalize Material Vendors** and establish material and furnishing specifications, cut sheets, colors and detailing.
 - B. Submit Construction Document Drawings to Utilities for review and approval.
 - C. Conduct **Utility Coordination Meeting** with all involved utility company representatives and obtain written comments from each.
3. Specifications (90%)
 - A. Update and prepare 90% complete **Technical Specifications**.
4. Cost Estimate (90%)
 - A. Based upon 90% complete Construction Document Drawings, update quantity take-offs and prepare updated **Construction Cost Estimate**.
 - B. Utilize and evaluate this estimate against anticipated project budget to determine and evaluate possible cost overruns.
 - C. Review and perform additional **Value Engineering**, if needed.
5. Construction Document Drawing Submittal (90%)
 - A. Submit 90% complete Construction Document Drawings, specifications, and updated construction cost estimate to Owner for review and comment.
6. Owner Review
 - A. Conduct necessary **Meeting(s)** with Owner to review schematic design drawings and receive comments and feedback.
7. Final Field Plan Check
 - A. Conduct **On-Site Meeting** with Utilities and Permitting Agencies, as applicable, and Owner's representative to review project construction documents and receive final comments.
 - B. Prepare **Meeting Minutes** and distribute to all participants.
8. Final Drawings and Specifications (100%)
 - A. Incorporate Owner comments and feedback, as well as comments received from Utilities, Permitting Agencies and field check and prepare 100% complete **Final Construction Document Drawings**.
 - B. Update and prepare 100% complete **Technical Specifications**.
9. Cost Estimate (100%)
 - A. Based upon 100% complete Construction Document Drawings, update quantity take-offs and prepare updated **Construction Cost Estimate**.
10. Permitting Application Submittals
 - A. Submit Construction Document Drawings to permitting/approval agencies for necessary review.

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- B. Obtain required **Permits and Written Approvals**.
- C. Ensure the project will conform to Federal, State, and local building codes/fire regulations and ADA regulations.
- D. Prepare **Application for State and City/County Routing** and include all applicable information.
- E. Determine and provide the appropriate number of documents/drawings to accompany the routing application.
- F. Attend **Routing Meeting** as Owner's agent, as required.
- G. Modify drawings and design, per routing comments, prior to bidding project. All modifications to be verified with Owner.
- H. This process is to be completed prior to public bidding.
- 11. Final Construction Document Submittals (100%)
 - A. Submit 100% complete Construction Document Drawings, specifications, and updated construction cost estimate to Owner for review and comment.
- 12. Bid Documents
 - A. Prepare **Bid Documents** in accordance with the City of Fort Wayne approved "Front End" documentation.
 - B. Receive "Front End" specifications from Owner and incorporate with technical specifications into **Project Manual**. Project Manuals shall be bound with plastic binders with durable cover stock covers.
 - C. Submit Bid Documents and Project Manual to Owner in both digital and hard copy formats.
- 13. Pre-Bid Meeting Attendance & Project Bidding
 - A. Attend **Pre-Bid Meeting** to review project.
 - B. Prepare **Meeting Minutes** to include attendees, organization, telephone number, agenda, questions, and answers.
 - C. Distribute minutes to Owner within two (2) days of meeting.
 - D. **Answer/Log Questions** by bidders, as directed by Owner.
 - E. Prepare **Project Addenda** as necessary.
 - F. Attend **Bid Opening** and **Tabulate Contractor Bids**, as needed. Provide results to the Owner.
- 14. Review of Bids and Negotiation with General Contractor
 - A. Review bids and conduct necessary negotiations with contractor.

Construction Administration (Base Bid Only)

- 1. Facilitate Pre-Construction meeting
 - A. Schedule and conduct **Pre-Construction Meeting**.
 - B. Provide Contractor with up to **Ten (10) Sets of Construction Documents**.
 - C. Coordinate mobilization and onsite staging, with Owner.
 - D. Establish schedule for progress meetings, with Owner.
 - E. Prepare **Meeting Minutes** and distribute to all participants.
- 2. Construction observation and monitoring
 - A. Attend **Bi-Weekly, On-Site, Construction Progress Meetings** with Owner and contractor.
 - B. Conduct **Weekly Site Visits** to observe construction activities, respond to contractor and Owner questions and assist with the resolution of construction issues.
- 3. Review, recommendations and approvals
 - A. Review and make **Recommendations to Owner on all Submittals**.

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- B. **Review and Approve**, in a timely fashion, Contractor's Project Schedule, Schedule of Values, Submittal Schedule, Equipment Matrix, list of proposed subcontractors and other applicable submittals.
- C. **Certify Contractor's Application for Payment** in an appropriate amount.
- D. **Prepare Change Orders** for the Owner's approval and Execution.
- E. **Review Construction Materials Testing Reports** and advise Owner as needed.
- 4. Documentation and Communication
 - A. **Establish and Maintain a Tracking System** for project construction records, including, but not limited to RFI's, ASI's, RFP and CO's.
 - B. **Coordinate Communication** between Design Team, Contractor, Owner and Permitting agencies.
 - C. **Submit Written Reports** of site visits and meetings.
 - D. **Notify Owner and Contractor in Writing** of any work not in conformity with the Construction Documents.
 - E. **Manage Quality Assurance.**
- 5. Punch List
 - A. Prepare, assemble, and distribute the **Official Punch Lists(s)**.
- 6. Final Documents
 - A. Prepare **Revised Contract Drawings** to illustrate and document approved changes and provide to Owner.
 - B. **Review Contractor Prepared As-Built Drawings** for completeness at Substantial Completion and Final Completion.
 - C. **Review Contractor's Record Drawings, O&M Instructions, and All Other Close-Out Documentation.**



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PUBLIC ENGAGEMENT

An effective public engagement strategy is essential to nearly any public project. We have found that most people do want to be involved in the process or at the very least have a forum in which to express their opinion. This engagement process, if done correctly, serves to develop public trust and increases accountability and overall project transparency. In the end, a mutual understanding is developed, which in turn encourages the community to take ownership and pride in the project....because they were involved and their opinion was heard...and even better, their opinion mattered!

Challenges...

Overcoming the many challenges to effective public engagement is, of course, essential to the process. People are busy and may or may not be following all the various advertising methods available. Also, many times, one meeting or public engagement event is not effective at gathering a majority opinion. Numerous meetings or other outreach events may be required to ensure adequate opportunities are provided for a majority of the public to attend. Attendance barriers may also include work, child care and lack of transportation. Some people may be intimidated of speaking or even prefer not to attend large public gatherings...the challenges can be many.

Strategy...

Start Early

Public engagement must begin early in the design process. Reaching out to the public, before any plans are set, provides the most opportunity for open discussion, comments, and suggestions.

Utilize Multiple Media Outlets

Multiple methods of advertising the public engagement process must be used. Gone are the days of posting a newspaper ad and hoping for the best. Social media is now the largest and most effective method of getting the word out, although more traditional methods such as radio, website and targeted mailings can still be effective, if used properly. Typically, a combination of these methods yields the best results.

Mix Meeting Forums

A combination of meeting forums is suggested. Consider the use of larger community meetings as well as smaller focus group meetings. The smaller meetings can include Friends Groups, Neighborhood Associations, Golf Leagues, Trail Users and other more distinct user groups. It is also important to involve parks staff, including grounds and maintenance personnel in the process.





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Meeting Proximity

The meetings need to be held near the targeted community. Take the meetings to the people!

Engage the Public

During these initial meetings, we are asking, not telling. All comments are categorized on large flip charts and then posted around the room. Additional exercises, designed to prioritize these comments, can be conducted to actively engage the public.

Conduct Schematic Design Process

Following these fact-finding meetings, conduct the schematic design process. Be prepared to convey the general concept design in the next round of public meetings. Too many details at this point will bog down the public involvement process unnecessarily. Address the concerns recorded in the initial round of meetings.

Presentation Meetings

Conduct a second round of community meetings. The smaller stakeholder meetings may not be as critical at this stage of the process, but can still be effective, if warranted. The goal of these meetings is to present the Schematic Design Plans, incorporating comments recorded from the initial meetings. These meetings are designed to obtain public acceptance and buy-in.

Keep the Public Informed

Continue to make updated design information available throughout the design process. This can be done effectively via social media, website postings and targeted mailings.

Open House

Conduct an Open House to reveal the "Final" plans.



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Project Management

TEAM INTRODUCTION & RESUME'S

The formation of a project design team must ensure the goals and objectives of the project be successfully met. Our approach to forming such a team is of paramount consideration for any project. Various professions, including landscape architect, architect, civil engineer, surveyor, electrical and mechanical engineer, irrigation design and geotechnical services are essential and included in preparation for this work. This design and engineering team has a successful history of working together and we are confident this project will be equally as successful.

The personnel of the lead design and engineering firms are very familiar with Fort Wayne and live and work in the area.

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www.earthsourceinc.net
Daniel L. Ernst, PLA, ASLA
Ryan Rodrigue, PLA, ASLA
Eric P. Ellingson, C.P.G., S.P.W.S.
Ashlee Nichter

Earth Source Inc was founded in 1988 as a landscape architectural and environmental consulting firm. To this day, a broad range of disciplines and experience enables Earth Source, Inc. to provide extensive and unique land development and environmental services.

Grinsfelder Associates Architects

520 Calhoun Street, Suite 201
Fort Wayne, Indiana 46802
tel. (260) 424-5942
Ed Welling
Bill Carr

Grinsfelder Associates Architects was established in 1965, and will provide architectural, public engagement and design services.



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ABONMARCHE

229 West Berry Street, Suite 100
Fort Wayne, Indiana 46802
tel. (260) 218-2500
William L. Etzler, PE
Kenneth W. Harris, PS

ABONMARCH was established in 1979 and will provide survey and civil engineering services.

Engineering Resources, Inc.

4175 New Vision Drive
Fort Wayne, Indiana 46845
tel. (260) 490-1025
Dan Schenkel, P.E., S.E.

Engineering Resources, Inc. was established in 1997, and will provide structural engineering services.

Matson Consulting Engineers, Inc.

3131 Engle Road
Fort Wayne, Indiana 46809
tel. (260) 478-8813
Lon Leech

Matson Consulting Engineers was established in 1972, and will provide mechanical and electrical engineering services.

Irrigation Design Source

116 Shadowlawn Drive
Fishers, IN 46038
tel. (317) 585-0167
Chris Neuman, CIT

Irrigation Design Source will provide irrigation design services.

GME Testing

3517 Focus Drive
Fort Wayne, Indiana 46818
tel. (260) 497-8127
Rami Anabtawi, P.E., D.GE

GME Testing was established in 1978, and will provide geotechnical soil testing services.

The design team has been custom tailored to provide specific design services within each field of expertise. This type of collaboration has been demonstrated to be extremely successful in producing a finished project since the design process is not limited to one or two firms, but spread between several, bringing multiple perspectives to the design table.

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Firm Profile

Earth•Source Inc
Landscape Architecture, Land Planning & Environmental Consulting



Partial Client List:

Amazon
Argosy Casino
Carina Solar
City of Anderson, Indiana
City of Auburn, Indiana
City of Carmel, Indiana
City of Fort Wayne, Indiana
City of Indianapolis, Indiana
City of Warsaw, Indiana
Dupont Hospital
Eli Lilly
General Motors Corporation
Indiana Dept. of Natural Resources
Indiana Dept. of Transportation
Indiana/Purdue University Fort Wayne
Indiana University
Indiana University Health
International Truck and Engine Corp.
IKEA
Lowe's
Menards
Nestle, USA
Nucor Steel
Parkview Hospital
Purdue University
Steel Dynamics, Inc.
Subaru
Town of LaPorte, Indiana
Town of Nappanee, Indiana
Town of Saint John, Indiana
Town of Schererville, Indiana
University of Notre Dame
Vera Bradley Designs

Philosophy

Our continuing and underlying premise is to be responsible stewards of the land. This stewardship philosophy provides us the ability to accomplish the objectives of development, while doing so in a sustainable and environmentally sensitive manner. We take extra strides to: explore creative solutions for each new challenge; achieve project goals; be responsive to the client's needs; and to complete each task with integrity, on schedule and meeting budget criteria. Our exceptional working relationship with current and past clients is confirmed through repeat clientele and referrals.

History

Earth Source, Inc. was founded in 1988 as a landscape architectural and environmental consulting firm. To this day, a broad range of disciplines and experience enables **Earth Source, Inc.** to provide extensive and unique land development and environmental services. The working relationships within the firm balance the needs of development with environmental concerns in a creative and site sensitive manner. Many projects, unable to be constructed in a conventional manner, may be developed economically and aesthetically with our conservation based approach to land planning.

Services

Landscape Architecture

Land Planning

Residential Communities, Commercial, Institutional, Urban, Parks and Recreation

Design

Residential, Commercial & Institutional Planting Design, Native Landscapes, Erosion and Sediment Control, Stormwater Management

Wetland and Environmental Science

Wetland Assessment & Delineation, Wetland Permitting, Mitigation Design, Monitoring, Environmental Risk Assessments, Biological and Endangered Species Survey

Ecological Restoration

Installation of Stream Corridors, Wetland, Forest and Prairie Communities, Green Infrastructure and Bioengineering, Invasive and Exotic Species Adaptive Management, Prescribed Fire

Native Seed Nursery

Source Documented Local Genotype Seed, Wetland and Prairie Seed, Custom Mixes, Contract Growing

Daniel L. Ernst, PLA, ASLA

Earth•Source, Inc
Landscape Architecture, Land Planning & Environmental Consulting



Daniel L. Ernst is Vice President and Director of the Land Plan Group with **Earth Source Incorporated**. Mr. Ernst graduated with a Bachelor of Science degree in Landscape Architecture and an Associate degree in Agriculture from Purdue University (1990). Dan's responsibilities with **Earth Source** revolve around project management of the Land Plan Group. This includes landscape architectural design, land planning, residential communities, green infrastructure stormwater management and treatment, park and recreation design, "nature play" playgrounds, urban, commercial and residential landscape design, native landscapes, soil bioengineering and ecological restoration, erosion and sedimentation control via Indiana Construction Stormwater General Permit (CSGP) and constructed wetland/mitigation design.

EDUCATION

Purdue University, Bachelor of Science in Landscape Architecture, 1990.
Purdue University, Associate Degree in Agriculture, 1990.

REGISTRATIONS

Registered Landscape Architect: Indiana (920011).

EXPERIENCE

Earth Source, Inc.; Fort Wayne, IN 1990-present.

Principal, 2003 - present

Vice-President, 1998 - present.

Project Manager, 1994-1998.

Purdue University, West Lafayette, IN 1990.

Teaching Assistant in Landscape Architecture Department.

Rettew Associates, Inc.; Lancaster, PA 1988-1989.

Land Plan Group. Design, site drainage and earthwork, park planning, and construction document preparation.

MEMBERSHIPS, AFFILIATIONS and HONORS

American Society of Landscape Architects, member

Indiana Chapter of ASLA, member, past Treasurer and Executive Board member

Sigma Lambda Alpha honor society of Landscape Architects, member

Phi Alpha Xi Horticultural honor society, member

ACRES Land Trust, board and committee member

Institute for Sustainable Infrastructure, member

The Friends of the Parks of Allen County, Inc., past board member and Secretary

Northeast Indiana Green Build Coalition., past member and president

Allen County/Fort Wayne Community Comprehensive Plan Steering Committee, past appointed member

City of Fort Wayne Downtown Review Committee, current appointed member

American Society of Landscape Architects Award, 1990, 1994, 1997, 1999, 2002

REPRESENTATIVE CONTINUING EDUCATION and PUBLICATIONS

ASLA, Annual Meeting & Educational Exhibit, 1987, 1994, 1997, 2005, 2021

Stormwater Solutions Educational Conference, 2018; StormCon Indiana, 2016

Natural Resource Conservation Service; Soil Bioengineering, 1995

Wetland Training Institute; Bioengineering and Erosion Control, 1994

International Erosion Control Association; Conference, 1993

Wetland Training Institute; Wetland Functions & Values, 1992

U.S. Department of Agriculture; Agricultural Non-Point Source Pollution Model Training Program, 1991

Michael, Joanne R., Eric P. Ellingson, Timothy R. Skiver and Daniel L. Ernst. *The Openings, a Landscape Restoration of Wetland Proportions*. Proceedings 118th Annual Meeting of the Indiana Academy of Science. Indianapolis, IN. 2002.

Ryan P. Rodrigue, PLA, ASLA

Earth•Source, Inc
Landscape Architecture, Land Planning & Environmental Consulting



Ryan Rodrigue is a landscape architect with **Earth Source, Incorporated**. Mr. Rodrigue graduated with a Bachelor of Science degree in Landscape Architecture from West Virginia University (2011). Ryan's responsibilities with **Earth Source** include native habitat restoration design, constructed wetland/mitigation design, stormwater management, planting design, specifications, construction documentation, site analysis & planning, erosion and sedimentation control via Indiana Construction Stormwater General Permit (CSGP) and project graphics.

EDUCATION

West Virginia University, Bachelor of Science in Landscape Architecture, 2011.

Wright State University, Master's of Business Administration w/ Concentration in Project Management, 2015.

REGISTRATIONS

Registered Landscape Architect: Indiana (22200016)

EXPERIENCE

Earth Source, Inc.; Fort Wayne, IN, 2017-present
Landscape Architect

Five Rivers Metroparks; Dayton, OH, 2013-2017
Horticulture Technician

Envision-Works; Dayton, OH, 2011-2012
Design-Build Landscaping

MEMBERSHIPS, AFFILIATIONS and HONORS

American Society of Landscape Architects, member

Indiana Chapter of ASLA, member

REPRESENTATIVE CONTINUING EDUCATION

City of Fort Wayne, Division of Utilities, Stormwater Quality Management Training 2017, 2018

2018 Woody Warehouse Nursery Field Day

Indiana Conference on Landscape Architecture 2018-2021

Eric P. Ellingson, C.P.G., S.P.W. S.

Earth•Source, Inc
Landscape Architecture, Land Planning & Environmental Consulting



Eric P. Ellingson is President of **Earth Source Incorporated** and President and founder of **Heartland Restoration Services, Incorporated**. Mr. Ellingson's credentials include undergraduate work in geology from Indiana University (1985), masters work in Water Resource Management (1987), also from Indiana University, Indiana Certified Professional Geologist, Senior Professional Wetland Scientist and Registered Wetland Delineator. Ellingson brings to **Earth Source** a background in hydrology/geomorphology, natural resources planning/management, and field experience with Indiana Department of Natural Resources (Division of Nature Preserves). Eric is a member of the Indiana Academy of Science, Society of Wetland Scientists, Society of Ecological Restoration and Past President of the National Wetland Specialist Registration Board. Eric is on the peer review team for the Corps of Engineers Wetland Delineation Manual, Indiana Department of Environmental Management's Wetland Science Advisory Group and has lectured at Ball State, Indiana, Purdue, Ohio State and Wright State Universities and the Cambridge Institute on topics ranging from wetland hydrology to ecological restoration.

EDUCATION

Indiana University, Masters work in Environmental Science (Water Resources Management), 1987.
Indiana University, Bachelors in Geology (hydrology/geomorphology), 1985.

REGISTRATIONS

Certified Professional Geologist, Indiana (1614)
Professional Wetland Scientist, (PWS 361)
Registered Wetland Delineator, (NWSRB-11)

EXPERIENCE

Earth Source, Inc; Fort Wayne, IN 1988-present.

President, 1994 - present.

Project Manager, 1988-1994.

Heartland Restoration Services, Inc.; Fort Wayne, IN 1994-present.

President, 1994 - present.

Indiana Department of Natural Resources, Division of Nature Preserves, Indianapolis, IN 1987-1988.

Indiana University, Bloomington, IN 1984-1985.

REPRESENTATIVE HONORS and PUBLICATIONS

Simons, N.D., and E.P. Ellingson. 1997. *Rediscovery of Lathyrus ochroleucus in Indiana*, Proceedings Indiana Academy of Science. Lafayette, IN.

American Society of Civil Engineers, Indiana Project of the Year, 1997. Oxbow Wetland/Argosy Casino.

American Society of Landscape Architects, Honor Award, 1994. Dune-Swale Restoration.

Ellingson, E.P., and N.D. Simons. 1994. Lake Michigan Dune-Swale Complex: Restoration of a Globally Significant Ecosystem. Proc., 14th Annual Conference, Society of Wetland Scientist. Portland, OR.

Ellingson, E.P. 1993. Wetlands: Overview of Delineation and Mitigation. IN Wetland and Other Environmental Issues. ICLEF Publishing. Indianapolis, IN.

National Wetland Specialist Registration Board, President, 1992.

Best G.R., T.L. Crisman, E.P. Ellingson and W.B. Eviston. 1991. A Feasibility Study for Waste Water Treatment and Discharge Alternatives for the City of Plymouth Indiana. Indiana Board of Sanitation, Indianapolis, IN.

Ellingson E.P. 1991. Identification and Management of Watershed Generated Eutrophication of Crooked Lake. IDNR, Indianapolis, IN.

Crisman T.L., E.P. Ellingson and W.B. Eviston. 1990 Big Long Lake, Lake of the Woods, McClish Lake and Pretty Lake: A Study for the Improvement, Restoration and Protection. IDNR, Indianapolis, IN.

American Society of Landscape Architects, Honor Award, 1990. Design of Constructed Wetland.

Indiana Department of Natural Resources, 1990. Hoosier Pride Award, Technical assistance in enactment of Indiana's the first wetland ordinance, Auburn, IN.

U.S. Department of Interior, 1989. Take Pride in America Award, Presented for work in wetland protection and regulation.

Ashlee N. Nichter

Earth•Source, Inc
Landscape Architecture, Land Planning & Environmental Consulting



Ashlee N. Nichter is an Environmental Scientist with **Earth Source**. Ms. Nichter graduated with a Bachelor of Science degree in Environmental Science (2015) and Master of Science in Geology from Bowling Green State University, Bowling Green, Ohio (2017). Ashlee's **Earth Source** responsibilities includes GIS mapping, wetland mitigation monitoring, wetland delineation/ assessments, Section 401/Section 404 permitting, Isolated Wetland Permitting, and restoration ecology.

EDUCATION

Bowling Green State University, Master of Science, Bowling Green, Ohio, 2017

Thesis: Population dynamics of hybrid ecosystems: Implications for conservation and management.

Bowling Green State University, Bowling Green, Ohio, Bachelor of Science, 2015

Major: Environmental Science with Restoration

EXPERIENCE

Earth Source, Inc., Fort Wayne, IN 2018-present

Environmental Scientist

Bowling Green State University, Bowling Green, OH 2016-2017

Teaching Assistant

South Dakota State University, Beadle County, SD 2017

Field Technician

Bowling Green State University and Kansas State University, Gove County, KS 2015

Field Technician/Internship

REPRESENTATIVE CONTINUING EDUCATION

ASTM International Training: Phase I Environmental Site Assessment Practices for Commercial Real Estate 2023

Wetland Training Institute; Wetland Delineation, 2019.

Indiana Commercial Pesticide Application License, Category 5 *Aquatic Pest Management* 2018

Indiana Commercial Pesticide Application License, Registered Technician 2018

Orbis Environmental Consulting: Plant Identification, 2018.

PUBLICATIONS

Nichter, A.N. and A.J. Gregory. 2019. The influence on annual variation and seasonal turnover of plant communities in hybrid ecosystems on metrics of biodiversity: implications for herbaceous vegetation sampling design. *SDRP Journal of Earth Sciences & Environmental Studies* 4(2).

Nichter, A.N. and A.J. Gregory. 2018. Distribution Modeling of *Asclepias* spp. Predicts Potential Conservation Benefits of Marginal Ecosystems as Nature Reserves in Northwest Ohio. *Natural Areas Journal* 38(4): 250-258.

Nichter, A.N. 2017. Population dynamics of hybrid ecosystems: Implications for conservation and management. *A Thesis in partial fulfillment of the degree of MS in Geology* at Bowling Green State University, Bowling Green, OH. <https://etd.ohiolink.edu>

Nichter, A.N., T.W. Lipp, and A.J. Gregory. 2017. A possible impact of anthropogenic noise on male Lesser Prairie-Chicken lek attendance in Kansas. *Grouse News*. 54.

OUR HISTORY

History of Grinsfelder Associates Architects

In 1965, Alan Grinsfelder left an established career with a Fort Wayne architectural firm to accept a full time faculty position in the Architectural Technology Program at the new Indiana University – Purdue University Fort Wayne regional campus. At the same time, Alan opened his own architectural practice and, in 1968, Grinsfelder Associates Architects, Inc. made its home in the historic West Central neighborhood of downtown Fort Wayne. Since then, our architectural staff has continued to thrive. The firm's background includes independent design, work experience in space planning, building design, problem solving, and collaborative projects with other architects on many diverse and challenging projects.



Grinsfelder Associates Architects, Inc. is a Fort Wayne, Indiana based corporation originally established in 1965. We are a Subchapter S Corporation. Edward Welling is Corporate President.

The firm provides all phases of architectural services including Programming, Master Planning, Site Design and Engineering, Construction Drawings and Specifications, Construction Observation and Contract Administration, Interior Design, Feasibility Studies, Structural Engineering, Acoustic and Light Engineering, Mechanical and Electrical Engineering, Project Management and ADA Requirement Reviews.

*Offices of Grinsfelder Associates Architects, Inc.
520 S. Calhoun St., Suite 201 – Fort Wayne, IN*



EDWARD J. WELLING

Immediately after graduating from Ball State University's College of Architecture, Ed worked with the dean of the College, Charles Sappenfield, on a feasibility study for the Anderson, Indiana Fine Arts Foundation. Shortly thereafter, he began working for Grinsfelder Associates Architects, Inc. Starting as a draftsman, his responsibilities quickly expanded to construction observation and detail design; he later became a project manager and eventually managing partner. In 2007, Ed assumed the majority ownership in the business; in this capacity, he administers all of the firm's projects. His varied project experience ranges from large community projects like Headwaters Park to the small addition for the Interfaith Hospitality Network's homeless shelter. He has also worked on several dental and medical office buildings and church projects. He finds historic preservation and adaptive reuse projects like the restoration of the DeKalb County Courthouse to be some of the most rewarding.



Our Lady of Victory Missionary Sisters Campus
Project Cost: \$5,351,666
New Addition Square Footage: 1,691
Renovation Square Footage: 63,566 (3 Buildings)

WFWA Channel 39
Project Cost: \$2,699,581
Square Footage: 30,492

DeKalb County Courthouse Renovation
Project Cost: \$688,707
Renovation Square Footage: 50,616

Headwaters Park
Project Cost: \$6,619,845
Size: 30 Acres

Steuben Community Center and Senior Citizen's Center
Project Cost: \$1,407,231
New Addition Square Footage: 2,376
Renovation Square Footage: 91,251

Education

Ball State University – 1980
Bachelor of Architecture
Ball State University – 1980
Bachelor of Science in
Environmental Design

Registration

Indiana Registered Architect
– 1985 – No. AR00860055

Associations

Leadership Fort Wayne Class
of 2009

Goodwill Industries of
Northeast Indiana – Past
President & Current
Board Member

Friends of the Parks – Past
President & Current
Board Member

Fort Wayne Chapter,
American Institute of
Architects – Past
President, Vice President,
& Secretary

Fort Wayne Kiwanis –
Past President & Current
Board Member

WILLIAM P. CARR

William Carr joined Grinsfelder Associates Architects, Inc. in 2002 immediately after graduating from the College of Architecture and Planning at Ball State University. Among the many hats he wears, Bill's primary role is that of lead designer for the firm. Some recent projects that he is most proud of are the Afdent Dental Facility and Renaissance Pointe YMCA, both located in Fort Wayne, Indiana. Bill's design skills have also been paramount in attaining some of the firm's most recent high-profile projects; both the Visiting Nurse Community Grief Center and Fort Wayne Catholic Cemetery Funeral Home were awarded to Grinsfelder Associates Architects, Inc. after Bill's designs were chosen over those of other local architects. In addition to his passion for design, Bill enjoys giving back to the community through service to the local Junior Achievement agency. Bill serves as a classroom volunteer to teach a variety of middle school programs, as well as participating in Junior Achievement's Biztown and Job Exploration Day programs.



Zion Evangelical Lutheran Church
Project Cost: \$1,861,836
Addition Square Footage: 19,112

Our Lady of Victory Missionary Sisters Campus
Project Cost: \$5,351,666
New Addition Square Footage: 1,691
Renovation Square Footage: 63,566 (3 Buildings)

Afdent Dental Office
Project Cost: \$2,990,864
Square Footage: 32,209

Renaissance Pointe YMCA
Project Cost: \$4,962,456
Square Footage: 40,799

Visiting Nurse Community Grief Center
Project Cost: \$3,485,600
Square Footage: 19,284

Education

Ball State University – 2002 Bachelor of Architecture

Ball State University – 2002 Bachelor of Science in Environmental Design

Associations

Instructor for Junior Achievement of Northern Indiana – 2004 – 2022

Purdue University Fort Wayne – Limited Term Lecturer – 2022 - present



Abonmarche began shaping communities for the better 44 years ago by providing clients with surveying, civil engineering, and marina development services. Today, we work across 11 offices on some of the most transformative projects in the region, in engineering, architecture, land surveying, site development, landscape architecture, coastal & waterfront, planning, financing strategies and digital solutions.

Through our wide array of professional services we provide superior customer value, improving communities for a variety of private and public sector clients. This often includes grant and loan applications in coordination with state and federal funding agencies.

Rather than telling our clients what to do, we work closely with them to understand what they need to accomplish and what they hope to achieve. Then, we put our expert technical and creative skills to work, helping them create exceptional places. We harness the talents of our principals and staff so that we bring our best to each project, no matter the size. We are constantly honing our work processes and advancing our teams' skillset so that our clients are always getting the best. Our strategy is to form a skilled project team that will add value to the client's project by providing excellent communication, ingenuity and customer service that is paired with knowledge and experience.

We undertake every project with our client's best interests in mind and truly seek to become partners during the course of the project. Our business strategy is centered upon building long-term client relationships. During our proud history, we have attracted and retained clients by providing superior customer value; in fact, the majority of our work is repeat business from loyal clients.





EDUCATION

Purdue University
Bachelor of Science,
Construction Engineering

Indiana University
Bachelor of Arts,
Chemistry

REGISTRATION

Professional Engineer
Licensed:
Indiana

PROFESSIONAL AFFILIATIONS

Indiana Association of County
Highway Engineers and
Supervisors

Alliance of Indiana Rural
Water

American Water Works
Association

WILLIAM L. ETZLER, PE

DIRECTOR OF BUSINESS DEVELOPMENT

Bill has more than 50 years of experience in water and wastewater design, construction and operation; local government; construction company management; solid waste management; manufacturing; road design; storm water design and consulting. He has designed and constructed water and wastewater plants, industrial facilities, landfills and recycling facilities both national and international.

His experience in leading public agency and private sector business allows him to understand project issues from a client's point of view. As an engineer, he can offer design solutions in many disciplines to assist clients with unique solutions to complex projects. His expertise in Environmental Engineering Services specializing in water and wastewater system planning, design and operations in both the municipal and industrial sectors has been beneficial when assisting clients determine needs and solutions.

AREAS OF EXPERTISE:

- Bill has been involved in over 50 wastewater plant planning, design and construction projects Bill began his career working with the Allen County Highway Department, where he later become Director and County Engineer.
- He then worked for an international construction company that designed and built water and wastewater facilities in South, Central and North America.
- Following this endeavor, he managed a highway and bridge construction company and then began his own manufacturing company providing products for the construction industry.
- He then managed and operated water and wastewater treatment facilities serving more than 45,000 customers.



EDUCATION

ITT Technical Institute
Associates Degree,
Architectural Engineering
Technology

Indiana University Purdue
University Fort Wayne, Survey
Classes

REGISTRATION

Professional Land Surveyor
Licensed:
Indiana

PROFESSIONAL AFFILIATIONS

National Society of
Professional Surveyors Member

Indiana Society of Professional
Land Surveyors

KENNETH W. HARRIS, PS

PROFESSIONAL SURVEYOR

Ken has 28 years of professional survey experience in topographic, boundary surveys, legal descriptions, easement preparation, and the engineering industry. He has served as a Project Manager and Senior CAD Designer for various land surveying and site engineering projects specializing in residential, commercial, and industrial construction. Ken has over 30 years of experience working with AutoCAD, Carlson Software.

AREAS OF EXPERTISE:

SUBDIVISIONS IN ALLEN COUNTY

- Landin Parke, New Haven, IN
- Eagle Rock, Fort Wayne, IN
- Lakes of Liberty Mills, Fort Wayne, IN
- Towne Square, Huntertown, IN
- Metea Valley/Pioneer Village, Leo, IN
- Fullers Landing, Fort Wayne, IN
- Prairie Landing, Fort Wayne, IN

ALTA/NSPS LAND TITLE SURVEYS

- International Harvester, Fort Wayne, IN
- South Bridge Apartments, Fort Wayne, IN
- Howe School, Howe, IN
- McCormick Place Apartments, Fort Wayne, IN
- Raytheon, Fort Wayne, IN



FIRM PROFILE



Company History/Specialization:

Engineering Resources is a multi-disciplined engineering firm established in 1997. Since its inception, the company has maintained steady and consistent growth to a current staff of 48 employees. Our team of qualified professionals offers our clients many years of experience as corporate leaders, engineers, and designers. The certifications of our staff communicate our commitment to quality service: over twenty Registered Professional Engineers, Engineers in Training, Registered Landscape Architects, and certified for INDOT Construction Inspection Services. We specialize in:

- ***Transportation*** including roads, trails, signals, and vehicular and pedestrian bridges.
- ***Building Structures.***
- ***Site Development*** including permitting through local, state, and federal agencies.
- ***Traffic Impact Studies.***
- ***Storm Water Management and Flood Control*** including storm network analysis and modeling, FEMA flood studies, permitting, and detention.
- ***Landscape Architecture*** including parks, plaza's, streetscapes, and public outdoor spaces.
- ***Construction Inspection.***
- ***Water/Wastewater Treatment Planning and Design – Industrial & Municipal***
- ***Wastewater Collection and Water Distribution System Planning & Design***
- ***Sustainable Design*** including LEED requirements and pervious paving.

Company Practice Philosophy:

In addition to quality service, our clients appreciate the responsive and service minded staff at Engineering Resources. We understand that the client is the most important member of the team, and strive to provide a superior service at exceptional value that exceeds expectations. Our company's mission statement is: "Our corporate purpose is to maintain an environment for design professionals and related experts to provide engineering services to the best of their abilities, for the purpose of serving humanity, fulfilling professional goals, and providing for our families and communities."



Director Structural Engineering Group

Dan Schenkel, P.E., S.E.

VICE PRESIDENT

Background and Qualifications

Mr. Schenkel has been with Engineering Resources since September of 2004 and is currently the Director of the Structural Engineering Group. His 32 years of experience offers our clients unique solutions to complex problems. Dan approaches each design challenge with good communication and collaboration with all disciplines to produce better constructability, economy and performance, while accomplishing the aesthetic goals of the Client. Additionally, as a Principal of the Firm, Dan understands that responsiveness is just as important as quality of service.

Relevant Experience

Education: Principal-In-Charge for the structural design of numerous K-12 buildings along with higher education facilities including classroom buildings, administration buildings, residence halls and athletic facilities.

Medical: Principal-In-Charge for the structural design of multiple hospital and medical office buildings and building additions including Cameron Memorial Community Hospital, Parkview Warsaw, Goshen Hospital Patient Tower, several Dekalb Hospital additions, and multiple Parkview Physicians Group Clinics.

Office and Multi-Purpose Facilities: Principal-In-Charge for the structural design of multiple office and multi-purpose facilities. Projects include: Skyline Tower, Brotherhood Mutual Office Additions, multiple bank/credit unions and service centers, several YMCA facilities, and multiple Sweetwater Sound projects.

Warehouse and Cold Storage: Principal-In-Charge for multiple cold storage facilities along with the Sweetwater Sound Distribution Center and Crown Lift Truck in Fort Wayne.

Additional Professional History

Needham and Associates: As a Design Engineer and Project Manager, Dan's responsibilities included design and detailing for churches, auto dealerships, offices, and manufacturing facilities.

Bonar Group: As a Design Engineer, Dan was responsible for the design of municipal public works projects, including combined sewer separation, sewage pumping systems, potable water systems, and facility master planning.

Chicago Bridge and Iron: Dan served as a Field Engineer and Design Engineer for refinery tank and pressure vessel projects.

Experience: 32 years

Professional Expertise:

- Building structural design including: steel, masonry, wood and concrete
- Experience in Design-Bid-Build and Design/Build Delivery Methods

Education:

- Master of Business Administration, 2001, Indiana University Fort Wayne
- Bachelor of Science in Civil Engineering, 1992, Purdue University

Registration and Certifications:

- Structural Engineer - Illinois
- Professional Engineer, Indiana, Michigan, Ohio and other states (list available upon request)

Professional Society / Affiliations:

- American Institute of Steel Construction
- Indiana Structural Engineers Association – State Board of Directors (2012-2021)
- ACEC Indiana Vertical Committee (2021-present)



TEAM MEMBER ROLES

Daniel L. Ernst, PLA, ASLA

As Principal in charge and Senior Landscape Architect with Earth Source, Inc., Dan will be responsible for project oversight, coordination of the design team, conceptual and schematic site design, and review, grading and drainage review, planting design review, as well as permitting coordination, public engagement, and construction administration.

Ryan Rodrigue, PLA, ASLA

As landscape architect with Earth Source, Inc., Ryan will be responsible for schematic site design, project communication, preparation of design development and construction document drawings. Ryan will also be responsible for the facilitation of project meetings and will assist with construction administration. Ryan will be particularly involved with detailed planting and perennial garden design.

Eric P. Ellingson, C.P.G., S.P.W.S.

As professional geologist and wetland scientist with Earth Source, Inc., Eric will direct the wetland delineation and environmental permitting efforts.

Ashlee Nichter

As environmental scientist with Earth Source, Inc., Ashlee will be responsible for wetland delineation and environmental permitting.

Edward J. Welling

As lead architect with Grinsfelder Associates Architects, Ed will be responsible for performing, and overseeing architectural services. Ed will also be an essential component of public engagement and forum meetings and assessment, as well as ADA evaluation and overall project planning.

William P. Carr

As architect and project manager with Grinsfelder Associates Architects, Bill will be responsible for performing, and coordinating architectural services. Bill will also be involved in public engagement, forum meetings as well as providing input into the overall design process.

William L. Etzler, PE

As engineer with Abonmarche, Bill will be responsible for performing, coordinating, and overseeing services pertaining to civil engineering and design. Bill will provide input and review in the preparation of the design and construction documents.

Kenneth W. Harris, PS

As surveyor with Abonmarche, Ken will be responsible for topographic and boundary survey preparation.



City of Fort Wayne Parks and Recreation Department

Foster Park Entrance Design

Proposal for Professional Design & Engineering Services

Dan Schenkel, P.E., S.E.

As engineer with Engineering Resources, Dan will be responsible for conducting and coordinating structural engineering and design.

Lon Leech

As engineer with Matson Consulting Engineers, Lon will be responsible for conducting and coordinating mechanical and electrical engineering and design.

Chris Neuman, CIT

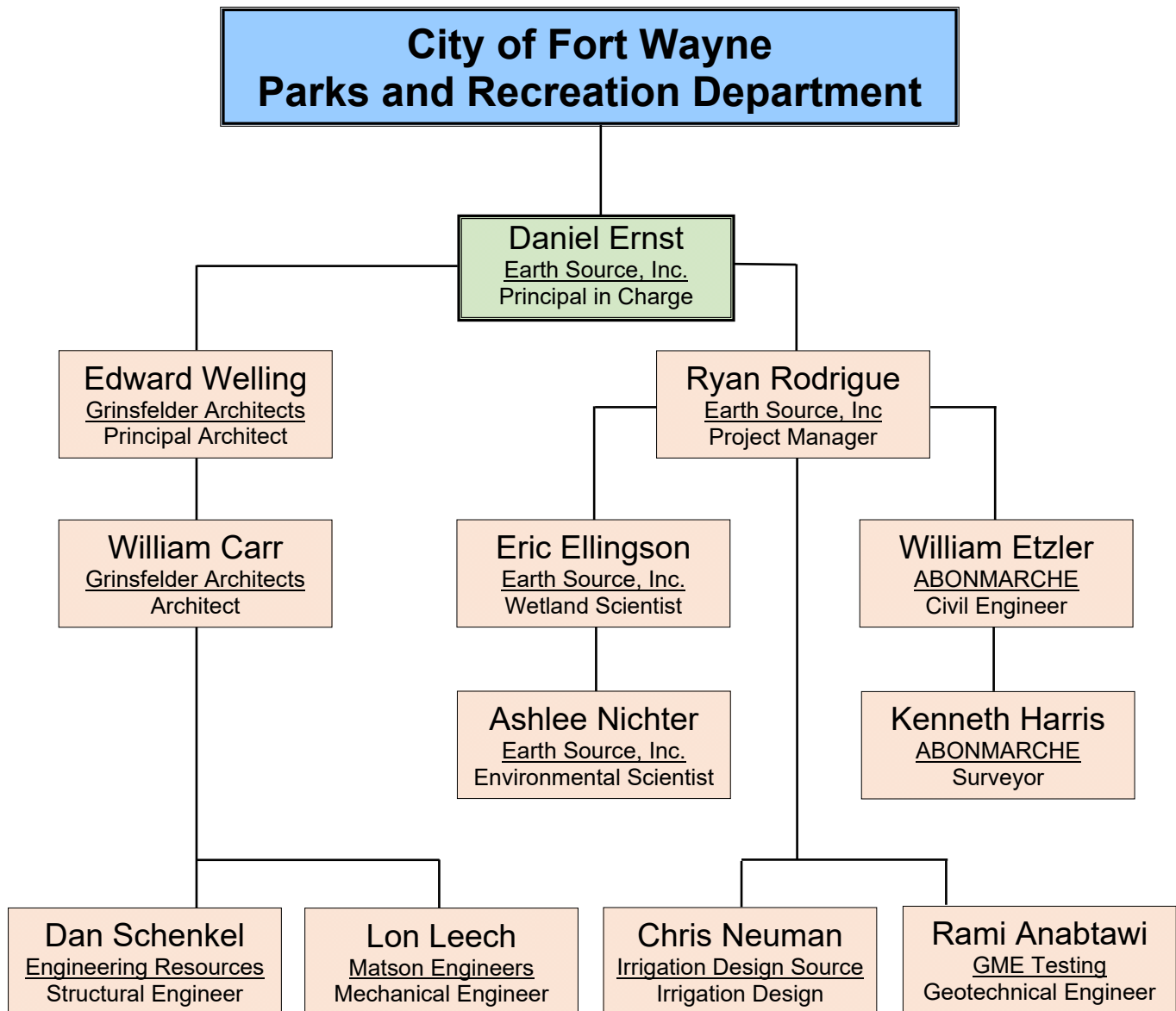
As irrigation design manager with Irrigation Design Source, Chris will be responsible for conducting and coordinating irrigation design services.

Rami Anabtawi, P.E., D.GE

As engineer with GME Testing, Rami will be responsible for soil testing and geotechnical analysis.



TEAM ORGANIZATION





TECHNICAL RESOURCES

Computer Design Software and Equipment

AutoCAD version 2023

InDesign

MARQ

Sketchup

Adobe Photoshop

Vectorworks with Renderworks

Microsoft Office Suite software (Word, Excel, PowerPoint)

Arcom Masterspec

Microsoft Teams

Zoom Video Communications

Trimble GPS mapping equipment with horizontal and vertical elevation control

Laser Level for grade elevation verification

Trimble Survey Total Station

Office Resource and Equipment

Large Format Color Plotter

Large Format Scanner

Fully Networked Computer Systems

11x17 Color Printer/Scanner/Copier

Apple iPad Tablets

Various Smartphones

Management and Survey Software

Website creator and Dashboard Management software for public survey



References

Ms. Amy Ford, President

Wabash River Trail, Inc.
757-821 East Hill Street
Wabash, IN 46992
(260) 571-1138

amymford@me.com

Project: Lagro River Park, Lagro, Indiana

Construction Cost: \$800,000 million

Role: Feasibility study, design, construction documents and permitting

Ms. Megan McClellan, Executive Director

Fort Wayne Trails
300 East Main Street, Suite 131
Fort Wayne, IN 46802
(260) 969-0079

megan@fwtrails.org

Project: Conklin Bay Trail, Syracuse, Indiana

Construction Cost: \$2.6 million

Role: Feasibility study, design, construction documents, permitting, bidding and construction administration

Ms. Pamela Howard

Waterloo Town Manager
280 South Wayne Street
Waterloo, IN 46793
(260) 837-7428

townmanager@waterlooin.gov

Project: Waterloo Veterans Memorial Park

Construction Cost Estimate: \$1.2 million

Role: Park master planning and construction cost estimating

Mr. Mike Clendenen, CPRP

Former Superintendent
New Haven-Adams Township Park and Recreation Dept
PO Box 157
New Haven, IN 46774
(260) 749-2212

mclendenen@newhavenin.org

Project: Haskamp-Roehling Park

Construction Cost Estimate: \$3.5 million

Role: Park master planning and construction cost estimating

Earth Source Inc

14921 Hand Road, Fort Wayne, Indiana 46818
www.earthsourceinc.net

(260) 489-8511



City of Fort Wayne Parks and Recreation Department

Foster Park Entrance Design

Proposal for Professional Design & Engineering Services

Fee

To perform the above-described Tasks and associated Deliverables, as outlined in Section 3 of this proposal, we propose the following Costs of Services:

BASE BID

Total Fee..... \$229,500*
Reimbursable Expenses..... \$3,000

ALTERNATE BID

Total Fee..... \$62,500
Reimbursable Expenses..... \$1,000

Anticipated reimbursable expenses include mileage, printing and permit filing fees and will be invoiced at cost on an as needed basis.

*Note

1. Base Bid design fee is based upon a \$2,000,000 construction budget, as presented during the pre-bid meeting. This fee may be subject to change, should this construction budget be increased.
2. Fee does not include:
 - a. Floodway modeling as it is currently unknown if modeling will be required by the IDNR for the Construction in the Floodway Permit.
 - b. Soil borings and testing.
 - c. Meeting and tasks not identified in this proposal.



Schedule

To enable an efficient project timeline, and as an indication of our commitment to this project, this design team has already set aside the date of April 10, 2024 for the project kickoff meeting. Each firm has the necessary resources and staffing to accomplish the desired goals within the indicated project schedule.

Our design team members are located within the Fort Wayne area and easily accessible to the above-described project site and the Park and Recreation Department offices within minutes. As such, we can quickly mobilize for meetings and construction observation.

We will work with the Owner to prepare an effective, workable, and realistic project schedule. While many activities are dependent upon the actual project goals and objectives, the below items will require more extensive time allotment.

1. Site survey work will require approximately 4-6 weeks.
2. Each public engagement period is anticipated to be accomplished within 2-3 weeks.
3. The IDNR Construction in the Floodway Permit may require 4-6 months.

Task	2024									2025								
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Schematic Design																		
Design Development																		
Construction Documents																		
Construction Administration																		

This schedule is approximate in nature and will be adjusted and extensively detailed to meet specific project goals or deadlines as necessary and with agreement of Design Team and Owner.



Earth·Source Inc

14921 Hand Road, Fort Wayne, Indiana 46818 PH (260) 489-8511 FAX (260) 489-8607
www.earthsourceinc.net

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 #	8954558
Awarded To	Earth Source, Inc.
Amount	\$296,000.00
Conflict of interest on file?	☒ Yes ☐ No
Number of Registrants	8
Number of Proposals	4
Required Attachments	Proposal Score Sheets

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	

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 contract with Earth Source, Inc. for design services on the Foster Park Entrance Design Project.

REQUEST FOR PRIOR APPROVAL

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

FUNDING SOURCE

<i>Account Information.</i>	City Utilities Sewer Utility Revenue (Base Bid- \$232,500.00)
	Parks CIP (Alternate Bid- \$63,500.00)

MEMORANDUM

To: City Council Members, City of Fort Wayne
From: Chad Shaw
CC: File
Subject: Council Approval of Foster Park Entrance Design Project
Date: March 25, 2024

The City of Fort Wayne Parks and Recreation Department (FWPRD), on behalf of the Board of Park Commissioners has requested proposals with fees from firms qualified to prepare Construction Documents and Specifications, including Construction Administration for Foster Park Entrance Design. Project includes the following general components in the Base Bid Area:

1. A public engagement strategy to involve and gather information and ideas from the park's users
2. A new entrance to Foster Park from Old Mill Road
3. Landscape improvements throughout the current deep-rock tunnel project area and perennial gardens/bridal glen
4. A new maintenance building
5. Pedestrian connections to and between existing park amenities and paths
6. Siting of an entrance monument sign
7. Identification of opportunities for signage and lighting

In addition, the Alternate Bid area will be considered for potential improvements to:

1. Pedestrian and vehicular connections and circulation
2. Parking
3. Drainage
4. Irrigation
5. Horticulture

Proposals from four (4) design firms were received on February 23, 2024. Proposals were evaluated by a committee consisting of various administrative members of the FWPRD and City Utilities. All proposals were evaluated and judged according to their merit and demonstration of each company's project understanding, ability to complete, experience, methodology, and proposed fee. The selection committee and Park staff recommend that the Board of Park Commissioners enter into a contract with Earth Source, Inc. for the above-mentioned work. Please see attached scoring sheet.

We are requesting approval for a contract with Earth Source, Inc. at a total cost of **\$296,000.00**. This project is funded through City Utilities Sewer Utility Revenue (Base Bid- \$232,500) and Parks CIP (Alternate Bid- \$63,500).

I will be available at the Council meetings to answer any questions you may have and I may also be reached at 427-6027.

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 427-6027 or the Executive Director, Steve McDaniel at 427-6407.

Thank you in advance.

Chad Shaw
Superintendent of Parks Planning, Development and Botanical Conservatory – Ft. Wayne Parks and Recreation