

3
4 AN ORDINANCE approving the awarding of Quest
5 #10154933 - SERVICE AGREEMENT – HANNA
6 HOMESTEAD REDEVELOPMENT PROJECT -
7 (\$309,650.00) between ANDERSON + BOHLANDER, LLC
8 and the City of Fort Wayne, Indiana, for the PARKS AND
9 RECREATION DEPARTMENT, by and through its Board of
10 Park Commissioners.

11
12 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
13 CITY OF FORT WAYNE, INDIANA;

14 SECTION 1. That Quest #10154933 - SERVICE AGREEMENT – HANNA
15 HOMESTEAD REDEVELOPMENT PROJECT - between ANDERSON + BOHLANDER,
16 LLC and the City of Fort Wayne, Indiana, for the PARKS AND RECREATION
17 DEPARTMENT, by and through its Board of Park Commissioners, respectfully for:

18 DESIGN SERVICES, CONSTRUCTION DOCUMENTATION, AND
19 CONSTRUCTION ADMINISTRATION;

20 involving a total cost of THREE HUNDRED NINE THOUSAND SIX HUNDRED FIFTY
21 AND 00/100 DOLLARS – (\$309,650.00) all as more particularly set forth in said Quest
22 #10154933 - SERVICE AGREEMENT – HANNA HOMESTEAD REDEVELOPMENT
23 PROJECT - which is on file in the Office of the City Clerk, and is by reference incorporated
24 herein, made a part hereof, and is hereby in all things ratified, confirmed and approved.

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

27 _____
28 Council Member

29 APPROVED AS TO FORM AND LEGALITY

30 _____
Malak Heiny, City Attorney

Score Tabulation

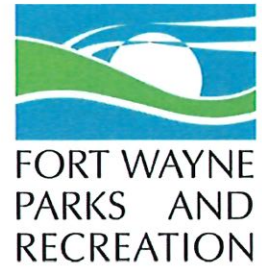
Hanna Homestead Park Redevelopment
Quest #10154933

June 1, 2026

| CONSULTANT | SCORE |
|--------------------------------|-------|
| Anderson + Bohlander, LLC | 94 |
| Rundell Ernstberger Associates | 91 |
| Context Design | 80 |
| DLZ | 79 |
| JPR | 78 |
| J2 | 76 |
| MKSK | 76 |
| Troyer Group | 72 |
| Fleis & Vandenbrink | 70 |
| Arcadis | 63 |
| V3 | 63 |
| RDG | 59 |
| Abonmarche | 58 |
| KW | 57 |



City of Fort Wayne Parks
and Recreation Department
Hanna Homestead Park Redevelopment
REQUEST FOR PROPOSALS



Summary

The City of Fort Wayne Parks and Recreation Department (FWPRD) is seeking proposals with fees from firms qualified to prepare Construction Documents and Specifications, including Construction Administration for the Redevelopment of Hanna Homestead Park. The Hanna Homestead Park Master Plan was completed by Park's staff, in close collaboration with residents of the surrounding neighborhoods and the Hanna Homestead Park Master Plan Steering Committee. Conceptual Plan graphics can be seen on page four.

Consultants must have the knowledge, skills, experience and time to produce high quality work, the details for which are outlined in Section Two. The FWPRD expects the work delivered by consultants to be informed by the Hanna Homestead Park Master Plan, associated Guiding Principles and by the Scope of Work outlined in this RFP. The work contemplated by the FWPRD for this project is multifaceted and will require the coordinated participation of professional disciplines including landscape architecture, architecture and civil engineering. The selected consultants will work closely with the Fort Wayne Parks and Recreation Planning and Development staff.

This document presents the specific requirements for submitting a proposal and includes a scope of work, the preferred organization structure, and all deliverables.

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SECTION ONE – Introduction

Hanna Homestead Park, in Context

Hanna Homestead Park (intersection of Gay Street and Lewis Street) is located in the East Central Neighborhood, just east of downtown Fort Wayne. It is bordered by Lewis Street to the north, Gay Street to the west, and Hugh Street to the south; residential lots border the park on the east. It is nestled in a mostly residential neighborhood, with several churches and small businesses found in the blocks immediately surrounding the park.

In 1962 the old Hanna Homestead house was torn down. The home, on what was originally a 10-acre tract, was built in 1839 by Samuel Hanna. Before the Homestead was torn down it was used as the "home for crippled children". Efforts were unsuccessful to preserve the home as a historic landmark. The property was donated to the Fort Wayne Community Schools by Eliza Hanna Hayden, in memory of her father, Samuel Hanna. The Fort Wayne Community Schools gave Hanna Homestead to the Fort Wayne Parks and Recreation Department by quit claim deed on January 10, 1966. The property was then developed into a 2.5-acre park.

The park currently features a basketball court, baseball backstop, an open-air pavilion and walking loop. The existing playground is scheduled for demolition in early April 2026, with installation of new playgrounds and safety surfacing to be completed by the end of May 2026. (note: new playground location differs from that illustrated in the Hanna Homestead Park master plan)

In 2019, neighborhood residents contacted FWPRD to discuss improvements to the park. Park planning staff engaged with the neighborhood leaders, forming a steering committee made up of residents and area leaders. The steering committee set the goals, or guiding principles, for the park redevelopment. Following a hiatus on planning efforts due to the global pandemic, Park staff worked with the steering committee to plan and execute a series of public input meetings throughout 2022-23. The results of that public input effort were tested against the guiding principles, and a plan was drafted by Fort Wayne Parks' landscape architect. Additional feedback was received for that draft plan and in February 2024, the final Hanna Homestead Park Master Plan was adopted by the Board of Park Commissioners. FWPRD is now prepared to bring onboard a consultant team to develop construction documents for plan implementation.

**Hanna Homestead Park Redevelopment
Guiding Principles**

The Hanna Homestead Park of Our Dreams will ...

1. Create SAFE AND BEAUTIFUL park improvements that integrate circulation, amenities and open space
2. Provide neighborhood GATHERING spaces that foster social interaction for all ages
3. Offer CONNECTIONS between the park and surrounding neighborhood that encourage safe access to the park for all modes of transportation

**Fort Wayne Parks and Recreation
Department**

MISSION: *The Fort Wayne Parks & Recreation Department's mission is to enhance the quality of life in Fort Wayne by providing positive opportunities for leisure time and by being stewards of our park lands, facilities, public trees and other resources entrusted to our care. We believe we enhance the quality of life in our community and are committed to providing the best department possible.*



Hanna Homestead Park Master Plan, an Overview

The Hanna Homestead Park Master Plan envisions a vibrant neighborhood park that serves as an anchor for the cultural life of the surrounding area, and as a welcoming gathering space for its diverse residents. We heard directly from the users of the park what types of amenities and activities they most desired, as well as where they felt the park currently fell short. The plan seeks to respond to those needs within the framework of the guiding principles.

The plan specifically references the guiding principles in three areas – create SAFE AND BEAUTIFUL park improvements, provide neighborhood GATHERING spaces, and offer CONNECTIONS between the park and surrounding neighborhood.

Safe and Beautiful

The residents of East Central envision a safe place to exercise, rest, and play. As a first step, the 6' fence bordering the entirety of the park was removed in 2024. The master plan takes further steps, ensuring clear site lines and easy circulation through the space. Improved aesthetics are also important, with an emphasis being placed on beautiful, yet durable, quality materials used on features such as a new pavilion, water feature, landscaping and public art.

Gathering

Opportunities for community events are important for East Central residents- annual BBQs, picnics and church events take place throughout the year. The master plan envisions a plaza that could service tents and/or food trucks, tables and chairs, and a new pavilion. FWPRD has not yet determined if this new pavilion will be open-air, enclosed and conditioned, or a combination of both. We expect to make these determinations in the early design phases.

Request for Proposals: Hanna Homestead Park Redevelopment

Connections

It is important to retain and establish new, safe connections between the park and the surrounding neighborhood for pedestrians and cyclists. Additional on-street parking is envisioned for the park as well; it will be important to include this for purpose of accessibility.

The master plan for Hanna Homestead Park has been vetted by the neighborhood it serves, by park planning staff and leadership, and adopted by the Fort Wayne Board of Park Commissioners. It serves as the conceptual blueprint for redevelopment of the park.

SECTION TWO – Scope of Work

Project Management

Fort Wayne Parks and Recreation has established a team of staff to guide the work of the consultant team. The internal team will provide oversight, assist with communication, and help with logistical tasks such as collecting and sharing relevant data and information. The consultant team is expected to be comprised of personnel with the skills and experience necessary to deliver on the tasks outlined below and more generally understood as the scope of work as described in this RFP. Given the complexity of the scope of work, the internal team and the consultant team will have to closely and carefully coordinate their activities.

PROJECT COMPONENTS AND DELIVERABLES

This project includes the following general components:

1. New rentable pavilion
2. An event plaza and adjacent lawn with appropriate, adequate seating
3. Perimeter walking path and internal circulation paths linking amenities
4. New basketball courts
5. New splashpad
6. Landscape improvements including shade and ornamental trees and open spaces
7. Identification of opportunities for public art, signage and lighting

Pavilion:

A new pavilion shall be constructed in the park; FWPRD would like to work with the consultant team in determining the most economically- and maintenance-based decision to make in pursuing an open-air, enclosed/conditioned, or hybrid structure. Regardless of the pavilion type, men's, women's, and family restrooms shall be provided. Existing, comparable pavilions in the park system include Lakeside #2 @ Lakeside Park (<https://www.cityoffortwayne.in.gov/Facilities/Facility/Details/Lakeside-Pavilion-2-134>), Pond Pavilion @ Franke Park (<https://www.cityoffortwayne.in.gov/Facilities/Facility/Details/Franke-Pond-Pavilion-131>), or David Heffner Pavilion @ Franklin School Park (<https://www.cityoffortwayne.in.gov/facilities/facility/details/davidheffnerpavilion-124>).

Event Plaza/Lawn:

A space shall be designed for the purpose of community gatherings, neighborhood parties, concerts, or markets. Material and furnishing selections should be made to address accessibility, safety, durability and comfort. Versatility will be key to plan for a variety of uses within this flexible space. Residents have expressed the desire for vehicular access for a portion of the plaza, as well.

Perimeter Walking Path/Internal Circulation:

Provide an 8' wide, asphalt walking path that generally follows the perimeter of the park. Path shall meander and make connections that align with, at minimum, road crossings at street intersections. Design to maximize total length and experience. Internal circulation paths should efficiently and effectively link park amenities; material for these paths may vary from asphalt.

Basketball Courts

One new full-size basketball court shall be provided, with an additional 'kid-size' court, as well. Adequate seating should be included. FWPRD has facilitated the completion of court murals at a few other parks; it is our intent to explore this option for Hanna Homestead.

Request for Proposals: Hanna Homestead Park Redevelopment

Splashpad

The splashpad equipment shall be from a reputable, experienced manufacturer. Consider one option for a circulating system and one option for a system that drains to waste. The splashpad is envisioned to be composed primarily of surface level jets with concrete surfacing. It will ideally be located near the new playground, with equipment housed in the new pavilion. Consider the potential for shade sails or structures near the splashpad and playground.

Landscape Improvements:

Landscape design shall include a palette of shade and ornamental trees planted to provide shade along the walking paths and near other park amenities. Careful attention shall be paid to creating viewsheds that allow for sightlines throughout the park. Preference shall be given to well-performing and low-maintenance native plants and trees. Non-lawn areas should be designed for the creation of habitat and for the benefit of insects, birds and pollinating species; these areas will be minimal in size and scope.

Public Art, Signage, Lighting:

Opportunities for the inclusion of public art should be considered in park design. It is anticipated that FWPRD will facilitate any potential request for proposals and/or procurement of art. Signage, including potential entry arches as illustrated on the master plan, should be included. Lighting has recently been installed in the park; these fixtures should be planned for reuse (installation was completed as a temporary measure in anticipation of park redevelopment). Additional lighting may be necessary to provide safety and utility.

Hanna Homestead Park Redevelopment – Deliverables:

1. Coordinate with 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. Provide permitting services for all components of the work, with all required permitting agencies including, but not limited to local governmental agencies.
3. Produce detailed erosion control plans, demolition plans, site development plans, grading plans, architectural and structural plans, landscape plans, path profiles, details, and specifications for all components of the plan.
4. Produce detailed cost estimates for the project during Schematic Design, Design Development, and as outlined in Deliverable Details below. This will include potential Value Engineering as indicated.
5. Produce site signage plans and details consistent with Hanna Homestead Park Master Plan.
6. Produce a 3D digital model of all improvements and develop renderings (plan, bird's-eye, elevations, and perspective) to communicate design intent throughout the design process. These will be instrumental in communicating design intent to neighborhood residents and for construction fundraising needs.
7. Prepare bid documents, solicit, and review bids.
8. Provide Construction Administration services for all components of the project installation.

Deliverable Details:

1. Schematic Design
 - a. Complete Topographic Survey and Geo-technical Testing
 - b. Evaluate Geo-technical Report
 - c. Concept Refinement and Rendered Plan
 - d. Schematic Design Drawings (50%)
 - e. Owner Review
 - f. Early Permit Coordination
 - g. City of FW Utility Coordination/Private Utility Coordination
 - h. Specifications Outline
 - i. Cost Estimating
 - j. Schematic Design Drawings Submittal
2. Design Development
 - a. Design Development Drawings (75%)
 - b. 3D model and Renderings
 - c. Owner Review
 - d. Equipment/Material/Site Furniture Vendor Coordination
 - e. Draft Specifications
 - f. Cost Estimate Update

Request for Proposals: Hanna Homestead Park Redevelopment

- g. Permit Applications Prepared
- h. Value Engineering Review
- 3. Construction Documents
 - a. Construction Document Drawings (90%)
 - b. Final Vendor and Utility Coordination
 - c. 90% Specifications
 - d. 90% Cost Estimates
 - e. Construction Document Drawing Submittal 90%
 - f. Owner Review
 - g. Final Drawings and Specifications
 - h. Permit Application Submittal
 - i. Final Construction Document Submittals (100%)
 - j. Preparation of Bid Documents
 - k. Participate in Pre-Bid Meeting
 - l. Review of Bids and Negotiation with General Contractor
- 4. Construction Administration*
 - a. Facilitate Pre-Construction Meeting
 - b. Attend bi-weekly construction progress meetings (on-site)
 - c. In-person Site Visits, Bi-weekly at Minimum
 - d. Review and Make Recommendations to owner on all Submittals
 - e. Establish and maintain a tracking system for all Project construction records (RFI's, ASI's, RFP/CO's)
 - f. Coordinate Communication between Design Team, Contractor, Owner, and Permitting Agencies
 - g. Review the Contractor's Project Schedule, Schedule of Values, Submittal Schedule, Equipment Matrix and list of proposed subcontractors
 - h. Submit written reports of site visits and meetings
 - i. Notify Owner and Contractor in writing of any work not in conformity with the Construction Documents
 - j. Manage Quality Assurance
 - k. Certify Contractor's Application for Payment in an appropriate amount
 - l. Review Construction Materials Testing
 - m. Prepare Change Orders for the Owner's approval and execution
 - n. Prepare revised Contract Drawings to illustrate and document approved Changes
 - o. Prepare, assemble and distribute the official punch list(s)
 - p. Review as-built documents for completeness at Substantial Completion and Final Completion
 - q. Review Contractor's record drawings, O&M instructions, and all other close-out documentation

*Fundraising for project construction is currently underway. While FWPRD is optimistic that bidding and construction can begin upon completion of construction documents, there is a possibility of a gap in document completion and construction commencement. An assumed construction budget of \$3M to \$4M is assumed, contingent largely upon the nature and size of the pavilion.

Request for Proposals: Hanna Homestead Park Redevelopment

SECTION THREE – Submittal Requirements

All proposals are due by **11:00 am on Thursday, May 7, 2026** through the City's www.QuestCDN.com web-based interface. **The project can be found at QuestCDN #10154933 – Fort Wayne Parks Hanna Homestead Park Redevelopment.** The City of Fort Wayne reserves the right to disqualify any proposal that is late or otherwise does not comply with said requirements. Expenses incurred in the preparation of proposals are borne by the consultant/firm with the understanding that the selected consultant/firm may not apply to the FWPRD for reimbursement of these expenses.

Proposal Components

The proposal should contain the following sections:

- 1. Letter of interest**
 - Overview of the firms that comprise the consulting team;
 - Introduce the primary contact person and provide his/her information (email and telephone);
 - Describe current workload and consultants' availability for the extent of the project.
- 2. Qualifications/Project Portfolio**
 - Examples of experience of the lead firm and sub-consultants working together on projects with a similar scope to that outlined above;
 - Examples of three (3) comparable projects for which the lead firm provided a lead role; and
 - Examples of projects to which sub-consultants have served in supportive roles similar to that proposed here.
- 3. Methodology**
 - Statement indicating an understanding of the work to be performed;
 - Provide a detailed description of the procedures and methods you propose to use to complete all parts of the project;
 - Include a description of specific tasks, and anticipated deliverables for all of the components of the scope of work as described in Section 2.
- 4. Project Management**
 - Introduction to the team (resumes);
 - Describe the organizational framework for this project, including the specific roles and responsibilities of each team member;
 - Describe project management style for the lead firm and the specific ways to engage and coordinate with the client's work group;
 - Technical Resources.
- 5. References**
 - List of at least three (3) references we may contact;
 - Indicate project names, size and firm's role;
 - Client contact information (email and telephone).
- 6. Fee**
 - Describe proposed fee for all work as described in Section 2, including Reimbursable expenses:
 - Break out and describe fees for each sub-consultant;
 - Identify potential Reimbursable expenses
- 7. Schedule**
 - Provide detailed schedule for completion of all deliverables described in Section 2.

Request for Proposals: Brewer Park Redevelopment

SECTION FOUR – Selection Process and Criteria

Procurement of professional services related to the Hanna Homestead Park Redevelopment will follow a Criteria Based Selection (CBS) process to ensure transparency, fairness and productive competition among prospective consultants.

Using the evaluation criteria presented below, a selection committee will review and rank all submitted proposals. The committee will consider completeness, clarity, experience, focus, creativity, as well as the quality and span of expertise when assessing the proposals. This committee includes representatives from multiple divisions within the FWPRD.

Evaluation Criteria

The selection committee will consider the following evaluation factors and point distribution matrix (100 total points possible) to guide the entire selection process:

- 25 Project understanding and soundness of proposed project methodology, including but not limited to the detail and accuracy of the proposed scope and statement of work
- 25 Qualifications/Project Portfolio provided by the respondent and prior experience of consultants and staff
- 20 Superior ability or capacity to meet particular requirements of contract and needs of the FWPRD
- 15 Proposed fee structure and schedule

- 15 Creativity and logic in design and proposed execution

Award Process and Procedures

The following is an *anticipated* selection process schedule; please note the FWPRD and/or the selection committee reserves the right to make adjustments to stated dates. However, in the event changes do occur, all interested parties will be notified in a timely fashion.

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Issue Request for Proposals | April 13, 2026 |
| Project Briefing Meeting | April 21, 2026 (11:00am) |
| Microsoft Teams meeting | |
| Join: https://teams.microsoft.com/meet/266054730855919?p=r5rUL9n6dt0TcLL7WY | |
| Meeting ID: 266 054 730 855 919 | |
| Passcode: jb9eb7Eh | |
| Questions Due From Lead Consultants | April 27, 2026 |
| Response to Questions Returned | May 1, 2026 |
| Proposals Due | May 7, 2026 (11:00am) |
| Notification of Selected Consultant | May 15, 2026 |
| Board of Park Commissioners Approval | May 20, 2026 |
| City Council Approval | June 9, 2026 |
| Professional services contract signed for the Hanna Homestead Park Redevelopment | June 26, 2026 |

Questions relating to this proposal should be directed in writing.

Contact: Chad Shaw, Deputy Director of Planning and Landscape

Email: chad.shaw@cityoffortwayne.org

Subject: Hanna Homestead Park Redevelopment– RFP Questions

Request for Proposals: Brewer Park Redevelopment

SECTION FIVE – Reservations

The FWPRD reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the contract negotiation and award process resulting from this RFP:

- a) The FWPRD reserves the right to enter into post-submission negotiations and discussions with any one or more respondents regarding price, scope of services, and/or any other term of their proposals, and such other contractual terms as the FWPRD may require, at any time prior to execution of a final contract. The City of Fort Wayne may, at its sole discretion, enter into simultaneous, competitive negotiations with multiple respondents or negotiate with individual respondents seriatim. Negotiations with respondents may result in the enlargement or reduction of the scope of services, or changes in other terms that are material to the RFP and the submitted proposals. In such event, the FWPRD shall not be obligated to inform other respondents of the changes, or to permit them to revise their proposals in light thereof, unless the FWPRD, in its sole discretion, determines that doing so is in the FWPRD's best interest.
- b) In the event negotiations with any respondent(s) are not satisfactory to the FWPRD, the FWPRD reserves the right to discontinue such negotiations at any time; to enter into or continue negotiations with other respondents; to enter into negotiations with firms that did not respond to this RFP and/or to solicit new proposals from firms that did not respond to this RFP. The FWPRD reserves the right not to enter into any contract with any respondent, with or without re-issue of the RFP, if the FWPRD determines that such is in the FWPRD's best interest.

The FWPRD reserves and in its sole discretion may, but shall not be required to, exercise the following rights and options with respect to the proposal submission, evaluation and selection process under this RFP:

- c) To reject any proposals if, in the FWPRD's sole discretion, the proposal is incomplete, the proposal is not responsive to the requirements of this RFP, or it is otherwise in the FWPRD's best interest to do so;
- d) To supplement, amend, substitute or otherwise modify this RFP at any time prior to selection of one or more respondents for negotiation and to cancel this RFP with or without issuing another RFP;
- e) To accept or reject any or all of the items in any proposal and award the contract(s) in whole or in part if it is deemed in the FWPRD's best interest to do so;
- f) To reject the proposal of any respondent that, in the FWPRD's sole judgment, has been delinquent or unfaithful in the performance of any contract with the City of Fort Wayne or with others, is financially or technically incapable or is otherwise not a responsible respondent;
- g) To reject as informal, non-responsive, or otherwise non-compliant with the requirements of this RFP any proposal which, in the FWPRD's sole judgment, is incomplete, is not in conformity with applicable law, is conditioned in any way that is unacceptable to the FWPRD, deviates from this RFP and its requirements, contains erasures, ambiguities, or alterations, or proposes or requires items of work not called for by this RFP;
- h) To waive any informality, defect, non-responsiveness and/or deviation from this RFP and its requirements that is not, in the FWPRD's sole judgment, material to the proposal;
- i) To permit or reject at the FWPRD's sole discretion, amendments (including information inadvertently omitted), modifications, alterations and/or corrections of proposals by some or all of the respondents following proposal submission;
- j) To request that some or all of the respondents modify proposals based upon the FWPRD's review and evaluation;
- k) To request additional or clarifying information or more detailed information from any respondent at any time, before or after proposal submission, including information inadvertently omitted by the respondent;

Request for Proposals: Brewer Park Redevelopment

- l) To inspect and otherwise investigate projects performed by the respondent, whether or not referenced in the proposal, with or without the consent of or notice to the respondent;
- m) To conduct such investigations with respect to the financial, technical, and other qualifications of each respondent as the FWPRD, in its sole discretion, deems necessary or appropriate; and
- n) To waive and/or amend any of the factors identified in the RFP as pertaining to the respondent's qualifications.



Board of Park Commissioners Approval Form

Hanna Homestead Park Redevelopment Project

Project: 2026039

QuestCDN No.: 10154933

Project Approval Request

Scope of Work:

The City of Fort Wayne Parks and Recreation Department, 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 *Hanna Homestead Park Redevelopment*. Proposals from fourteen (14) design firms were received on May 7, 2026. This project includes the following general components in the Base Bid area:


1. New rentable pavilion
2. An event plaza and adjacent lawn with appropriate, adequate seating
3. Perimeter walking path and internal circulation paths linking amenities
4. New basketball courts
5. New splashpad
6. Landscape improvements, including shade and ornamental trees and open spaces
7. Identification of opportunities for public art, signage, and lighting


This project is moving forward in direct response to the previously completed Hanna Homestead Park Master Plan. This plan envisions a vibrant neighborhood park that serves as an anchor for the cultural life of the surrounding area, and as a welcoming gathering space for its diverse residents. We heard directly from the users of the park what types of amenities and activities they most desired, as well as where they felt the park currently fell short. The plan seeks to respond to those needs within the framework of the guiding principles.

Proposals were evaluated by a committee consisting of various administrative members of the FWPRD. 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 a contract with Anderson + Bohlander, LLC for the above-mentioned work.


Board Approval: At this time, I would like to request approval for a contract with Anderson + Bohlander, LLC at a total cost of \$309,650.00, with \$100,000.00 to be funded via a Knight Foundation Fund grant, \$200,000.00 via a Community Foundation of Greater Fort Wayne grant, and \$9,650.00 to be paid from Parks Cumulative Capital Funds. The Fort Wayne Parks and Recreation and the Board of Park Commissioners met to host their regularly scheduled monthly Board meeting on June 11, 2026, to approve the above-referenced project and contract, in the amount of \$309,650.00.

We, the Board of Park Commissioners, on the date stated, do ATTEST, sign the above-referenced and attached documents, and approve as presented.


Justin Shurley, President


Cory Miller, Vice-President


Richard Briley, Commissioner


Jenna Jauch, Commissioner


Steve McDaniel, Director/ Board Secretary



SERVICE AGREEMENT: 2026039: Hanna Homestead Redevelopment Project

| | | |
|-------------------------------------------------|---------------------------|-----------------------------------------------------------------|
| SUPPLIER NAME Anderson + Bohlander, LLC | | CITY DEPARTMENT/CONTACT NAME Parks and Recreation/ Chad Shaw |
| STREET ADDRESS 1054 Virginia Ave., Suite 210 | | STREET ADDRESS 705 East State Boulevard |
| CITY, STATE, ZIP CODE Indianapolis, IN 46203 | | CITY, STATE, ZIP CODE Fort Wayne, IN 46805 |
| ATTENTION Jon Bohlander | | INVOICE ADDRESS 705 East State Boulevard |
| TELEPHONE 317-775-4374 | jon@andersonbohlander.com | CITY, STATE, ZIP CODE Fort Wayne, IN 46805 |

| Service Description | Rates |
|---------------------------------------------------------------------------------------------------------------------|--------------|
| Design Services, Construction Documentation, and Construction Administration for Hanna Homestead Park Redevelopment | \$309,650.00 |

| | |
|---------------------------------------|-----------------------------------------------------------------------------------------|
| Estimated Completion Date: April 2027 | The following is made part of this agreement: Project RFP Proposal dated 5-7-2026 |
|---------------------------------------|-----------------------------------------------------------------------------------------|

This Agreement is entered into between Supplier and the City. The Additional Terms and Conditions below 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 by mutual agreement and written notice to the Supplier.

SUPPLIER REPRESENTS THAT ANY PERSON OR ENTITY CONTRACTED OR PERMITTED BY SUPPLIER TO PERFORM AND DELIVER THE SERVICES WHO IS NOT AN EMPLOYEE OF SUPPLIER SHALL BE REQUIRED BY SUPPLIER TO COMPLY WITH THE WORKMEN'S COMPENSATION REQUIREMENTS ON THE REVERSE SIDE HEREOF.

*SUPPLIER, OR ANY PERSON OR ENTITY CONTRACTED OR PERMITTED BY SUPPLIER TO PERFORM AND DELIVER THE SERVICES THAT DOES NOT CARRY WORKMEN'S COMPENSATION INSURANCE MUST SUBMIT A VALID CLEARANCE CERTIFICATE APPROVED BY THE WORKMEN'S COMPENSATION BOARD OF INDIANA.

| | |
|-----------------------------|-------------------------------|
| SUPPLIER: | Board of Park Commissioners |
| By (Signature): | By (Signature): |
| Printed Name: Jon Bohlander | Printed Name: Steve McDermott |
| Date: 6.11.26 | Date: 6/12/26 |

Joshua D. Anderson
6.11.26

E-Verify Affidavit

Pursuant to Indiana Code 22-5-1.7, Contractor agrees and shall enroll in and verify the work eligibility status of all newly hired employees of the contractor through the E-Verify program. E-Verify means the electronic verification of work authorization program of the Illegal Immigration Reform and Immigration Responsibility Act of 1996 (P.L. 104-208). Division C, Title IV, s.403(a), as amended, operated by the United States Department of Homeland Security or a successor work authorization program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work authorization status of newly hired employees under the Immigration Reform and Control Act of 1986 (P.L. 99-603). Contractor is not required to verify the work eligibility status of all newly hired employees of Contractor through the E-verify program if the E-Verify program no longer exists.

The undersigned, on behalf of the Contractor, being first duly sworn, deposes and states that the Contractor does not knowingly employ an unauthorized alien. The undersigned further affirms that, prior to entering into its contract with the City, the undersigned Contractor will enroll in and agrees to verify the work eligibility status of all its newly hired employees through the E-Verify program.

Anderson +Bohlander, LLC

Name of Company

By:

Title

Manager

Jan Bluh

ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

Before me, a Notary Public, in and for said State and County, personally appeared the within named Company by Name, Title, who being first duly sworn upon his/her oath states that he/she is a duly authorized agent of the Contractor, and as such duly authorized to execute the foregoing Declaration, and acknowledged the same as his/her voluntary act and deed.

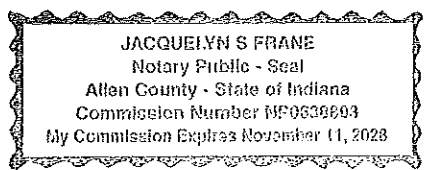
WITNESS my hand and swear this 7th day of May, 2020.

My Commission Expires: November 11, 2028

Jacquelyn S. Frane
Signature of Notary Public

Resident of Allen County

Jacquelyn S. Frane
Printed Name



HANNA HOMESTEAD PARK REDEVELOPMENT

CITY OF FORT WAYNE
PARKS AND RECREATION DEPARTMENT

A Proposal for Services from



ANDERSON + BOHLANDER, LLC

THE HANNA HOMESTEAD PARK OF OUR DREAMS WILL...

Create **SAFE & BEAUTIFUL** park improvements that integrate circulation, amenities and open space...

Provide neighborhood **GATHERING SPACES** that foster social interaction for all ages...

Offer **CONNECTIONS** between the park and surrounding neighborhood that encourages safe access to the park for all modes of

PREPARED FOR:



FORT WAYNE
PARKS AND
RECREATION

FORT WAYNE PARKS AND RECREATION

Steve McDaniel
Chad Shaw

Executive Director
Deputy Director Planning/Development

FORT WAYNE PARKS AND RECREATION DEPARTMENT
HANNA HOMESTEAD REDEVELOPMENT

RFP RESPONSE FROM THE TEAM OF:

Anderson + Bohlander, LLC
MSKTD & Associates
Landmark Aquatic

It is our team's great pleasure to submit this response to the Request for Proposals released by the City of Fort Wayne Parks and Recreation Department for design and implementation services related to the Hanna Homestead Park Redevelopment RFP. The proposed improvements for the park represent another opportunity for the Fort Wayne Parks and Recreation Department to realize the efforts of their internal public outreach and master planning process. The team of consultants that comprise the Anderson+Bohlander Team have worked together on projects in the Indianapolis, and Fort Wayne communities, and offer a complimentary set of services that we believe are well equipped to deliver another successful park redevelopment project for the City of Fort Wayne and the Fort Wayne Park and Recreation Department.

Anderson + Bohlander, LLC will act as the Lead Consultant and oversee the design and coordination of the various team members, with Jon Bohlander serving as Project Manager and the main point of contact. Our firm's work history includes a wide range of project types and scales, but we're always looking for opportunities to assist clients and communities in transformative and impactful projects. The redevelopment of Hanna Homestead Park will represent the realization of efforts initiated by the Parks and Recreation Department as part of the recent community-led planning efforts. It's our understanding that your staff have already engaged the community and identified the necessary programming and design elements needed to best serve this neighborhood and maintain the legacy of high-quality public parks in the greater Fort Wayne community.

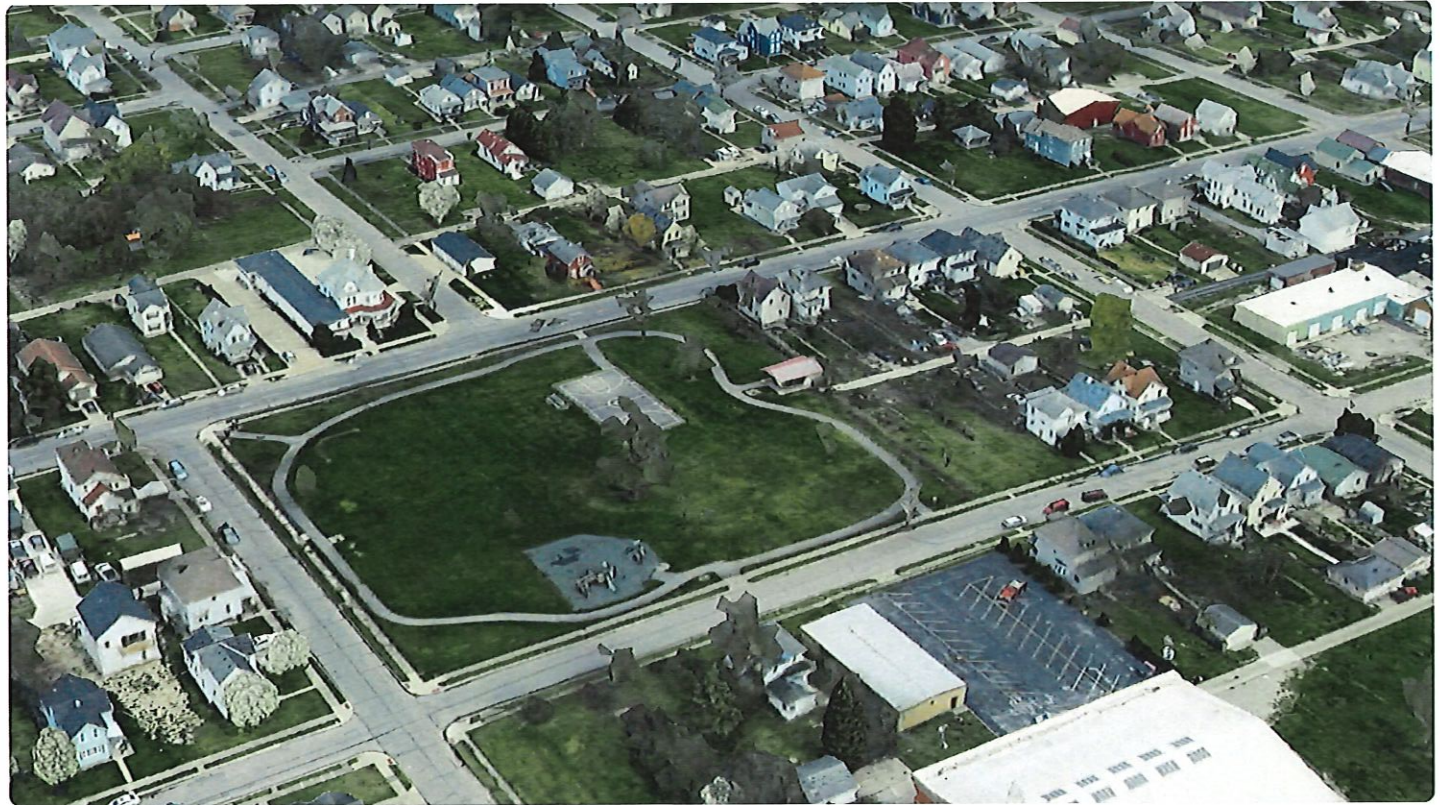
Also included on our team will be MSKTD & Associates, a local architectural firm with extensive experience in Northeast Indiana and the Fort Wayne community. MSKTD & Associates will provide a comprehensive set of skills to the team with their multidisciplinary staff and integrated design approach capable of delivering a successful new park pavilion. The final team member to be included will be Landmark Aquatic, a pool designer and engineer, out of Indianapolis that had completed design and documentation for a variety of size and scale splash pads throughout Indiana and Fort Wayne.

We are excited to submit for this opportunity as we feel our team is well suited to realize the time and efforts already put forth by your staff and the community leaders.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Bohlander", with a long horizontal flourish extending to the right.

Jon Bohlander, RLA
Principal, Anderson + Bohlander, LLC



City of Fort Wayne Parks and Recreation Department
HANNA HOMESTEAD PARK REDEVELOPMENT

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Lead + Landscape Architecture
Architecture + Civil Engineering + MEP
Splash Pad Design + Mechanical

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SECTION 01

TEAM INTRODUCTION

CONSULTANT TEAM

The following Consultant Team has been thoughtfully assembled to address the Clients goals and objectives as outlined in the Brewer Park Redevelopment RFP. The Anderson+Bohlander Team has experience working together and directly with the Client on related efforts.



ANDERSON + BOHLANDER, LLC

Lead Consultant | Vision and Strategy | Landscape Architecture

Anderson + Bohlander, LLC is an urban design, landscape architecture and planning studio located on Monument Circle in Downtown Indianapolis. We are committed to the improvement of urban environments and neighborhoods as the hallmark components of thriving cities. The firm was founded in 2012 by principals Joshua D. Anderson and Jon Bohlander, who previously were project managers for the award-winning planning firm, EDEN Collaborative.

Anderson + Bohlander have led and supported a number of significant design, planning and development projects throughout Indiana and the Midwest. They provide services for many notable clients and projects, including the City of Indianapolis, the City of Bloomington, the City of Fort Wayne, Parkview Health System, the University of Notre Dame, Indiana University, Purdue University, Cross Street Partners, LISC, multiple CDCs, and many private developers. The firm is committed to providing thoughtful, creative and contemporary solutions for our clients, that are responsive to the built environment, our neighborhoods and our cities.



MSKTD & ASSOCIATES

Architecture | Civil Engineering | Electrical Engineering | Structural Engineering | Design Support

Since our founding in August 1978, MSKTD & ASSOCIATES has been dedicated to building enduring partnerships through thoughtful design, responsive service, and a deep commitment to the communities we serve. As a full-service architectural, engineering, and interior design firm, we bring over four decades of experience delivering innovative, functional, and community-enhancing solutions.

Our portfolio reflects a broad range of project types, with particular strength in higher education, healthcare and wellness, advanced manufacturing, food processing, civic, and corporate environments. We are especially proud of our long-standing relationships with community-focused clients—relationships built on trust, collaboration, and shared vision.

At MSKTD, we believe that every project is an opportunity to make a meaningful impact. Our team of architects, engineers, and designers works closely with clients to understand their goals, listen to their needs, and deliver creative, cost-effective solutions that reflect the unique character of each community.

As your trusted partner, MSKTD is committed to supporting your mission and vision — as we have for over 40 years. We look forward to continuing to serve as a reliable, responsive, and innovative design team partner for Fort Wayne Parks and Recreation.

LANDMARK AQUATIC

LANDMARK AQUATIC

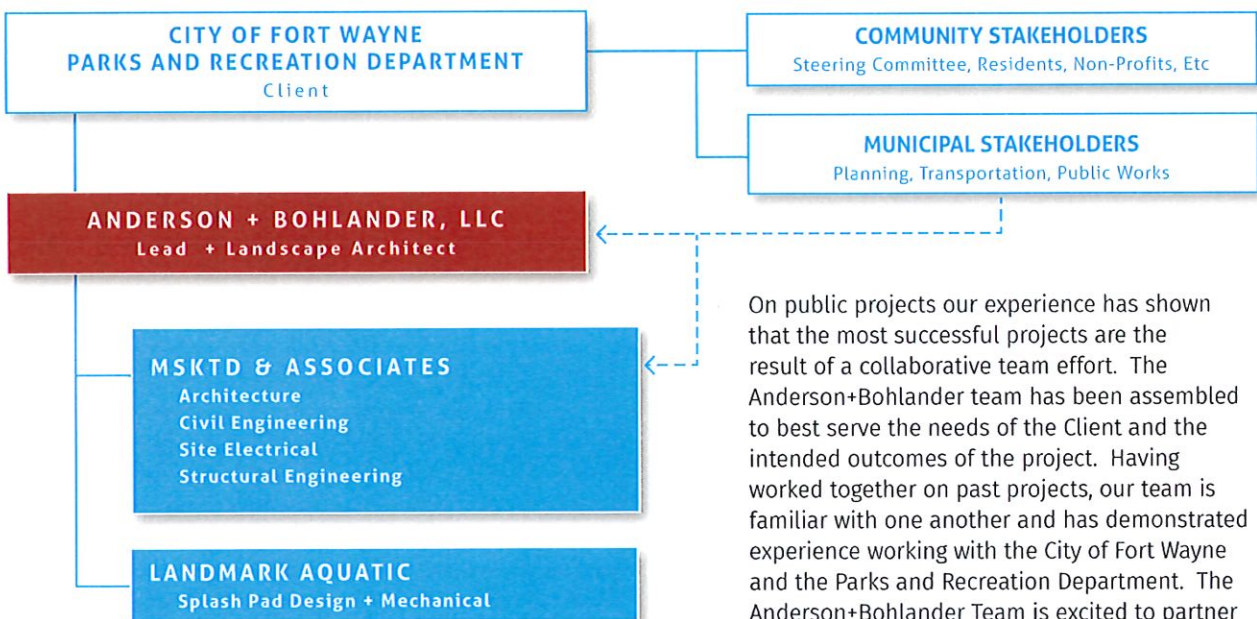
Splash Pad Design & Engineering | Implementation

Landmark Aquatic has provided commercial pool and aquatic facility design across the U.S., partnering with architects, owners, and contractors on a variety of project types and sizes. With over \$500M in completed projects and licensure in all 50 states and territories, we create aquatic facilities that excite guests and meet operational goals—from community and competition pools to resorts, water parks, and multi-unit properties.

For over six decades, Landmark has been designing, building, restoring, and maintaining aquatic centers across America—from schools and community pools to water parks and resorts. What sets us apart is that for every project we start, we plan to stay with you long after the first splash.

We create lifelong customers by bringing everything we've learned to every project. From planning to funding, we offer construction-led design, real-world estimates, and cost guidance informed by decades of experience. When we build your facility, we help you bring your vision to life—and stay by your side to ensure it thrives for years to come.

ORGANIZATIONAL TEAM STRUCTURE



On public projects our experience has shown that the most successful projects are the result of a collaborative team effort. The Anderson+Bohlander team has been assembled to best serve the needs of the Client and the intended outcomes of the project. Having worked together on past projects, our team is familiar with one another and has demonstrated experience working with the City of Fort Wayne and the Parks and Recreation Department. The Anderson+Bohlander Team is excited to partner with you on another neighborhood improvement project!!

ANDERSON + BOHLANDER, LLC

JON BOHLANDER | RLA - PRINCIPAL | LANDSCAPE ARCHITECT



EDUCATION

Certified Healthcare Garden Designer
Joseph Regenstein, Jr. School of the
Chicago Botanic Garden
Glencoe, Illinois - 2003

NPSI Playground
Safety Inspector Certification
National Playground
Safety Institute - 2002

Bachelor of
Landscape Architecture, BLA
Ball State University
Muncie, Indiana - 2001

Since founding the firm in 2013, Jon has provided strategic vision and practical experience for Anderson+Bohlander. Through his extensive background in constructed projects, Jon has developed a collaborative design and management style that is well-suited for complex projects and multi-disciplinary teams. He is able to deliver innovative design solutions that meet client and program objectives. Jon has a unique ability to balance creativity with functional realities to ensure that his designs are both creative and achievable. He is committed to creating spaces that are tailored for their intended user, while still responsive to the surrounding community and natural environment.

Serving as Principle, lead designer, and project manager, Jon is responsible for a variety of project roles and responsibilities throughout the life of a project, from design inception through to construction. Jon has served as the project manager and lead project designer for many site and landscape improvement projects throughout Indiana, Illinois, and other Midwest locations for various universities, healthcare providers and municipalities. His experience has ranged from larger community parks and campus planning efforts to smaller, more site specific projects such as public spaces and therapeutic healthcare gardens.

As a graduate of the Chicago Botanic Garden's first certificate program for Healthcare Garden Design, Jon has specialized in the design, programming, and construction of therapeutic and healing environments for healthcare and senior living clients. His understanding of the physical and emotional significance of design to the specialized needs of various user groups has been valuable as it relates to the successful implementation of healing environments for patients, their families, and the professionals and staff that work in these environments.

Jon is an active member of the American Society for Landscape Architects (ASLA) and has served as a visiting professor at the University of Illinois' landscape architecture program in Urbana-Champaign, Illinois and with the College of Dupage horticulture program in Glen Ellyn, Illinois

EXPERIENCE

Client | Fort Wayne Parks Department - Fort Wayne, Indiana
Project | Packard Park Redevelopment

Client | Fort Wayne Parks Department - Fort Wayne, Indiana
Project | Franke Park Renaissance, Phase One

Client | Ancora - Durham, NC
Project | Electric Works Campus Design and Planning

Client | SENSE Charter School - Indianapolis, IN
Project | Campus Renovation Site Design

Client | City Of Bloomington - Bloomington, Indiana
Project | Trades District Site and Infrastructure

Client | Indiana Tech University - Fort Wayne, Indiana
Project | Zollner Engineering Site and East Quad

Client | Parkview Health System - Fort Wayne, Indiana
Project | Randallia Hospital Main Entry Redesign

ANDERSON + BOHLANDER, LLC

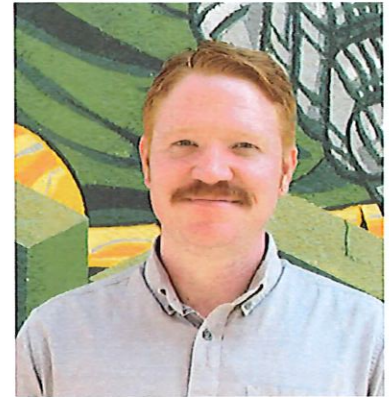
DAVID MCCAREL | RLA | LANDSCAPE ARCHITECT

David M. McCarel is registered Landscape Architect with a passion for creative site design, local urban life, and urban design. He provides design and urban design planning for small and mid-size cities and towns for projects that range from large mixed-use and multi-family master developments to large, urban, and neighborhood parks.

He often tests multiple land planning strategies for large development sites, involving multiple development partners, and extensive permitting requirements.

He provides design and documentation for all of the firm's project types and excels at navigating the challenges of balancing uniqueness and creativity with budget constraints and functional realities.

David holds a Master of Urban Design degree and a Bachelor of Landscape Architecture, both from Ball State University.



EDUCATION

Master of Urban Design, MUD
Ball State University, Indy Center
Indianapolis, Indiana - 2017

Bachelor of
Landscape Architecture, BLA
Ball State University
Muncie, Indiana - 2014

EXPERIENCE

Client | Fort Wayne Parks Department - Fort Wayne, Indiana
Project | Franke Park Renaissance, Phase One

Client | Indiana University - Bloomington, Indiana
Project | Neal Marshall Plaza

Client | Meridian Hills Country Club - Indianapolis, Indiana
Project | Pool and Lodge Improvements

Client | Thompson Thrift Residential - Indianapolis, Indiana
Project | Lyon Crossing, Lyon Township, MI
Slate at Fishers District, Fishers, IN
Revere at Midtown, Westfield, IN
The Union at Fishers District, Fishers, IN

Client | New City Development - Indianapolis, Indiana
Project | Nova, Indianapolis, IN
Padgett Commons, Whitestown, IN

Client | Taylor University, Upland, IN
Project | Bond-Servant Plaza

Client | LeTourneau, Longview, TX
Project | Christian Polytechnic University Center

MSKTD & ASSOCIATES

GARY VOIROL | SENIOR ARCHITECT | PRESIDENT



EDUCATION

Registered Architect, Indiana
Master of Architecture
University of Illinois
Bachelor of Architecture
Bachelor of Science Environmental
Design
Ball State University

Since joining MSKTD & ASSOCIATES in 1985, Gary has steadily advanced from intern to firm President, exemplifying dedication and leadership. He co-leads the firm's Higher Education and Civic groups, where his deep expertise in complex, multi-phased renovations and cutting-edge new construction consistently drives innovative solutions. Gary's design philosophy centers on aligning each project's unique goals with its budget, scope, and schedule—ensuring thoughtful, tailored outcomes every time.

EXPERIENCE

CITY OF FORT WAYNE PARKS AND RECREATION

Fort Wayne Zoo Projects including Asian Trek and Red Panda Ridge, Central Zoo Renovation, Australian Adventure Exhibit Renovations, Zoo Entry Plaza Renovations, African Journey Renovation, Restroom Renovations, Gift Shop Renovation, Adventure Play and Concession

KOKOMO SCHOOL CORPORATION

Ongoing Athletic Facilities Improvements including New Locker Room, Concessions, and Restroom Facility
Sycamore & Wallace Elementary Additions & Renovations, Playgrounds

INDIANA UNIVERSITY BLOOMINGTON

Wilkinson Hall Wrestling & Volleyball Indoor Arena

BISHOP DWENGER HIGH SCHOOL

Gymnasium Renovation and Multipurpose Addition

EVAN JOHNSON | ARCHITECTURAL GRADUATE



EDUCATION

Master of Architecture
Bachelor of Architecture
Ball State University

Evan Johnson brings creativity and a detail-oriented focus to client studies and building projects through his fresh design insights and perspective. Evan enjoys working with clients, understanding and documenting their programmatic needs and developing customized design solutions.

EXPERIENCE

PURDUE UNIVERSITY, West Lafayette, Indiana

Hillenbrand South Residence & Dining Hall
New build & remodel, 8-story, 252,000+ SF facility

PURDUE UNIVERSITY NORTHWEST, Hammond, Indiana

Calumet Hall
New build, 42,000 SF Residence Hall

PURDUE UNIVERSITY NORTHWEST, Hammond, Indiana

Student Union & Library Building (SULB)
Conceptual Study

IN10SITY DANCE, Fort Wayne, Indiana

Facade Improvements

As leader of MSKTD's civil engineering department, Kerry has extensive experience working with owners, city, county and state of Indiana agencies on the design and development of site and infrastructure projects. He has provided civil and site engineering services for a broad range of academic, public, industrial, corporate, commercial and healthcare projects throughout the state of Indiana, earning the respect of clients, public agencies, and contractors.



EXPERIENCE

CITY OF FORT WAYNE PARKS AND RECREATION

- Packard Park Redevelopment
- McMillen Lifetime Sports Academy
- Salomon Farm Utility Project
- Botanical Conservatory Connector

FORT WAYNE ZOO

- Veldt Barn Replacement, Asian Trek - Bamboo Forest, Asian Trek - Red Panda Ridge
- Zoo Education Center Remodel, Central Heart of the Zoo Renovation
- Commissary Building Renovation, East Parking Lot
- African Journey, Australian Adventure
- Entry Plaza, Ticketing, Stroller & New Membership Building
- Parking, Vehicle Circulation & Visitor Access Study

CAMP RED CEDAR, Fort Wayne, Indiana

- Master Plan and Adjacent Property Study

EDUCATION

- Bachelor of Science Construction Engineering Tech
- A.A.S., Civil Engineering Technology
- A.A.S., Architectural Engineering Technology
- Purdue University at Fort Wayne

PATTY BAUMGARDNER | SENIOR ELECTRICAL ENGINEER

MSKTD was thrilled to welcome Patty to our engineering team in the fall of 2023. With 20 years of experience in the industry and a deep understanding of electrical engineering systems design, Patty is especially adept at collaborating with other team members to deliver energy efficient and maintainable electrical systems.



EXPERIENCE

CITY OF FORT WAYNE PARKS AND RECREATION

- Packard Park Redevelopment
- Salomon Farm Utility Project

FORT WAYNE ZOO

- North Veldt Barn

ALLEN COUNTY JAIL, Fort Wayne

- New County Facility - Kitchen, Central Utility Plant

PURDUE NORTHWEST, Hammond, Indiana

- Student Union & Library Building Study
- New Calumet Hall Residence Hall

ALLEN COUNTY PUBLIC LIBRARY, Fort Wayne, Indiana

- Chiller Replacement Downtown Main Library

AFFILIATIONS

- Associates in Architecture
- Studies toward BS in Electrical Engineering, Purdue Fort Wayne

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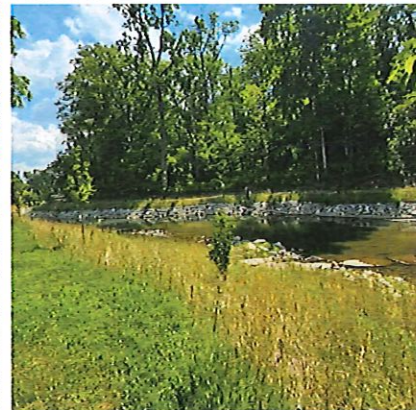
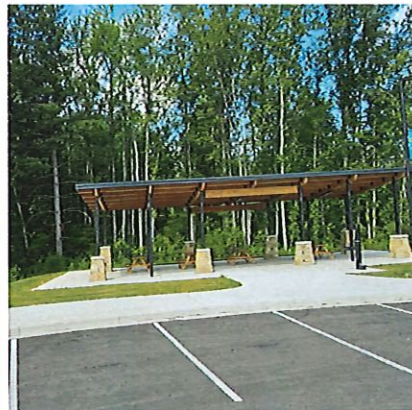
SECTION 02

PROJECT EXPERIENCE

ANDERSON + BOHLANDER

FRANKE PARK RENAISSANCE - PHASE 1

FORT WAYNE PARKS AND RECREATION DEPARTMENT | FORT WAYNE, INDIANA



ADDITIONAL PROJECT TEAM MEMBERS

Architect: Design Collaborative

Civil Engineer: ERI

Floodplain Woodland Restoration: Earth Source

Franke Park is centrally located in Fort Wayne, Indiana, and is home to the beloved Fort Wayne Children's Zoo. After completion of a new park master plan in 2019, the Fort Wayne Parks Department sought to implement the first phase of their Franke Park Renaissance project and selected the architectural team of Design Collaborative to oversee the completion of a new 400 person pavilion and Anderson+Bohlander as co-lead for the site improvements and landscape architecture. Centrally located at the natural high point of the park, the new pavillion will capitalize on views across the park and open up areas of Franke Park previously unaccessible to the community. A new park entrance and drive will provide a new arrival experience to Franke Park and include a new multi-use trail system and woodland walking trails for increased access to this previously under-utilized area at the southwest end of the park.

PACKARD PARK REDEVELOPMENT

FORT WAYNE PARKS AND RECREATION DEPARTMENT | FORT WAYNE, INDIANA

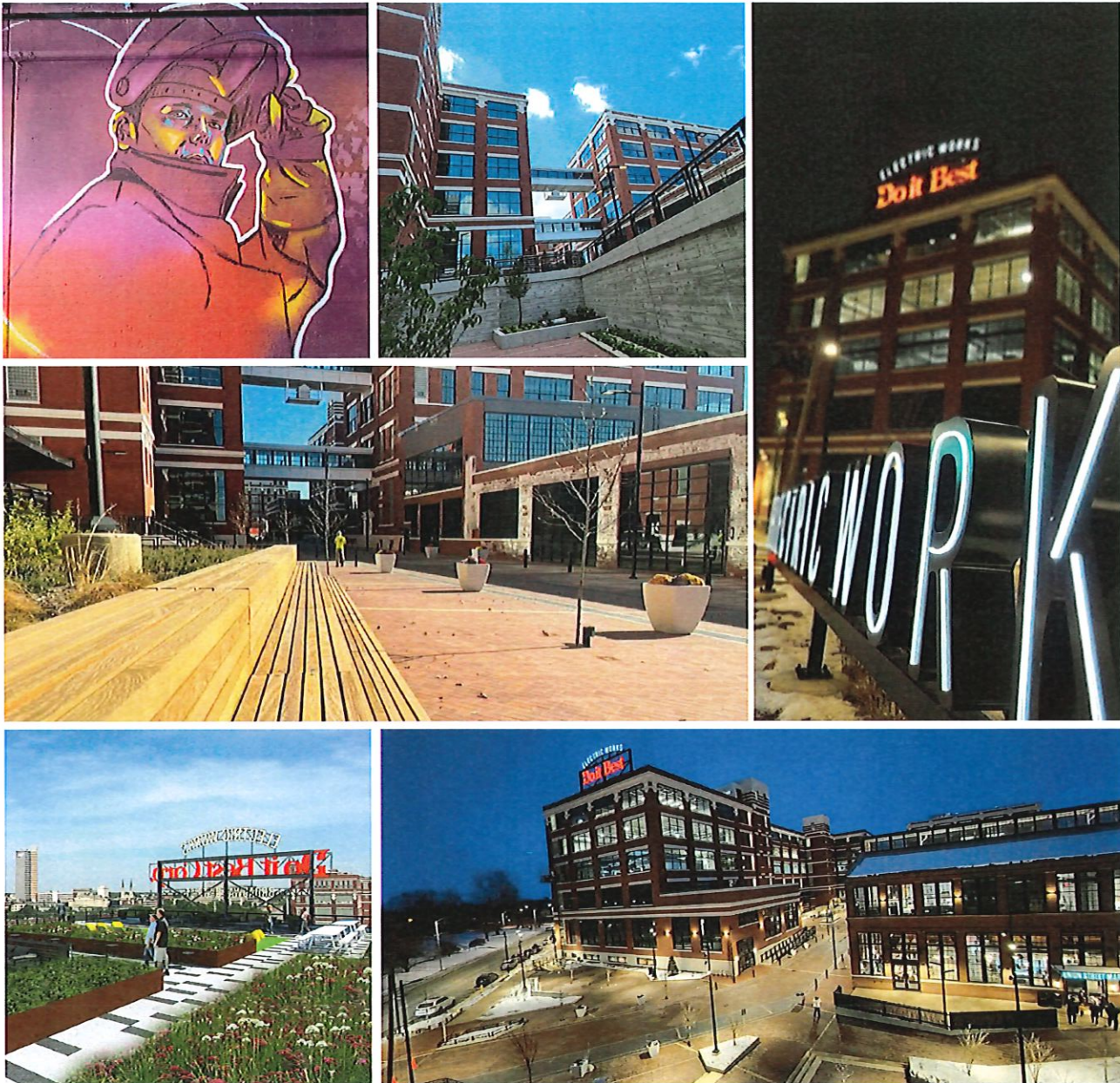


ADDITIONAL PROJECT TEAM MEMBERS
Civil Engineer: MSKTD & Associates
Site Electrical: MSKTD & Associates

In 2022, the Fort Wayne Parks and Recreation Department concluded their own public outreach and internal park master planning effort for Packard Park on the south side of Downtown Fort Wayne. As the historic site of the Packard Piano manufacturing facility, this site has served as public park and home for several community recreational programs for the past 50+ years. As a result of that effort, Anderson+Bohlander was selected to lead the effort of realizing the goals and objectives identified through the community planning effort. Key to the new design will be the removal of an existing softball field that has restricted public use of this community asset for a number of years and to open the park back up to be a flexible public green space. Planned improvement for the park will be a new central plaza to be located around the existing park pavilion, an updated playground and accessible play equipment, and new walking paths.

ELECTRIC WORKS | GE CAMPUS REDEVELOPMENT

ANCORA DEVELOPMENT | FORT WAYNE, INDIANA



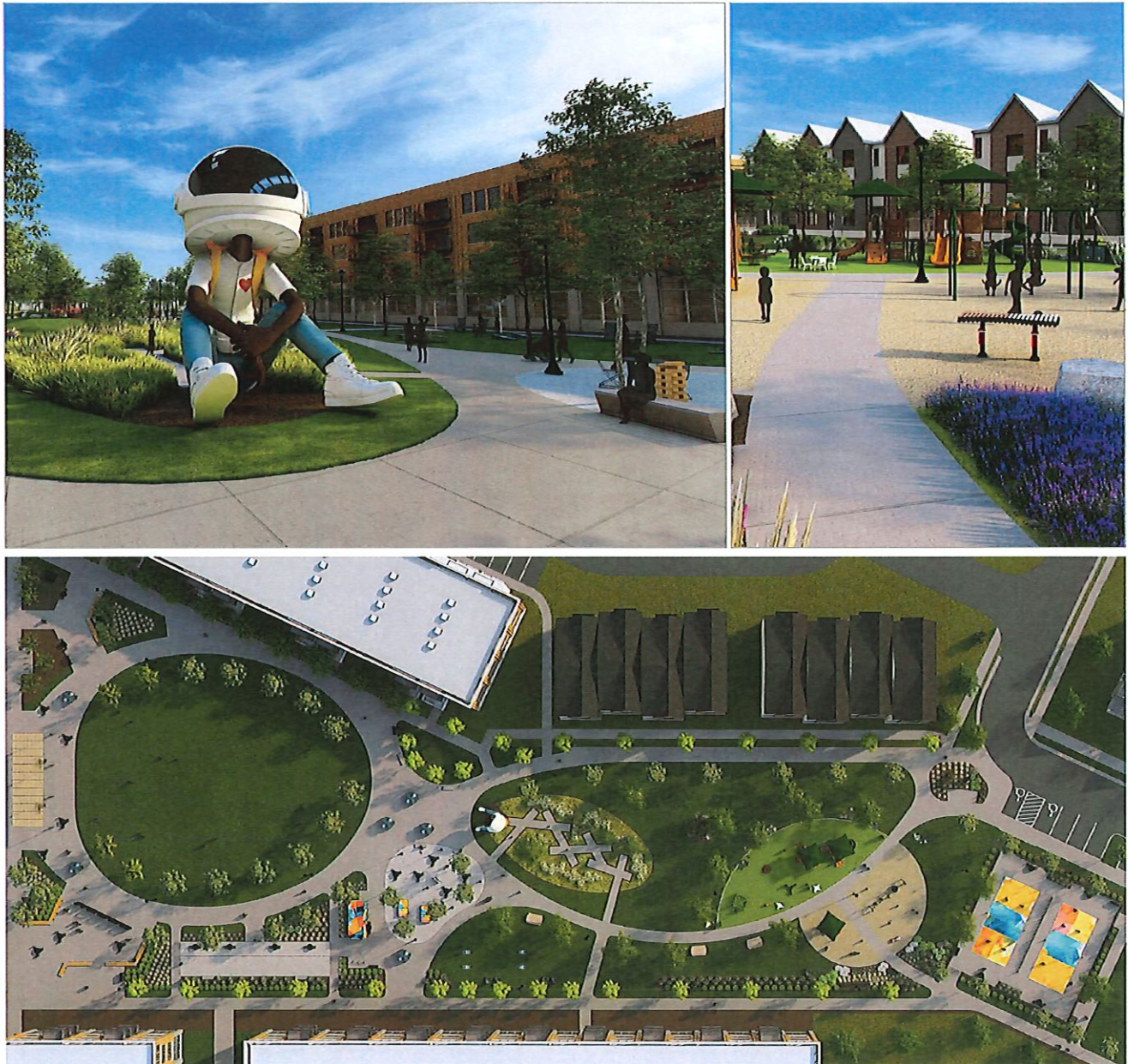
ADDITIONAL PROJECT TEAM MEMBERS

Architecture Lead: Elevatus / Architecture Team: MSKTD, Design Collaborative, Hoch, Martin Riley
Historic Preservation: Heritage Consulting / LEED Consultants: Veridian
Civil & Structural Engineer: Engineering Resources, Inc.

After successfully completing a master plan for Electric Works, Anderson + Bohlander was retained as the lead site designer and landscape architect for the \$280 Million Phase 1 build out. Electric Works looks to be a world-class innovation district and dynamic hub for job growth and entertainment and the site design is build around this concept, with building entries, seating, and social spaces that are connected along the new central spine, Dynamo Alley, named after the Dynamo engine that was once produced here. There are a number of features meant to encourage a vibrant and active public realm with a series of connected "found spaces" that highlight historic architecture, unique views, and access to downtown and the city's trail system. These include a gateway plaza and beer garden on either side of the new Union Street Market food hall. There is a plaza below ground, that provides access and prominence to the lower level of Building 19 with a new connection and social heart for the campuses co-working space. There is a serenely-landscaped elevated boardwalk built into remnant concrete structural piers on the north side of Building 26 for times when a bit of privacy is needed. The design builds off of a number of truly unique approaches to urban design, including utilizing the formerly closed Union Street Tunnel, which is reimaged as a pedestrian entry point from a new 1200-car parking garage north of the existing rail corridor. Fort Wayne magazines project of the year for 2022, the campus is quickly became the destination of choice for Northeast Indiana.

SWARN PARK AT HOBBS STATION

NEW CITY DEVELOPMENT | PLAINFIELD, INDIANA

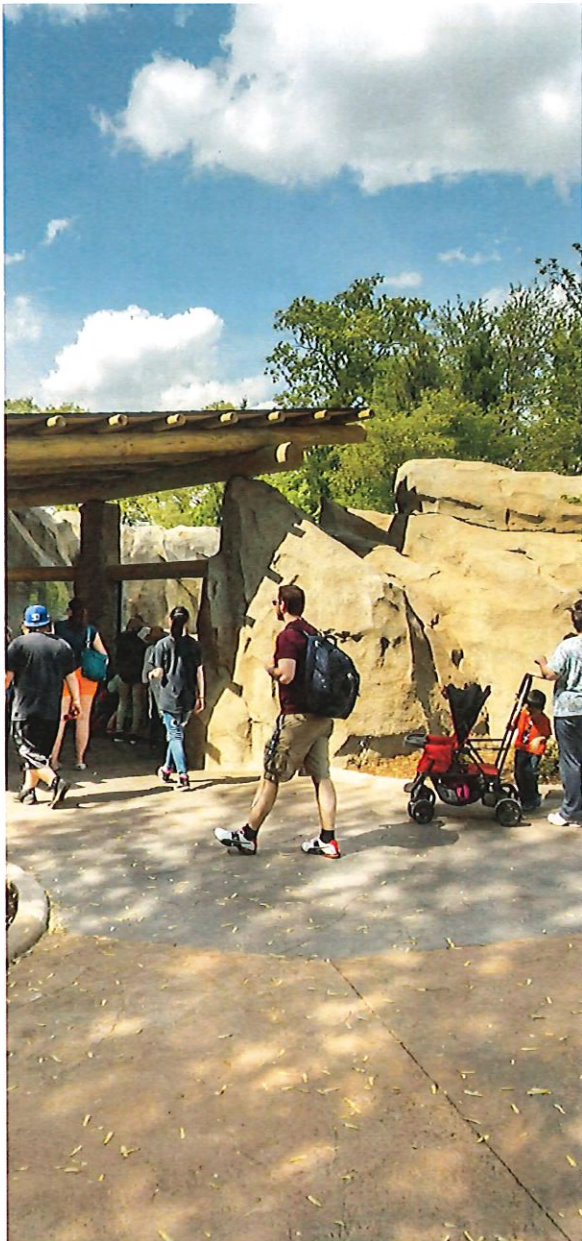


ADDITIONAL PROJECT TEAM MEMBERS
Civil Engineer: Kimley-Horn & Associates

Anderson + Bohlander developed the Hobbs Station master plan in 2020 for the New City Development in Plainfield, Indiana. The development creates a walkable, mixed-use neighborhood with office spaces, apartments, retail and commercial space, and townhomes and single-family homes. Central to the plan was a 3-acre parcel held out to serve as a community park and destination for recreation, programs and events. Once complete, this beautiful space will offer residents and neighbors access to a modern playground, shaded picnic areas, pickleball courts, and lush landscaping—perfect for relaxing weekends or staying active close to home.

CENTRAL HEART OF THE ZOO RENOVATION

FORT WAYNE CHILDREN'S ZOO | FORT WAYNE, INDIANA



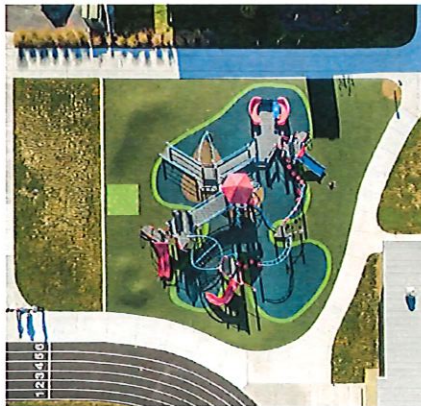
Monkey Island and the River Otter exhibit were upgraded as part of the Central Heart of the Zoo upgrades. This was a three phase project which included:

- Re-dredging of the main pool,
- New utility infrastructure,
- Re-working paths around main pond/monkey island,
- New otter exhibit and
- New monkey island exhibit.

The project included a sophisticated phasing plan that allowed the public to travel through the central zoo while construction was ongoing, thus eliminating potential walking distance concerns for guests, as well as potential safety issues while construction was ongoing.

SYCAMORE & WALLACE PLAYGROUNDS

KOKOMO SCHOOL CORPORATION | KOKOMO, INDIANA



MSKTD & ASSOCIATES K thru 12 focus is relationship-driven, and our ongoing work with Kokomo School Corporation is a testament to our commitment to helping our K-12 clients with cost effective identification and resolution of facility issues that need to be addressed to improve student environments. We have worked with KSC since 1995 on planning, renovation, and new construction projects.

Wallace Elementary is an integrated arts school in the Kokomo School Corporation that has undergone several additions and renovations. The Arts Center addition and renovation included six new general classrooms, new cafeteria and kitchen, new restrooms, and renovation of the existing cafeteria/kitchen to a lobby/concessions area.

Included as part of the Art Center addition was an exterior amphitheater and pavilion used for outdoor orchestra concerts by the school's students. Wallace Elementary underwent exterior playscape upgrades along with a handful of other elementary schools within the corporation. Wallace's is especially unique because it features multiple outdoor musical instruments and design concepts that further reinforce their arts focused curriculum.

LANDMARK AQUATIC

FAIRGROUNDS AQUATIC CENTER

CITY OF MEXICO | MEXICO, MISSOURI



This design-build new construction included a zero-depth entry, aquatic play unit, single flume slide, Life Floor slip-resistant flooring, 1-meter diving board, climbing wall, water basketball and Aqua Zip'N. In addition to the pool, a spray pad was constructed. Infrastructure construction included a new bath house, pool deck, and shade structures.

WILLIAMS PARK SPLASHPAD

TOWN OF BROWNSBURG | BROWNSBURG, INDIANA



Landmark Aquatic proudly installed the Vortex® interactive water features as part of the recent renovation of the Williams Park Splash pad in Brownsburg, IN. Originally built in 2015, the 3,100 ft splashpad underwent extensive upgrades before reopening in late May 2025. Beyond the exciting play options, upgrades included expanded play zones, enhanced drainage systems, upgraded underground piping, and added shade structures and picnic tables to improve comfort and safety for families.

This splash pad once again offers free, zero-depth aquatic fun for the Brownsburg community, with modern features and reliable performance thanks to Spear's expert installation.

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SECTION 03

PROJECT UNDERSTANDING & APPROACH

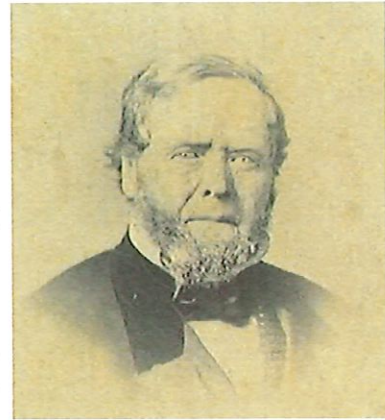
PROJECT UNDERSTANDING

Approach | Methodology | Schedule

OUR UNDERSTANDING

Hanna Homestead Park is an approximate. 4.6 acre public park on the east side of Downtown Fort Wayne in the East Central Neighborhood. The park is bound by Lewis Street to the north, Gay Street to the west, Hugh Street to the south and private residential plots to the east.

The site was originally home to Samuel Hanna, a prominent Fort Wayne businessman and judge in the early-to-mid 1800's. Samuel Hanna has been called the "Father" or "Founder" of Fort Wayne as a result of his commitment to establishing viable trade routes to Fort Wayne after closing of the military fort. Hanna was responsible for establishing the earliest transportation routes leading to Fort Wayne known as the Lima Plank Road heading north, the Piqua Plank Road (now Calhoun Street) heading southeast and the Goshen Plank Road leading northwest. Hanna's pioneering spirit would not be limited to just plank roads, he would later partner with Henry Burr to establish the formation of the Wabash and Erie Canal for additional trade routes that would connect Lake Erie to the Ohio River, one of the longest recorded canal construction projects in North America. His final legacy in the development of transportation and the formation of Fort Wayne would come through the formation of the Ohio and Indiana Railroad that saw the first railroad connection to Fort Wayne Completed in 1854. Two years later Hanna would be come the president of the newly formed Pittsburgh, Fort Wayne and Chicago Railroad company and oversee a second railway connection between Fort Wayne and Chicago in 1858.



Our research and new-found understanding of the role Samuel Hanna played in the earliest formation of Fort Wayne provides an excellent organizing theme for further development of the proposed park improvements. Similar to importance of the former Packard Piano project in the design and detailing of the Packard Park Redevelopment project, the history and legacy of Samuel Hanna should be prominently featured and celebrated as part of the future improvements to Hanna Homestead Park.

Our research and new-found understanding of the role Samuel Hanna played in the earliest formation of Fort Wayne provides an excellent organizing theme for further development of the proposed park improvements. Similar to importance of the former Packard Piano project in the design and detailing of the Packard Park Redevelopment project, the history and legacy of Samuel Hanna should be prominently featured and celebrated as part of the future improvements to Hanna Homestead Park.

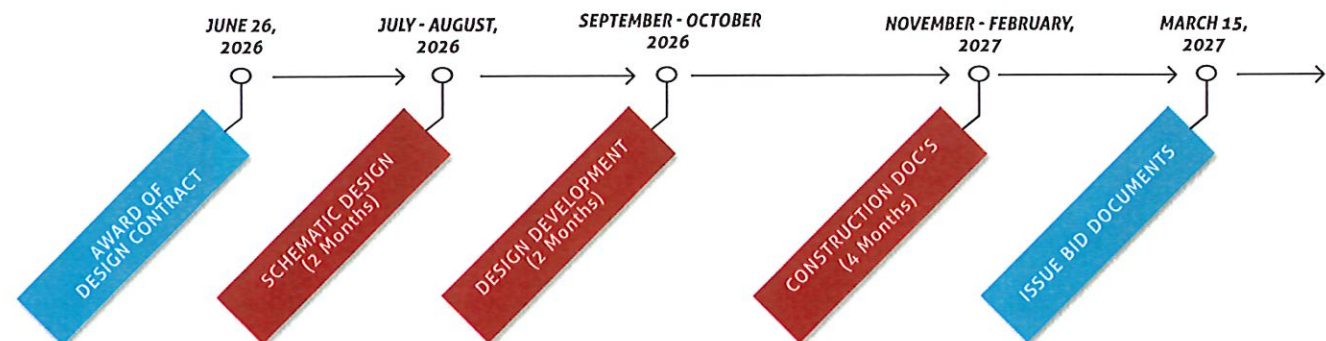
OUR APPROACH

Our team understands the scope of work that will be expected of the design team selected to implement this next chapter of Hanna Homestead Park. Our team recognizes the level of investment and planning that has already been provided by the Parks and Recreation Department and the local community, and are excited to contribute our expertise to the process. The approach and strategies outlined in this response seek to implement the vision of an new and **ENGAGING** community space that will foster new **CONNECTIONS** with the surrounding neighborhoods, a fitting theme in the legacy of Samuel Hanna and the establishment of the earliest days of Fort Wayne. These principles will drive the complete design process from schematic design through the to the delivery of contract documents and our team will collaborate directly with the Client team to ensure that these principles are being carefully thought out and integrated into the design process.

Anderson+Bohlander and MSKTD Associates have successfully worked together on other notable projects and have a quality working relationship when it comes to idea sharing, collaboration, and quality control. The selection of MSKTD & Associates was very deliberate due to their ability to deliver on so many of the necessary disciplines needed to deliver a quality product, and their familiarity with the local partners and jurisdictional review agencies.

ANTICIPATED SCHEDULE : DESIGN & DOCUMENTATION

The Anderson + Bohlander Team anticipates the completion of Design, Contract Documents, Permitting and Competitive Bidding of the project to take an estimated **8 Months** upon award of contract.



PROJECT UNDERSTANDING

Approach | Methodology | Schedule

OUR PROCESS

SCHEMATIC DESIGN

SCHEMATIC DESIGN - Building upon efforts completed by the Client during the community-led master plan process, the Anderson + Bohlander Team will work directly with the Client to reach consensus on the programmatic needs and design intent for the proposed park improvements.

- The Consultant Team will perform an assessment of the existing conditions and provide the Client with a summary review and report of their own findings.
- The Client Team will prepare a series of design alternatives for review with the Client to demonstrate the intended design character of the park improvements and pavilion.
- SD will culminate with a preferred alternative that satisfies the Client's goals and objectives.

DELIVERABLE: 50% REVIEW PLANS & OUTLINE SPECS

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT - Upon selection of a preferred design alternative, the Consultant Team will finalize the proposed improvements, program elements and materials and finishes to be included in the park to reach consensus with the Client and any Community Stakeholder groups.

- The team will prepare the necessary electronic base files, graphics and 3D modeling necessary to communicate the design intent and project objectives.
- The Design Team will meet with the necessary jurisdictional review agencies as part of a "New Projects" meeting with the City of Fort Wayne to determine permitting and review requirements.
- The Consultant Team will continue to review the selection of materials, furnishings, and finishes to be incorporated into the proposed improvements.

DELIVERABLE: 75% REVIEW PLANS & OUTLINE SPECS

CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS - The next phase of the project will reach consensus between the Client, Design Team, and the various jurisdictional review agencies on the program needs, park improvements and public utility and infrastructure requirements.

- The Consultant Team will prepare the necessary plan documents, section and detail graphics, written documents and plan renderings to be required for permitting and competitive bidding of the project.
- The Consultant Team will coordinate with the Client to establish the appropriate improvements to accommodate for any public art installations to be incorporated into the design at a future date.

DELIVERABLE: BID DOCUMENTS & PERMIT APPROVAL PLANS

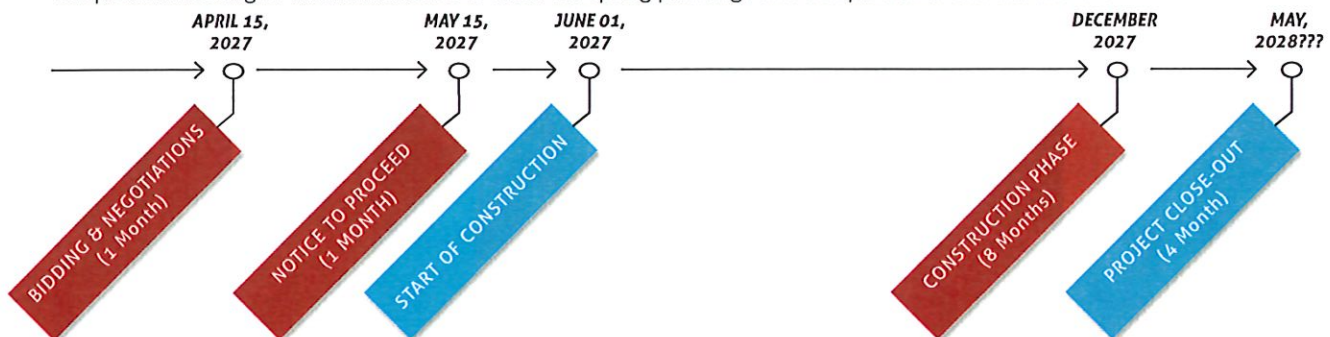
BIDDING & CONSTRUCTION

BIDDING & CONSTRUCTION - Upon receipt of Contractor Bids, the Consultant Team will assist the Client with the necessary reviews and recommendations for the selection of a qualified contractor.

- Upon award of the construction contract, the Consultant Team will participate in an introductory pre-construction meeting with the Client and selected Contractor.
- The Consultant Team will provide the necessary reviews and approvals for the submittal and shop drawing review period.
- The Consultant Team will provide regular observation of the construction process and help the Client with maintaining general conformance with the contract documents and permit requirements.
- The Consultant Team will facilitate the necessary close-out reviews and documentation to receive substantial and final completion with the Owner and final permitting requirements with the local jurisdictional review agencies for Certificate of Occupancy.

ANTICIPATED SCHEDULE : CONSTRUCTION

Upon selection of a qualified contractor, the Anderson + Bohlander Team estimates a Construction Period of **8-12 Months** to allow proper time for implementation of the proposed improvements into the fall and winter of 2027, with the potential for final completion needing to extend into 2028 to allow for spring plantings and completion of the site work.



REFERENCES

CLIENT #1 (ANDERSON + BOHLANDER)

JOSH HELTSLEY

Vice President of Development

New City Development

jheltsley@ncdpartners.com

812.887.6048

Project: Swarn Park at Hobbs Station

CLIENT #2 (ANDERSON+BOHLANDER)

JOSHUA PARKER

Chief Executive Officer

Ancora/RTM Ventures

jparker@ancora.re

919.201.2360

Project: Electric Works Development

CLIENT #3 (MSKTD & ASSOICATES)

MIKE WADE

Director of Human Resources & Operations

Kokomo School Corporation

mwade@kokomo.k12.in.us

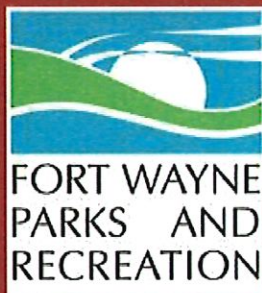
765.455.8000

Project: Sycamore & Wallace Playgrounds

ANTICIPATED FEES

| | | |
|------------------|-----------------------------------------------------|----------|
| \$309,650 | TOTAL LUMP SUM FEE | |
| \$95,400 | Anderson + Bohlander | |
| | Schematic Design | \$16,200 |
| | Design Development | \$23,700 |
| | Construction Documents | \$34,900 |
| | Construction Admin. | \$17,600 |
| | Reimbursables Expenses | \$3,000 |
| \$169,000 | MSKTD & Associates | |
| | Civil Engineering | \$54,000 |
| | Architecture | \$45,000 |
| | Structural Engineering | \$18,000 |
| | Mechanical & Plumbing | \$23,000 |
| | Electrical Engineering | \$12,500 |
| | Estimating, Specifications, and Construction Admin. | \$12,500 |
| | Reimbursable Expenses | \$4,000 |
| \$25,000 | Landmark Aquatic | |
| | Design Documentation, Mechanical & Plumbing | \$20,000 |
| | Construction Administration | \$5,000 |
| \$7,750 | On the Mark Surveying | |
| | Topographic Survey | \$7,750 |

* Refer To Attached Scope Of Services For Detailed Breakdown of Project Team Tasks and Fees



HANNA HOMESTEAD PARK REDEVELOPMENT

RFP RESPONSE FROM

ANDERSON + BOHLANDER, LLC

COUNCIL DIGEST SHEET

RFPs , BIDS, OTHER PROJECTS

| | |
|--------------------------|--------------------------------------------------|
| Bid/RFP#/Name of Project | #10154933 Hanna Homestead Park Redevelopment |
| Awarded To | Anderson + Bohlander, LLC |
| Amount | \$309,650.00 |
| Number of Registrants | 33 |
| Number of Bidders | 14 |
| Required Attachments | RFP, Project Proposal, Proposal Score Tabulation |

EXTENSIONS

| | |
|------------------------------|----|
| Date Last Bid Out | NA |
| # Extensions Granted To Date | |

SPECIAL PROCUREMENT

| | |
|----------------------------------------------------------------|----|
| Contract #/ID <i>(State, Federal, Piggyback--Authority)</i> | NA |
| Sole Source/ Compatibility Justification | |

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

| | |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Most Responsible, Responsive Lowest | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If no, explain below</i> |
| If not lowest, explain | <p>The professional service 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.</p> |

COUNCIL DIGEST SHEET

COST COMPARISON

| | |
|--------------------------------------------------------------------------------------|----|
| <i>Increase/decrease amount from prior years For annual purchase (if available).</i> | NA |
|--------------------------------------------------------------------------------------|----|

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 Anderson + Bohlander, LLC for design and construction administration services on the Hanna Homestead Park Redevelopment Project. Anderson + Bohlander, LLC will prepare and complete schematic design, design development, and construction documentation along with construction administration. The project includes the following general components: new rentable pavilion; an event plaza and adjacent lawn with appropriate, adequate seating; perimeter walking path and internal circulation paths linking amenities; new basketball courts; new splashpad; landscape improvements including shade and ornamental trees and open spaces; identification of opportunities for public art, signage and lighting. |
| | |
| | |
| | |
| | |

REQUEST FOR PRIOR APPROVAL

| | |
|--------------------------------------------------------------------|----|
| <i>Provide justification if prior approval is being requested.</i> | NA |
| | |
| | |
| | |
| | |

FUNDING SOURCE

| | |
|-----------------------------|----------------------------------------------------------------|
| <i>Account Information.</i> | Knight Foundation Grant - \$100,000.00 |
| | Community Foundation of Greater Ft. Wayne Grant - \$200,000.00 |
| | Parks Cumulative Capital Fund - \$9,650.00 |
| | |
| | |

MEMORANDUM

To: City Council Members, City of Fort Wayne
From: Chad Shaw
CC: File
Subject: Council Approval of Hanna Homestead Park Redevelopment
Date: June 12, 2026

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 schematic design, design development, and construction documentation along with construction administration for the *Hanna Homestead Redevelopment Project*. Proposals from fourteen (14) design firms were received on May 7, 2026. Please see attached scoring sheet.

This project includes the following general components:

1. New rentable pavilion
2. An event plaza and adjacent lawn with appropriate, adequate seating
3. Perimeter walking path and internal circulation paths linking amenities
4. New basketball courts
5. New splashpad
6. Landscape improvements including shade and ornamental trees and open spaces
7. Identification of opportunities for public art, signage and lighting

Proposals were evaluated by a committee consisting of various administrative members of the FWPRD. 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 Anderson + Bohlander, LLC for the above-mentioned work.

We are requesting approval for a contract with Anderson + Bohlander, LLC at a total cost of **\$309,650.00**. This project will be funded via a Knight Foundation Grant (\$100,000.00), a Community Foundation of Greater Fort Wayne Grant (\$200,000.00), and Parks Cumulative Capital Funds (\$9,650.00).

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
Deputy Director of Planning and Landscape – Ft. Wayne Parks and Recreation