

AN ORDINANCE approving PROFESSIONAL SERVICES AGREEMENT – 2025 SOUTHEAST CORRIDORS STUDY - WORK ORDER #0726P – NOT TO EXCEED ENGINEERING FEE OF \$868,579.27 - between LOCHMUELLER GROUP and the City of Fort Wayne, Indiana, by and through its Board of Public Works.

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

SECTION 1. That the PROFESSIONAL SERVICES AGREEMENT - 2025 SOUTHEAST CORRIDORS STUDY - WORK ORDER #0726P – between LOCHMUELLER GROUP and the City of Fort Wayne, Indiana, by and through its Board of Public Works, is hereby ratified, and affirmed and approved in all respects, respectfully for:

All labor, insurance, material, equipment, tools, power, transportation, miscellaneous equipment, etc., necessary TO ANALYZE APPROXIMATELY 8.9 LINEAR MILES OF URBAN MINOR ARTERIAL CORRIDORS IN SOUTHEAST FORT WAYNE. THE STUDY WILL ADDRESS MULTIMODAL TRANSPORTATION NEEDS, IDENTIFY OPPORTUNITIES FOR REDEVELOPMENT, IMPROVE CONNECTIVITY AND SAFETY, AND DEVELOP A LONG-TERM VISION FOR EQUITABLE AND SUSTAINABLE GROWTH. PRIMARY CORRIDORS INCLUDE S. ANTHONY BLVD, W. & E. PAULDING RD, FAIRFIELD AVE/TILLMAN RD, AND E. TILLMAN RD. THE SCOPE INCLUDES PUBLIC ENGAGEMENT, VISIONING, COMMERCIAL NODE PLANNING, MULTIMODAL TRANSPORTATION PLANNING, MARKET AND HOUSING ANALYSIS, RESILIENCE AND SUSTAINABILITY PLANNING, AND CONCEPT PLAN DEVELOPMENT PER RAISE GRANT REQUIREMENTS;

involving a not to exceed engineering fee of EIGHT HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-NINE AND 27/100 DOLLARS - (\$868,579.27). A copy of said Contract is on file with the Office of the City Clerk

1 and made available for public inspection, according to law.

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

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7 _____
8 Council Member

9 APPROVED AS TO FORM AND LEGALITY

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12 Malak Heiny, City Attorney
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PROFESSIONAL SERVICES AGREEMENT

2025 Southeast Corridors Study ("PROJECT")
Work Order #0726P

This Agreement is by and between

CITY OF FORT WAYNE ("CITY")

by and through its

Board of Public Works
City of Fort Wayne
200 East Berry St, Suite 210
Fort Wayne, IN 46802

and

LOCHMUELLER GROUP ("ENGINEER")

1690 Broadway Street
Building 19, Suite 410
Fort Wayne, IN 46802

Who agree as follows:

CITY hereby engages ENGINEER to perform the services set forth in Part I - Services ("SERVICES") and ENGINEER agrees to perform the SERVICES for the compensation set forth in Part III - Compensation ("COMPENSATION"). ENGINEER shall be authorized to commence the SERVICES upon execution of this Agreement and written authorization to proceed from CITY. CITY and ENGINEER agree that these signature pages, together with Parts I-IV and attachments referred to therein, constitute the entire Agreement ("AGREEMENT") between them relating to the PROJECT.

APPROVALS

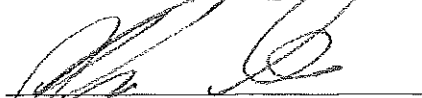
APPROVED FOR CITY

BOARD OF PUBLIC WORKS

BY:


Shan Gunawardena, Chair

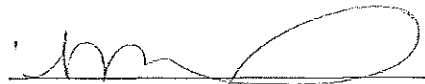
BY:


Kumar Menon, Member

BY:

ABSENT
Chris Guerrero, Member

ATTEST:


Michelle Fulk-Vondran, Clerk

DATE:

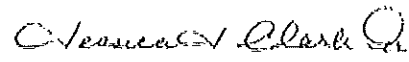
10-14-2025

APPROVED as to legality and form

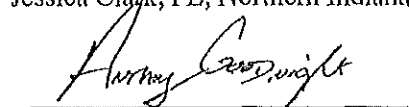
APPROVED FOR ENGINEER

LOCHMUELLER GROUP

BY:


Jessica Clark, PE, Northern Indiana Regional Leader

ATTEST:


Anthony Goodnight, Fort Wayne Area Manager

DATE:

October 2, 2025

PART I

SERVICES

A. GENERAL

ENGINEER shall provide the CITY professional engineering services in the study phase of the PROJECT. These services will include serving as CITY'S professional representative for the PROJECT; providing professional engineering consultation and advice, and furnishing civil, environmental and other customary design services incidental thereto.

B. PROJECT DESCRIPTION

The Southeast Corridors Planning Project will focus on 8.9 lineal miles of Urban Minor Arterial roadways within the City of Fort Wayne. The Project Area includes all census tracts adjacent to the roadway corridors as identified below:

1. S. Anthony Boulevard from Oxford Street to U.S. Highway 27 (14,500 LF.)
2. W. Paulding Road from St. Mary's River to U.S. Highway 27 (4,500 LF.)
3. E. Paulding Road from U.S. 27 to east of Hessen Cassel Road (10,000 LF.)
4. Fairfield Avenue/Tillman Road from Paulding Road to U.S. Highway 27 (11,500 LF.)
5. E. Tillman Road from U.S. 27 to east of Hessen Cassel Road (6,700 LF.)

The purpose of the Southeast Corridors Planning Project is to:

- 1) Develop an approach to address the immediate multimodal transportation needs of the corridors through the use of context sensitive solutions, and
- 2) Develop a long-term vision for the corridors to foster development that creates a vibrant urban environment in service of surrounding neighborhoods.

The preliminary scope of the planning project will include the following.

Project Schedule and Review Meetings

- Kick off meeting
- Project schedule
- Client review and coordination meetings (monthly – 12 TEAMS meetings)
- Invoicing and progress reports
- Meeting summaries

Task Group 1: Background Information

1.1. Synthesize historical and demographic context

Purpose: Understand the area's past and present, enabling us to develop informed strategies for its future.

1.1.1 Gather and summarize the history of Southeast Fort Wayne and the project area.

1.1.2 Gather and analyze current and past demographic data to understand the population's characteristics, including age, race, ethnicity, income, and education levels.

1.2 Synthesize development patterns and conditions

Purpose: Research and analysis to inform our recommendations for future growth and revitalization.

- 1.2.1 Review the city codes, ordinances, development standards, and aspects of the comprehensive plan having bearing on development and the project area and barriers to retail occupancy.
- 1.2.2 Examine the existing and previous planning documents to understand the existing conditions and future plans for the area.
- 1.2.3 Research the area's history of development patterns to inform recommendations for future growth and revitalization.

1.3 Conduct existing asset inventory of each corridor

Purpose: Document the existing conditions of infrastructure of each corridor to establish a baseline understanding of the current state of each corridor, allowing for identification of opportunities and constraints for future improvements.

- 1.3.1 Conduct site visits to walk, bike and/or drive each corridor.
- 1.3.2 Document the existing conditions of each corridor with field notes and photographs to include visual observations of roadways, utilities, sidewalks, trails, bike lanes, transit stops, and street lighting.
- 1.3.3 Document existing land uses and building inventory along the corridor frontage.
- 1.3.4 Document pertinent topographic and biological information.
- 1.3.5 Document natural, cultural features, and destinations.
- 1.3.6 Collect and review existing and available asset information on sanitary, stormwater, gas, and water infrastructure.

1.4 Identify public land, ROW and private land

Purpose: Identify and map all public and private properties within the project area.

- 1.4.1 Review existing property records and maps, including parcel maps and tax assessor data to identify and map public land, right of way, and private land.
- 1.4.2 Coordinate with local government agencies and utility companies to verify public right of way or easements.

1.5 Conduct market analysis of the surrounding community

Purpose: Gain insights into Fort Wayne's housing market by analyzing demographic, economic, and workforce data, and comparing it with neighboring and peer communities to understand the regional economic ecosystem and understand the retail dynamics to aid in business stabilization, attraction, and growth.

- 1.5.1 Develop a comprehensive analysis of housing affordability, supply, and demand, including public housing, subsidized housing, market-rate housing, rental costs, home values, and building permits. This analysis will identify gaps or discrepancies in the housing market to include:
 - A. Baseline Analysis: The analysis begins with a baseline examination of Fort Wayne's housing market, which includes demographic, economic, and workforce data. The data will be benchmarked against neighboring and peer communities, as well as county and state-level data, to understand the regional ecosystem and how Fort Wayne is performing relative to overall market conditions.
 - B. Housing Affordability Analysis: Assess the supply of housing by examining data on public housing, subsidized or income-restricted housing, market-rate housing, rental costs, home values, and building permits. The analysis also compares supply data with information on housing demand, analyzing income

- bands, conducting cost burden analysis, studying home sales, and performing an affordable housing gap analysis.
- C. **Supply Side Analysis:** This analysis summarizes the city's housing stock by building typology, price point, ownership vs. rental figures, and trends in supply and demand. It addresses questions such as the current condition of the county's existing housing stock, alignment of housing price points with area wages, breakdown of units for sale and rent, housing market trends, and the alignment between those who work and live in Fort Wayne region.
- D. **Real Estate Trends and Future Housing Needs:** This involves examining data from various sources, such as the Census, HUD, building permits, home sales, and assessment data. The analysis integrates these datasets to gain a comprehensive understanding of the current real estate landscape and uses population projection tools to inform housing demands in the future. The analysis will determine the affordable housing gaps in Fort Wayne based on home costs and local incomes.
- 1.5.2 Provide a detailed summary of the city's housing stock, real estate trends, and future housing needs, using data from various sources such as the Census, HUD, and building permits. The analysis will determine affordable housing gaps based on home costs and local incomes. The goal is to gain insights into the existing housing market in Fort Wayne, identify gaps or discrepancies, and establish a foundation for future strategies.
- 1.5.3 Prepare a Retail Market Conditions & Business Growth Needs Assessment to include:
 - A. Business conditions assessment, including inventorying retail occupied and retail appropriate spaces, identifying tenant mix, analyzing market trends, and reviewing Fort Wayne's policy framework (with consideration for displacement risks.)
 - B. Update of audit of business support environment completed during the Fort Wayne SE Neighborhood Development Strategy.
 - C. Calculation of unmet retail demand and retail gap analysis for Southtown area.
 - D. Identify redevelopment tools that are applicable to the project area.
- 1.6 **Undertake a red-flag analysis**
 Purpose: Identify potential environmental issues and issues of concern in the project area and to inform the next steps in the NEPA process.
 - 1.6.1 Inventory environmental resources within the study corridors. Inventory resources including: floodplains, floodways, streams and wetlands, and forested habitat. Inventory will rely on available desktop data (i.e., GIS, database searches, and aerial photography) and limited windshield reviews (no formal delineations).
 - 1.6.2 Review available data regarding potential hazardous material concerns along the corridors as well as within 0.5 miles of the project vicinity, such as Leaking Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUSTs), and Hazardous Waste Corrective Action sites, etc.
 - 1.6.3 Conduct archaeological literature review to determine if any investigations have been conducted within or near the study corridors and if previously identified archaeological sites are located within the project area.
 - 1.6.4 Conduct above-ground cultural resources review to identify significant above-ground cultural resources along the study corridors.

- 1.6.5 Inventory other federally protected resources such as Section 4(f) resources (public parks, trails, and historic sites) and Section 6(f) resources, which include properties purchased with Land and Water Conservation Funds.
- 1.6.6 Prepare environmental constraints summary map to identify the baseline environmental and cultural resources conditions.
- 1.6.7 Prepare environmental constraints summary report to identify regulatory requirements for key resources that may be impacted. Where environmental issues are identified, the need for further analysis in subsequent phases and/or possible mitigation strategies will be discussed.
- 1.7 **Identify public safety concern areas**
Purpose: Identify and highlight areas of concern and recommended strategies for improving public safety.
 - 1.7.1 Analyze crime data and incident reports for the corridors and surrounding areas.
 - 1.7.2 Conduct field observations and interviews with residents, business owners, and law enforcement officials to identify areas where people feel unsafe.
 - 1.7.3 Identify opportunities to address safety concerns through Crime Prevention Through Environmental Design (CPTED) principles.

Task Group 2: Process, Engagement and Vision

- 2.1 **Develop and execute a stakeholder engagement plan**
Purpose: Foster inclusive, collaborative, and informed decision-making engagement framework for diverse voices to be heard, trust among community members to be built, and alignment of planning outcomes with the needs, aspirations, and values of those impacted. By actively involving stakeholders, the consultant team can identify potential challenges early, enhance project transparency, and create more equitable, sustainable, and successful solutions.
 - 2.1.1 Provide an engagement plan document outlining purpose, activities, schedule, and strategies with coordination with the input plan (reference 2.1.5) and Ambassador Project (reference 2.5).
 - 2.1.2 Establish a Steering Committee made up of 5-9 highly engaged stakeholders representing the diversity of the neighborhoods in the planning area. The roles and responsibilities of the Steering Committee are as follows:
 - A. Meet eight (8) times during the planning process (1.5 hour meetings in person and TEAMS)
 - B. Advise and guide the project
 - C. Provide consistent and timely feedback
 - D. Provide local expertise and connections
 - E. Provide on-the-ground support
 - F. Serve as spokespeople and liaisons to the broader community on behalf of the project
 - 2.1.3 Conduct ten (10) key stakeholder interviews from the list of key stakeholders developed in collaboration with the City and Steering Committee.
 - 2.1.4 Develop an intentional, active, and far-reaching plan for community input and engagement that effectively reaches the target audience(s) that is informed by the results of the key stakeholder interviews and research findings in Task Group 1 to include a customized mix of the following engagement strategies:
 - A. Identity - develop a brand identity to support the engagement strategy and planning process

- B. Digital Communication – project website via Engage Fort Wayne, e-newsletter, social media (Facebook Posts/Reels/Stories/Groups/Events, Instagram Post/Reels/Stories), NextDoor, and online forums
 - C. Engage Fort Wayne website – surveys, mapping activities, and ranking activities
 - D. Printed Media – posters hung in storefront windows and on community bulletin boards; flyers passed out at events and left in stacks on tables/counters, door hangers, yard signs, banners, and postcards.
 - E. Face-to-face Engagement - door-to-door canvassing, tabling, presentations, open office hours, interviews, and walk and talks
 - F. Interactive and Community-building – events, pop-ups, activations, tactical urbanism, story booths, charrettes, public art, and volunteer activities.
 - G. Facilitate two (2) public meetings at milestones in the project: 1) existing conditions and analysis and alternatives, and 2) recommendations.
- 2.2 **Engage all relevant local, state and federal regulatory agencies**
 Purpose: Establish relationships, provide continuity of information, and determine requirements for current and future phases of the project.
- 2.2.1 Conduct resource agency coordination intent on informing the agencies about the corridor study. At this stage, no formal agency approvals will be sought, but certain agencies will be contacted to provide pertinent information and endorse the study process.
 - 2.2.2 Conduct a local public officials briefing to make local elected officials, representatives, and key stakeholders aware of corridor study. The meeting will be held virtually to increase participation and accommodate scheduling. A presentation will be followed by a question-and-answer session.
- 2.3 **Develop a vision statement and related goals and objectives**
 Purpose: Craft a compelling vision statement that reflects the community's desired future and develop a set of measurable goals and objectives to guide the planning process and ensure that the vision is realized.
- 2.3.1 Facilitate collaborative visioning sessions with community stakeholders, incorporating feedback from prior engagement activities.
 - 2.3.2 Guide participants through exercises designed to identify shared values, aspirations, and priorities to determine the vision, goals, and objectives for distinct corridor subareas.
 - 2.3.3 Develop draft and final vision statement for the overall Southeast planning area and vision, goals, and objectives for each corridor subarea.
- 2.4 **Provide early coordination with critical adjacent property owners**
 Purpose: Share information about the corridor study and learn about the conditions, barriers, goals of critical adjacent properties along the corridors in the study area.
- 2.4.1 Identify critical adjacent property owners through review of aerial imagery and parcel data to determine land ownership and through steering committee feedback. Critical owners will include those with large property frontage(s) along the study corridors, commercial and residential property owners, and business owners.
 - 2.4.2 Initiate communication early in the planning process by scheduling individual meetings or small group discussions to share project information, gather feedback, and address any concerns.
 - 2.4.3 Explore opportunities for collaboration and partnerships that could benefit both the property owners and the overall project goals.

Task Group 3: Development Plan

3.1 Develop general framework for plans

Purpose: Outline the core principles, primary objectives, and physical planning guidelines to be defined in the overall development plan.

3.1.1 Define and outline the core principles and objectives of the plan.

3.1.2 Define the standards, manuals, and best practices to be applied to the project.

3.1.3 Provide typical design parameters and typical cross sections based on city standards and best practices to be addressed throughout the plan.

3.2 Complete commercial node site plans

Purpose: Define vibrant and economically sustainable commercial centers and gateways at key nodes along the corridors guided by smart market analysis to define well-connected and equitable commercial/retail prototypes.

3.2.1 Analyze and identify three (3) commercial node focus area locations for parcel and district level commercial redevelopment, small business opportunities, and trail-oriented development.

3.2.2 Assess barriers to retail sales through a competition analysis, contributing to physical analysis, and analyzing development projections.

3.2.3 Develop color rendered concept site plans for key commercial nodes focus areas of the corridors to illustrate urban design strategies, building massing, placemaking tactics, streetscapes, transportation access, parking, and pedestrian amenities.

3.3 Complete access management plan

Purpose: Plan and design access to and from current and future land uses while minimizing vehicular, bicyclists, and pedestrian conflicts.

3.3.1 Identify and map existing access points along the corridor.

3.3.2 Analyze traffic patterns and identify conflict points.

3.3.3 Develop recommendations for access point modifications or closures.

3.3.4 Prepare a final access management plan report with detailed recommendations.

3.4 Complete neighborhood street and sidewalk plan

Purpose: Plan and design for resilient streets in a state of good repair coordination that provide access to neighborhood assets and in coordination with Task 3.5 and 3.6.

3.4.1 Assess the current condition and connectivity of neighborhood streets and sidewalks.

3.4.2 Provide a gap analysis for the sidewalk network.

3.4.3 Provide a detailed analysis of recent crash data for the project area, including crash types, severity, locations, and contributing factors with illustrative maps and charts.

3.4.4 Provide traffic analysis and intersection assessments.

3.4.5 Propose complete streets improvements and safety countermeasures to enhance safety, accessibility, and walkability/bikability/mobility with recommendations for new sidewalks, curb ramps, and multimodal crossings.

3.5 Complete bicycle and pedestrian connectivity plan

Purpose: Plan and design for safe, convenient, and accessible network for bicyclists, pedestrians, and ADA access in coordination with Task 3.4 and 3.6.

3.5.1 Assess the current condition of the bicycle and pedestrian infrastructure and local/regional network planning.

3.5.2 Complete bicycle and pedestrian levels of traffic stress (LTS) analysis.

3.5.3 Provide a gap analysis of the active transportation network and barriers to connectivity.

- 3.5.3 Provide recommendations for on-street and off-street bicycle and pedestrian facilities, multimodal crossings, wayfinding, and bicycle parking facilities.
- 3.6 **Complete transit access and connectivity plan**
Purpose: Plan and design for existing and expanded transit access to address existing transit needs and plan for changes in land uses and in coordination with Task 3.4 and 3.5.
 - 3.6.1 Evaluate the existing transit service, including routes, frequency, access, linkages to high-density land uses and other modes of transportation, and ADA accessibility.
 - 3.6.2 Document demographics related to vehicle and public transit use.
 - 3.6.3 Analyze social vulnerability related to transit access, distances traveled, transit destinations, safety, etc.
 - 3.6.4 Identify opportunities to improve transit access and connectivity, such as new or expanded routes, transit signal priority, and improved pedestrian and ADA access to transit stops.
- 3.7 **Complete resilience and sustainability plan**
Purpose: Develop a plan that reviews existing assets and provides recommendations on ways to incorporate resilient infrastructure and sustainable design.
 - 3.7.1 Provide recommendations for integrated green infrastructure for improved water quality, reduction of flooding impacts, and healthy environments.
 - 3.7.2 Provide recommendations to reduce the heat island effect to include pavement reduction, material choices, urban forestry, and shade.
 - 3.7.3 Recommend best practices for energy efficient roadways and lighting.
- 3.8 **Complete landscaping plan**
Purpose: Plan and design the urban forestry and planting approach for each distinct corridor focus area and overall Southeast study area.
 - 3.8.1 Inventory and map the existing tree and vegetation conditions using aerial photography.
 - 3.8.2 Determine the microclimate factors and functional needs of each distinct corridor focus area.
 - 3.8.3 Identify local and regional planting and maintenance case studies/precedents and discuss with city maintenance staff.
 - 3.8.4 Develop plant lists for distinct planting microclimates within the project areas for review by the City's landscape architect.
 - 3.8.5 Plan and design conceptual landscape plans for the corridors and the development site enlargement plans.
- 3.9 **Complete gateway branding & public art plan**
Purpose: Form an identity for the Southeast Corridors and document how it is integrated into projects.
 - 3.9.1 Meet and collaborate with local artists, community groups, and stakeholders.
 - 3.9.2 Determine opportunities to integrate public art into the design of streetscapes, parks, and other public spaces.
 - 3.9.3 Develop a plan for gateway features, signage, and public art installations by corridor focus area, commercial node, community destination, and community character.
- 3.10 **Complete inclusive, urban-mix regeneration plan**
Purpose: Develop a plan for equitable development and revitalization for all residents, regardless of income, race, or other factors, to benefit from the project.

- 3.10.1 Deliver a commercial Node Retail Activation strategy, including a framework for business vitalization, including policy and programmatic recommendations to realize and sustain retail demand and business mix.
- 3.10.2 Use the activation strategy to determine the locations and the mix of land uses - residential, commercial, mixed use, and community spaces – along corridors in the study area.
- 3.10.3 Provide recommendations and tools for commercial anti-displacement framework.
- 3.10.4 Develop color rendered concept site plans urban-mix location along the corridors to illustrate urban design strategies, building massing, placemaking tactics, streetscapes, transportation access, parking, and pedestrian amenities.
- 3.11 **Complete master study and action plan**
Purpose: Document the planning context, vision, goals, objectives, design recommendations, action steps and responsibilities that will guide the next steps and implementation of the project.
 - 3.11.1 Define the planning context, vision, and goals for the project.
 - 3.11.2 Develop specific objectives and design recommendations.
 - 3.11.3 Identify action steps and assign responsibilities.
 - 3.11.4 Outline potential funding sources for implementation.
 - 3.11.5 Engage with stakeholders to refine the master plan.
 - 3.11.6 Prepare a comprehensive master study and action plan document.
- 3.12 **Complete concept plans (10% plans)**
Purpose: Develop conceptual plans for the length of each project corridor and typical to illustrate the location and dimensions of recommendations of the master plan.
 - 3.12.1 Develop black/white and color CAD drawings over aerial photography.
 - A. Drawings will be developed utilizing 24" x 36" sheets at a scale of 1" = 200' over publicly available aerial imagery.
 - B. Proposed linework and labeling will be shown for each major corridor previously identified herein.
 - 3.12.2 Develop black/white CAD drawings of typical street sections for typical conditions of the existing and proposed roadways.
 - A. Drawings will be developed utilizing 24" x 36" sheets.
 - B. Up to 3 existing and 3 proposed typical sections for each corridor will be developed.
 - 3.12.3 Develop order of magnitude cost model for the proposed improvement.

Task Group 4: Project Deliverables

- 4.1 **Engagement Strategy using Engage Fort Wayne Website**
Purpose: Outline an intentional, active, and far-reaching plan for community input and engagement. By delivering on both input and engagement, we are gathering essential information that shapes the technical aspects of the project, while also building a framework for community involvement and ownership beyond the planning phase. The Engage Fort Wayne Website, the City's one-stop online platform for meaningful and accessible community participation in City projects, discussions, and policies is the hub for this strategy.
 - 4.1.1 Develop Southeast Corridors Planning Study webpage on the Engage Fort Wayne website in cooperation with City officials provide guidance regarding the digital platform's capabilities and limitations.
 - A. Lead content development, including but not limited to project description, FAQ, and timeline.

- B. Develop community engagement activities, including but not limited to surveys, mapping activities, and ranking activities.
 - C. Support project page with high-quality visuals and graphics.
 - D. Provide content in multiple languages.
 - 4.1.2 Generate traffic and direct community members to Engage.CityofFortWayne.org through the following methods:
 - A. From the Project website, e-newsletter, and social media pages.
 - B. From posts in relevant social media groups and NextDoor channels.
 - C. By including the website and QR code on printed collateral and signage.
 - D. By including the website in the Ambassadors' talking points.
 - E. By including the website and call to action when coordinating media coverage.
 - 4.1.3 Facilitate engagement for community members without technology or require materials in other languages to be able participate in activities hosted on Engage.CityofFortWayne.org.
 - A. Provide access to tablets at during staffed office hours.
 - B. Provide tablets to Ambassadors who can provide access while out in the community.
 - C. Provide tablets with content available in multiple languages.
 - 4.1.4 Provide opportunities for community members to engage and interact with the project without technology.
 - A. Provide paper copies of surveys, feedback activities, and project tools.
 - B. Conduct in-person interactive engagement activities to collect similar data as the on-line webpage activities.
- 4.2 **Preliminary reports/plans**
 Purpose: Provide key project memorandum and summaries for client review throughout the project schedule.
 - 4.2.1 Outreach and Engagement Plan
 - 4.2.2 Data Needs Assessment Memorandum
 - 4.2.3 Existing Conditions Memorandum
 - 4.2.4 Technical Analysis Memorandum
 - 4.2.5 General Project Framework - core principles, objectives, standards, best practices, design parameters and city standards
 - 4.2.6 Commercial/Retail Market Analysis Memorandum
 - 4.2.7 Housing Market Analysis Memorandum
 - 4.2.8 Corridor Alternatives and Evaluation Memorandum
 - 4.2.9 Red Flag Analysis and Environmental Memorandum
 - 4.2.10 Engagement Summary
- 4.3 **Illustrative Images/Renderings**
 Purpose: Develop clear and engaging visual representations of the proposed improvements for the corridors that accurately reflect the proposed plans and design guidelines in coordination with Task 3.13.
 - 4.3.1 Provide color rendered strip maps over aerial photography for each corridor.
 - 4.3.2 Provide color rendered enlargement site plans for focus areas and nodal development over aerial photography.
 - 4.3.3 Provide three (3) color perspective renderings and provide sketches, diagrams, and other visual formats that communicate the project vision and design concepts to stakeholders and the public.
- 4.4 **Final Corridors Planning Study**

Purpose: Documentation of planning, design, and feasibility for the advancement of concept planning for the corridors and focus areas of the project to include the following:

- 4.4.1 Existing conditions reports
- 4.4.2 Community engagement summaries and outcomes
- 4.4.3 Economic development focus
- 4.4.4 Transportation analysis and recommendations
- 4.4.5 Plan, perspective, and street section renderings
- 4.4.6 Design palette: paving, site furniture, lighting, branding, landscaping, and lighting
- 4.4.7 Green infrastructure/sustainable strategies and systems
- 4.4.8 Order of magnitude cost model by area and potential funding options.
- 4.4.9 Master Development Plan - implementation, phasing, funding, and action plan
- 4.4.10 Website-ready graphics and reports

4.5 Final illustrative executive summary of the corridors plan

Purpose: Provide a concise and visually engaging overview of the corridors plan, highlighting key findings, recommendations, and next steps. Main chapters include:

- 4.5.1. Introduction and Vision Statement
- 4.5.2. Key Findings
- 4.5.3. Recommendations
- 4.5.4. Implementation Strategy
- 4.5.5. Conclusion and Next Steps

4.6 All GIS shapefiles gathered or produced by the Consultant

Purpose: Contribute to the city's GIS database for the Southeast area

- 4.6.1 Existing conditions layers
- 4.6.2 Proposed planning layers

4.7 All native, editable graphic, CAD and desktop publishing files

Purpose: Provide continuity between the project and future steps.

- 4.7.1 CAD files for 10% plans, strip maps, and focus area enlargement plans.
- 4.7.2 Adobe Suite files for graphics and reports.
- 4.7.3 Jpegs and PDF for final graphics and images.
- 4.7.4 Final report

Supplemental Services: Ambassador Program

Purpose: Build a broad coalition of residents that will be empowered through the engagement process to lead and own outcomes of the plan. Project Ambassadors are local residents hired to co-design and implement the project's outreach, engagement, and communication strategies. They provide local expertise and relationships and facilitate the trust-building process. They are vital to gaining access to corners of the community that have historically been left out of the planning process.

- S1. Manage the hiring and onboarding process to include:
 - A. Project Ambassador job description
 - B. Recruiting and interviewing candidates
 - C. Hire Project Ambassador team members
 - D. Onboard and train Ambassadors
- S2. Manage the Ambassadors throughout planning process to include:
 - A. Weekly meetings between supervisor and team members
 - B. Development and delegation of tasks such as:
 - Co-designing strategy and tactics
 - Building relationships
 - Canvassing

- Coordinating small engagement and community building events
 - Distributing collateral
 - Managing online communications
 - Reporting their experiences and learnings back to supervisor
 - Documenting their experiences and environment via photo and video
 - Tracking metrics
 - Conducting research
- C. Assess the efficacy of tactics, adjust/revise as needed
- D. Track and report metrics
- E. Allocation of \$31,000 to represent 2,000 hours at \$15 per hour for Ambassadors.
Number of Ambassadors to be determined.

Exclusions

Items not anticipated to be required for this project or to be completed by others, and thus not included within this scope of work, include:

- Topographic, utility, and property surveys
- Development of bid documents
- Development of design of public utility infrastructure (i.e., water main, storm or sanitary sewer)
- Hydraulic and hydrological analysis and calculations
- Lighting design
- Traffic Signal Design
- Traffic Counts
- EV planning
- Permitting of any kind
- Bidding
- Structural and/or bridge design -including retaining walls, junction boxes, special foundations, pedestrian bridges over waterways, railroads or roadways, etc.
- ITS network analysis
- Pavement analysis and design
- Geotechnical analysis and design
- Right of way engineering
- Construction phase services
- Property acquisition services
- Boundary surveys, utility surveys, verification of utility easements
- Railroad coordination
- Utility coordination
- Title work or other property owner verification
- NEPA

Any other tasks in addition to those specifically described in the above scope of services would be billed as extras on a time and materials basis unless a specific scope and fee is negotiated separately. However, we would not proceed with supplemental services without your direction or authorization.

The final plan shall be broken down into each of the five areas with subareas as deemed appropriate. The breakdown shall cost estimates for each area and potential funding options for each area. The project shall also coordinate with other on-going City of Fort Wayne projects on-going in construction and design in these areas to ensure a cohesive urban plan.

All work shall be done in accordance with RAISE grant requirements. The City of Fort Wayne Southeast Corridors Planning Project – Resource Document and Public Participation Plan (Draft) are hereby incorporated by reference along with the February 2023 Raise Grant Application.

All work shall be done in accordance with United States Department of Transportation RAISE grant requirements. The Federal Regulations, Contract Provisions, Clauses and Certifications as outlined in the United States Department of Transportation Exhibits to FHWA Grant Agreements under the Fiscal Year 2024 RAISE Program (April 23, 2025) are incorporated into this consultant agreement and all related sub-agreements. In addition, the City of Fort Wayne Southeast Corridors Planning Project – Resource Document and Public Participation Plan (Draft) are hereby incorporated by reference along with the February 2024 Raise Grant Application.

C. SCHEDULE

The project will be completed per attached design schedule. This schedule is based on receiving a Notice to Proceed by: November , 2025 and receiving prompt review and approvals from CITY. A detailed schedule is provided below:

Scope Item	1	2	3	4	5	6	7	8	9	10	11	12
Project Initiation and Coordination												
Kickoff Meeting	●	●										
Client Review and Coordination Meetings (Monthly)	●	●	●	●	●	●	●	●	●	●	●	●
Stakeholder Meetings	●		●			●			●			●
Public Open House Meetings	●											●
Task Group 1: Background Information												
1.1 - Synthesize historical and demographic context	●			●								
1.2 - Synthesize development patterns and conditions	●			●								
1.3 - Conduct existing asset inventory of each corridor	●			●								
1.4 - Identify public land, ROW and private land	●			●								
1.5 - Conduct market analysis of surrounding community		●		●								
1.6 - Undertake a red-flag analysis		●		●								
1.7 - Identify public safety concern areas		●		●								
Task Group 2: Process, Engagement and Vision												
2.1 - Develop and execute stakeholder engagement plan	●	●										
2.2 - Engage relevant local/state/federal regulatory agencies			●									●
2.3 - Develop vision statement and related goals/objectives			●			●						
2.4 - Early coordination with critical adjacent property owners		●				●						
2.5 - Ambassador Program	●											●
Task Group 3: Development Plan												
3.1 - Develop general framework for plans												
3.2 - Complete commercial node site plans												
3.3 - Complete access management plan												
3.4 - Complete neighborhood street and sidewalk plan												
3.5 - Complete bicycle and pedestrian connectivity plan												
3.6 - Complete transit access and connectivity plan												
3.7 - Complete resilience and sustainability plan												
3.8 - Complete EV & smart technology plan												
3.9 - Complete landscaping plan												
3.10 - Complete gateway branding & public art plan												
3.11 - Complete inclusive, urban-mix regeneration plan												
3.12 - Complete master study and action plan												
3.13 Complete concept plans (70% plans)												
Task Group 4: Project Deliverables												
4.1 - Engagement Strategy using Engage Fort Wayne Website	●											●
4.2 - Preliminary topsoils/plants									●	●		
4.3 - Preliminary illustrative images/renderings							●	●				
4.4 - Final Corridor Planning Study									●	●		
4.5 - Final illustrative executive summary of the corridors plan									●	●		
4.6 - All GIS shapefiles gathered or produced by Consultant											●	●
4.7 - All native, editable graphic, CAD/desktop publishing files											●	●

PART II

CITY'S RESPONSIBILITIES

City shall, at its expense, do the following in a timely manner so as not to delay the SERVICES:

A. INFORMATION REPORTS/CITY UTILITY MAPS/AERIAL MAPS/CONTOUR MAPS

Make available to ENGINEER reports, studies, regulatory decisions and similar information relating to the SERVICES that ENGINEER may rely upon without independent verification unless specifically identified as requiring such verification.

Provide ENGINEER with a maximum of two (2) copies each of existing CITY utility maps, aerial maps and contour maps that are readily available in the City-County Building.

B. REPRESENTATIVE

Designate a representative for the project who shall have the authority to transmit instructions, receive information, interpret and define CITY'S requirements and make decisions with respect to the SERVICES. The CITY representative for this AGREEMENT will be Patrick Zaharako, City Engineer.

C. DECISIONS

Provide all criteria and full information as to CITY'S requirements for the SERVICES and make timely decisions on matters relating to the SERVICES.

PART III
COMPENSATION

A. COMPENSATION

Compensation for services performed in accordance with Part I – SERVICES of this Agreement will be based on hours actually spent and expenses actually incurred with a not-to-exceed engineering fee of \$868,579.27 as summarized in attached Attachment 1.

ENGINEER's costs will be based on the hours incurred to complete the project times the hourly rates of the various personnel, per Attachment 2 – Hourly Rate Schedule. All Reimbursable costs incurred for the project will be invoiced at cost plus 10% percent to cover administrative costs.

Payment for outside consulting and/or professional services such as Geotechnical, Registered Land Surveyor for easement preparation, or Legal Services performed by a Subconsultant at actual cost to ENGINEER plus 10% percent for administrative costs. The ENGINEER will obtain written CITY approval before authorizing these services.

B. BILLING AND PAYMENT

1. Timing/Format

- a. ENGINEER shall invoice CITY monthly for SERVICES completed at the time of billing. Such invoices shall be prepared in a form and supported by documentation as CITY may reasonably require.
- b. CITY shall pay ENGINEER within 30 days of receipt of approved invoice.

2. Billing Records

ENGINEER shall maintain accounting records of its costs in accordance with generally accepted accounting practices. Access to such records will be provided during normal business hours with reasonable notice during the term of this Agreement and for 3 years after completion.

**PART IV
STANDARD TERMS AND CONDITIONS**

1. **STANDARD OF CARE.** Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the services are performed. No warranty or guarantee, express or implied, are provided, including warranties or guarantees contained in any uniform commercial code.

2. **CHANGE OF SCOPE.** The scope of services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by ENGINEER and CITY. ENGINEER will promptly notify CITY of any perceived changes of scope in writing and the parties shall negotiate modifications to this Agreement.

3. **SAFETY.** ENGINEER shall establish and maintain programs and procedures for the safety of its employees. ENGINEER specifically disclaims any authority or responsibility for general job site safety and safety of persons other than ENGINEER employees.

4. **DELAYS.** If events beyond the control of ENGINEER, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of God or a public enemy, and act or regulation of any government agency, result in delay to any schedule established in this Agreement, such schedule shall be extended for a period equal to the delay. In the event such delay exceeds 90 days, ENGINEER will be entitled to an equitable adjustment in compensation.

5. **TERMINATION/SUSPENSION.** Either party may terminate this Agreement upon 30 days written notice to the other party in the event of substantial failure by the other party to perform in accordance with its obligations under this Agreement through no fault of the terminating party. CITY shall pay ENGINEER for all Services, including profit relating thereto, rendered prior to termination, plus any expenses of termination.

ENGINEER or CITY, for purposes of convenience, may at any time by written notice terminate the services under this Agreement. In the event of such termination, ENGINEER shall be paid for all authorized services rendered prior to termination including reasonable profit and expenses relating thereto.

6. **REUSE OF PROJECT DELIVERABLES.** Reuse of any documents or other deliverables, including electronic media, pertaining to the Project by CITY for any purpose other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written verification or adaptation by ENGINEER for the specific purpose intended, shall be at CITY's sole risk.

7. **OPINIONS OF CONSTRUCTION COST.** Any opinion of construction costs prepared by ENGINEER is supplied for the general guidance of the CITY only. Since ENGINEER has no control over competitive bidding or market conditions, ENGINEER cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to CITY.

8. **RELATIONSHIP WITH CONTRACTORS.** ENGINEER shall serve as CITY's professional representative for the Services, and may make recommendations to CITY concerning actions relating to CITY's contractors, but ENGINEER specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by CITY's contractors.

9. **MODIFICATION.** This Agreement, upon execution by both parties hereto, can be modified only by a written instrument signed by both parties.

10. **PROPRIETARY INFORMATION.** Information relating to the

Project, unless in the public domain, shall be kept confidential by ENGINEER and shall not be made available to third parties without written consent of CITY.

11. **INSURANCE.** ENGINEER will maintain insurance coverage for Professional, Comprehensive General, Automobile, Worker's Compensation and Employer's Liability in amounts in accordance with legal, and ENGINEER business, requirements. Certificates evidencing such coverage will be provided to CITY within 30 days of the execution of the agreement. For projects involving construction, CITY agrees to require its construction contractor, if any, to include ENGINEER as an additional insured on its policies relating to the Project. ENGINEER coverages referenced above shall, in such case, be excess over contractor's primary coverage.

12. **INDEMNITIES.** To the fullest extent permitted by law, ENGINEER shall indemnify and save harmless the City from and against loss, liability, and damages sustained by CITY, its agents, employees, and representatives by reason of injury or death to persons or damage to tangible property to the extent caused directly by the negligent errors or omissions of ENGINEER, its agents or employees.

13. **LIMITATIONS OF LIABILITY.** No employee or agent of ENGINEER shall have individual liability to CITY. CITY agrees that, to the fullest extent permitted by law, ENGINEER's total liability to CITY for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Project or this Agreement from any causes including, but not limited to, ENGINEER's negligence, error, omissions, strict liability, or breach of contract shall not exceed the total compensation received by ENGINEER under this Agreement except for personal injury or property damage which shall be limited to the extent of ENGINEER insurance coverage (minimum \$700,000 for a single claim and \$5,000,000 for all claims in an occurrence). If CITY desires a limit of liability greater than that provided above, CITY and ENGINEER shall include in this Agreement the amount of such limit and the additional compensation to be paid to ENGINEER for assumption of such additional risk.

14. **ASSIGNMENT.** The rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and insure to the benefit of any permitted assigns.

15. **ACCESS.** CITY shall provide ENGINEER safe access to any premises necessary for ENGINEER to provide the Services.

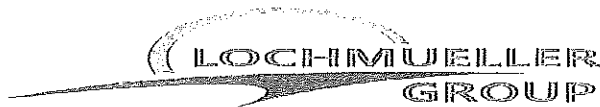
16. **PREVAILING PARTY LITIGATION COSTS.** In the event any actions are brought to enforce this Agreement, the prevailing party shall be entitled to collect its litigation costs from the other party.

17. **NO WAIVER.** No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate another section of this Agreement or operate as a waiver of any future default, whether like or different in character.

18. **SEVERABILITY.** The various term, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

19. **AUTHORITY.** The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the part for whom they are signing.

20. **STATUTE OF LIMITATION.** To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims regarding ENGINEER's performance under this Agreement shall expire one year after Project Completion.



Non Federal Funded LPA Worksheet

Rates

Employee Classification	Class Code	2025 Straighttime Billable Rate
Administrative Assistant	ZSA	\$88.25
3D Visual Design	3DV	\$137.69
Construction Project Supervisor I	CB1	\$138.50
Construction Project Supervisor II	CB2	\$166.25
Construction Engineer I	CE1	\$123.55
Construction Engineer II	CE2	\$160.54
Construction Engineer III	CE3	\$183.71
Construction Inspector I	CI1	\$103.25
Construction Inspector II	CI2	\$124.10
Corporate Administrator	ZMA	\$131.65
Engineer Designer I	ED1	\$112.92
Engineer Designer II	ED2	\$136.89
Engineer Designer III	ED3	\$148.97
Engineer Designer IV	ED4	\$169.15
Engineering Intern I	EI1	\$109.13
Engineering Intern II	EI2	\$115.71
Engineering Intern III	EI3	\$127.08
Engineering Tech I	ET1	\$82.64
Engineering Tech II	ET2	\$100.16
Engineering Tech III	ET3	\$146.74
Environmental Specialist I	PB1	\$94.69
Environmental Specialist II	PB2	\$115.17
Environmental Specialist III	PB3	\$137.30
Environmental Specialist IV	PB4	\$167.10
Environmental Geologist	PLG	\$174.90
Environmental Technician	PT2	\$105.90
Field Lab Technician I	FLT1	\$85.90
Graphic Designer	YGR	\$95.95
Historian/Section 106 Specialist II	PH2	\$90.39
Historian/Section 106 Specialist III	PH3	\$147.78
Historian/Section 106 Specialist IV	PH4	\$165.77
IT System Specialist	CSS	\$184.67
Lead Utility & Railroad Coordinator	UC3	\$160.67
Professional Surveyor	LS4	\$203.53
Project Engineer I	EN1	\$140.97
Project Engineer II	EN2	\$150.19
Project Engineer III	EN3	\$176.35
Project Engineer IV	EN4	\$197.36

Project Liason	EPL	\$166.71
Really Specialist	RES	\$109.09
ROW Service Specialist	RSS	\$156.04
Senlor Appralser	RSA	\$182.46
Senlor Engineer I	ENS1	\$219.63
Senlor Engineer II	ENS2	\$245.28
Senlor Transporallon Planner I	TPS	\$191.58
Landscape Architect	LA	\$139.10
Senior Landscape Architect	LA1	\$239.72
Senlor Project Manager I	ESM1	\$226.42
Senior Project Manager II	ESM2	\$269.91
Senior Project Manager III	ESM3	\$319.73
Senlor Project Manager IV	ESM4	\$341.54
Student Intern	EST	\$68.47
Survey Party Chief II	SP2	\$117.06
Survey Party Chief III	SP3	\$137.63
Survey Technician	SVT	\$83.70
Transportation Planner I	TP1	\$98.29
Transportation Planner II	TP2	\$116.86
Transportation Planner I	TP3	\$136.01
Utility & Railroad Coordinator I	UC1	\$109.09
Utility & Railroad Support	UCS	\$103.95

TRAVEL TIME for survey crews will be charged both directions from door-to-door.

OVERTIME work will be performed only at the direction of the client. All work on survey crews, drafting or clerical over eight hours per day or work performed on weekends or holidays is considered overtime and will be billed at 1.25 times above quoted rates.

CONSTRUCTION LAYOUT: Contractors shall verify construction layout stakes and notify the surveyor of any discrepancies prior to construction.

DIRECT EXPENSES will be charged to the client in addition to the above quoted rates. Mileage will be charged at the allowable federal mileage reimbursement rate at the time the mileage was incurred. Direct expenses include but are not limited to: mileage, filing fees, testing, express mail costs, etc. provided that they are reasonable and necessary for the accomplishment of the work.

These rates may be changed on an annual basis at the discretion of Lochmueller Group, Inc.



Hourly Rates

PERSONNEL / ITEM	PRICE PER HOUR
Principal	\$225/hr
Project Director/Team Lead	\$175/hr
Staff	\$135/hr
Admin/Travel	\$100/hr



2025 Hourly Rates

Project Name: Southeast Corridors Planning Study 2/7/2025
Client: City of Fort Wayne, IN
Des. No.:
RFP No.: 124-3059-00P
Lochgroup Project No.:

Staff	Role	Title	Hourly Rate 2025
Jary Paytes, Ph.D.	Project Director	Vice President, Research and Analysis	\$ 295.00
Eve Cillon	Project Manager	Senior Consultant	\$ 190.00
Anne Jensen	Analyst	Consultant	\$ 160.00

HOURLY RATES 2025



The Team

Chief Strategist/Managing Principal

Bobby Boone, Founder of &Access, is passionate about supporting, analyzing, and designing solutions for small businesses and the communities they support.

Principal

Drew Sanchez Lucco has over a decade of experience with engagement, ecosystem strategy, and strategic financial deployment.

Strategy Lead/Project Manager

Erin Berry 11 years of experience in both the public and private sectors. A seasoned urban planner and legal professional, Erin is dedicated to fostering equitable economic development in under-resourced communities.

Business Manager/Project Manager

Aaron Wilson is passionate about numbers and processes, keeping projects and the firm on track. He brings experience in real estate finance, commercial property asset management.

Strategist II

Jesse Bardsley brings 7 years in planning with experience in several key disciplines, such as zoning code analysis, community engagement, and transportation and housing, that have earned him a well-rounded skillset.

Your Partners in Progress

HOURLY RATES

Chief Strategist/Managing
Principal
\$315

Principal
\$290

Strategy Lead/Project
Manager
\$225

Business Manager/Project
Manager
\$225

Strategist II
\$190

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Fee Summary

Project Name: Southeast Corridors Planning Study
Client: City of Fort Wayne, IN
Des. No.:
RFP No.: 124-3059-00P
Lochgroup Project No.:

TASK DESCRIPTION	Rate Year	FEE BY DEPARTMENT AND SUBCONSULTANT										TOTAL DOLLARS / TASK
		LG PM	LG HWY	LG TEP/EV	LG WR	LG ENV	LG UD/LA	YARD	Access	Fourth Economy		
Project Schedule and Review Meetings	2025											
Kick-off meeting	2025	\$ 6,432.54	\$ 539.82	\$ 3,691.92				\$ 2,003.00	\$ 2,160.00			\$14,825.00
Project Schedule	2025	\$ 3,835.52							\$ 765.00			\$4,600.52
Client review and coordination meetings (monthly 12 TEAMS)	2025	\$ 12,735.48	\$ 6,477.84	\$ 4,313.48					\$ 4,550.00			\$28,087.00
Meeting summaries	2025	\$ 5,753.28	\$ 1,079.64									\$6,832.92
Task Group 1: Background Information	2025											
1.1 Synthesize historical and demographic context	2025	\$ 479.44					\$ 558.88	\$ 1,750.00	\$ -			\$3,188.60
1.2 Synthesize development patterns and conditions	2025	\$ 479.44		\$ 2,241.02				\$ 1,350.00	\$ 1,710.00			\$5,163.00
1.3 Conduct existing asset inventory of each corridor	2025	\$ 1,917.76	\$ 21,444.00	\$ 11,431.60	\$ 6,544.37		\$ 1,112.80	\$ 1,250.00				\$44,201.00
1.4 Identify public land, ROW, and private land	2025	\$ 479.44	\$ 10,722.00					\$ 2,625.00				\$13,826.00
1.5 Conduct market analysis of the surrounding comm	2025	\$ 479.44							\$ 8,475.00	\$ 16,650.00		\$25,634.00
1.6 Undertake a red flag analysis	2025	\$ 479.44				\$ 9,315.72			\$ -			\$9,795.00
1.7 Identify public safety concern areas	2025	\$ 479.44	\$ 2,231.48				\$ 479.44	\$ 1,250.00	\$ -			\$3,940.00
Task Group 2: Process, Engagement, and Vision	2025											
2.1 Develop and execute a stakeholder engagement plan	2025	\$ 31,217.44					\$ 13,910.00	\$ 35,000.00				\$81,127.00
2.2 Engage all relevant local, state and federal agencies	2025	\$ 1,917.76				\$ 7,752.26		\$ 875.00	\$ 615.00			\$11,160.00
2.3 Develop a vision statement and related goals and objis	2025	\$ 1,917.76	\$ 2,159.28				\$ 1,917.76	\$ 2,625.00				\$8,629.00
2.4 Provide early coordination with critical adjacent prop owners	2025	\$ 2,370.80				\$ 8,593.83		\$ 2,625.00				\$13,594.00
Task Group 3: Development Plan	2025											
3.1 Develop general framework for plans	2025	\$ 558.88		\$ 1,532.64			\$ 3,835.52	\$ 1,350.00	\$ 315.00			\$7,592.00
3.2 Complete commercial node site plans	2025	\$ 558.88	\$ 8,872.64				\$ 4,143.38	\$ 33,500.00	\$ 6,110.00			\$42,585.00
3.3 Complete access management plan	2025	\$ 558.88	\$ 6,535.72	\$ 10,351.56				\$ 1,755.00				\$18,601.00
3.4 Complete neighborhood street and sidewalk plan	2025	\$ 558.88		\$ 32,592.08			\$ 3,184.48	\$ 2,025.00				\$33,760.00
3.5 Complete bicycle and pedestrian connectivity plan	2025	\$ 558.88		\$ 10,351.56			\$ 3,184.48	\$ 675.00				\$15,170.00
3.6 Complete transit access and connectivity plan	2025	\$ 558.88		\$ 10,351.56			\$ 3,184.48					\$14,495.00
3.7 Complete resilience and sustainability plan	2025	\$ 558.88			\$ 9,926.59		\$ 1,917.76		\$ 3,050.00			\$15,633.00
3.8 Complete landscaping plan	2025	\$ 558.88					\$ 7,481.76					\$8,441.00
3.9 Complete gateway branding & public art plan	2025	\$ 558.88					\$ 1,917.76	\$ 11,275.00				\$14,253.00
3.10 Complete inclusive, urban-mix regeneration plan	2025	\$ 558.88					\$ 4,142.36	\$ 32,500.00	\$ 6,610.00	\$ 15,820.00		\$60,633.00
3.11 Complete master study and action plan	2025	\$ 558.88	\$ 16,489.00	\$ 29,825.35	\$ 4,552.16		\$ 9,399.52	\$ 4,625.00	\$ 1,260.00			\$67,620.00
3.12 Complete concept plans (10% plans)	2025	\$ 558.88	\$ 101,187.04	\$ 2,612.28	\$ 13,313.19		\$ 9,899.52					\$127,471.00
Task Group 4: Project Deliverables	2025											
4.1 Engagement Strategy using Engage Fort Wayne Website	2025	\$ 558.88						\$ 2,625.00				\$3,183.88
4.2 Preliminary reports/plans	2025	\$ 1,411.72	\$ 11,157.92	\$ 10,351.95	\$ 9,478.78		\$ 7,451.76	\$ 675.00				\$40,557.00
4.3 Illustrative Images/Renderings	2025	\$ 558.88					\$ 16,354.52	\$ 1,250.00				\$18,163.00
4.4 Final Corridors Planning Study	2026	\$ 1,456.78		\$ 6,174.05	\$ 5,155.70		\$ 9,765.10	\$ 875.00	\$ 2,400.00			\$25,633.00
4.5 Final illustrative executive summary of the corridors plan	2026	\$ 558.88		\$ 1,148.24	\$ 1,243.67		\$ 3,551.11	\$ 675.00	\$ 327.29			\$5,934.00
4.6 All GIS shapefiles gathered or produced	2026	\$ 494.14		\$ 3,115.87	\$ 1,148.24	\$ 1,243.67	\$ 1,156.20	\$ 875.00	\$ 1,116.93			\$3,193.00
4.7 All native, editable graphic, CAD and desktop publishing files	2026	\$ 494.14	\$ 3,115.87	\$ 1,148.24	\$ 1,243.67		\$ 1,156.20	\$ 875.00				\$7,995.00
Subtotal		\$ 89,240.15	\$ 193,066.25	\$ 137,468.61	\$ 52,078.14	\$ 26,025.66	\$ 110,070.76	\$ 143,525.80	\$ 39,514.30	\$ 32,762.00	\$	\$29,648.22
Expenses		\$ 6,093.60		\$ 1,560.00			\$ 2,470.00	\$ 4,000.00				\$14,523.00
Total Fee		\$ 95,333.75	\$ 193,066.25	\$ 139,028.61	\$ 52,078.14	\$ 26,025.66	\$ 112,540.76	\$ 152,525.80	\$ 39,514.30	\$ 32,762.00		\$843,578.00
TOTAL FEE:												\$843,578.00

\$ 25,000.00 contingency
\$868,578.00

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DIGEST SHEET

Department: Public Works

Resolution Number: 0726P

Title of Ordinance: 2025 Southeast Corridors Study

Amount of Contract: \$868,579.27

Description of Project (Be Specific):

The Southeast Corridors Planning Project will analyze approximately 8.9 linear miles of urban minor arterial corridors in Southeast Fort Wayne. The study will address multimodal transportation needs, identify opportunities for redevelopment, improve connectivity and safety, and develop a long-term vision for equitable and sustainable growth.

Primary corridors include S. Anthony Blvd, W. & E. Paulding Rd, Fairfield Ave/Tillman Rd, and E. Tillman Rd. The scope includes public engagement, visioning, commercial node planning, multimodal transportation planning, market and housing analysis, resilience and sustainability planning, and concept plan development per RAISE Grant requirements.

What Are The Implications If Not Approved:

Without approval, the City will lose momentum in advancing RAISE Grant-funded planning efforts, delaying improvements to critical Southeast corridors and undermining community redevelopment and multimodal mobility objectives.

If Prior Approval Is Being Requested, Justify:

Additional Comments:

- ☐ 100% Funded through the FY2024 USDOT RAISE Grant.
- ☐ Consultant: Lochmueller Group, Inc., with subconsultants including &Access and Fourth Economy.
- ☐ Managed by the City of Fort Wayne Public Works, Engineering Department.
- ☐ Project aligns with the City's long-term strategic plan for equitable revitalization of Southeast neighborhoods.
- ☐ City Representative: Patrick Zaharako, City Engineer.
- ☐ Expected start upon Notice to Proceed in November 2025.