

Board of Park Commissioners Change Order Approval Form

Franke Park Renaissance Phase I Design Change Order #2
Project: 221007 PO Number: 21121168

Change Order Approval Request

Original Scope of Work:

Park staff is requesting a Change Order for \$46,690.00 for the Franke Park Renaissance – Phase One project.

Design Collaborative was chosen as the designer for this project after a competitive RFP process. In June of 2021, the City Council and Board of Park Commissioners approved a \$996,000.00 contract. In June of 2022, the Board of Park Commissioners approved Change Order #1 for \$152,000.00.

We are now requesting approval for Change Order #2 with Design Collaborative in the amount of \$46,690.00, which brings the total contract to \$1,194,690.00. This Change Order is the result of additional reimbursement costs necessary due to design changes and unexpected additional permitting.

Board Approval:

At this time, I would like to ask the Board of Park Commissioners for approval of a change increase of \$46,690.00 for this project.

The Fort Wayne Parks and Recreation and the Board of Park Commissioners met to host their regularly scheduled monthly Board meeting on **June 13, 2024**, to approve the above-referenced project and increase the contract, in the amount of **\$46,690.00**.

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



FORT WAYNE PARKS AND RECREATION

725 E State Blvd
Fort Wayne, IN 46805
(260) 427-6000 www.fortwayneparks.org

CHANGE ORDER NO. 2 - Project # 221007

Issuant Date: June 6, 2024	Owner's File No. (P.O.): 21121168
Contractor: Design Collaborative	Contract For: Franke Park Renaissance - Phase One

TYPE OF CHANGE:

Alteration	<input checked="" type="checkbox"/> Addition	Deduction	Other:
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You are authorized to make the following changes to this contract:


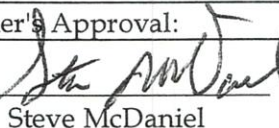
Add: Additional reimbursement costs necessary due to design changes and unexpected additional permitting \$ 46,690.00

Total Change Amount: \$46,690.00

\$1,148,000.00 Contract amount prior to this Change

\$46,690.00 Net increase resulting from this Change Order

\$1,194,690.00 Current Contract price *INCLUDING* this Change Order

Change Order Initiator:	Contractor's Acceptance:	Owner's Approval:
By:  Alec Johnson	By: _____	By:  Steve McDaniel
Date: 6/6/24	Date: _____	Date: 6/6/24



People-first places

December 23, 2022

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

Dear Alec,

Over the last few months, the design team has been working alongside FW Parks and Recreation and the CM, Michael Kinder & Sons, to identify appropriate cost reduction measures. This became necessary as Construction Documents were being finalized because of unexpected costs of soil consolidation and potential grand funding that did not come through, unfortunately. While the value engineering (VE) process is never something to look forward to, we appreciate the commitment to maintain the character and quality of space. Some of the identified alternates result in total rework of the construction documents and require revision to IDNR Permit. A summary of each is described below, as well as the proposed fee.

Bridge Abutment Redesign & Permit Amendment

As the team discussed various options for reducing construction costs, Engineering Resources brought forth an idea to reconsider the approach to the bridge abutments. The proposal changes the abutments from vertical walls to spill slopes. Changes in the geometry within the Spy Run Creek floodway affects the creek's hydrology. The IDNR Construction in a Floodway Permit, approved in October, will need to be amended accordingly. ERI compiled a detailed summary of the proposed changes and associated fee, which is attached to this document. The service fee for contract document changes is \$16,500, and the service fee for IDNR permit revisions totals \$10,500.

Mechanical System Redesign

With the vision of setting an example for energy efficient design, a geothermal system was selected and designed as the HVAC system for the pavilion. As the need arose to revisit the system, Design Collaborative recommended a boiler tower system. The boilers, heat pumps, and piping will be reselected and redesigned for the new system approach. With this change, we are recommending omitting the alternates for exterior snow melt and the geothermal system. If budget allows, it will be clearer to bidders to add these in later, rather than having multiple systems to bid. The service effort for to engineer and document a different HVAC system totals \$9,800.

Audio Video and Low Voltage > Creek Restoration Drawings

This letter is a good place to note that the \$4,000 earmarked as an hourly not-to-exceed fee for AV and Low Voltage design in a previous change order was reallocated toward completing the Spy Run Creek drawings.

Fee Summary

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

Phase	Current Fee w/ CO1	Proposed Increase	Additional Scope Item
Permitting and Site Assessment	\$91,700	\$10,500	Bridge Abutment
Discovery and Schematic Design	\$162,800	-	
Design Development	\$235,800	-	
Construction Documents	\$364,700	\$16,500	Bridge Abutment
		\$9,800	HVAC System
Creek Restoration Drawings	NTE \$4,000	-	
Bidding	\$41,800	-	
Construction Administration	\$147,200	-	
Total Lump Sum Fee:	\$1,048,000	\$36,800	
Estimated Reimbursable Costs:	\$100,000	-	
Fee and Reimbursable Increase:		\$36,800	

Agreement

The team is moving forward with the bridge abutment changes after our conversations earlier this month, and we will wait to hear regarding the HVAC changes. We will touch base in January to finalize the direction and schedule. This letter will serve as documentation of fee adjustments, and we can capture them in a change order later in the project. Please feel free to comment on any of this information.

Sincerely,



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

Ref:

1. Bridge Abutment Redesign Summary from ERI, Inc. dated December 9, 2022.



December 9, 2022

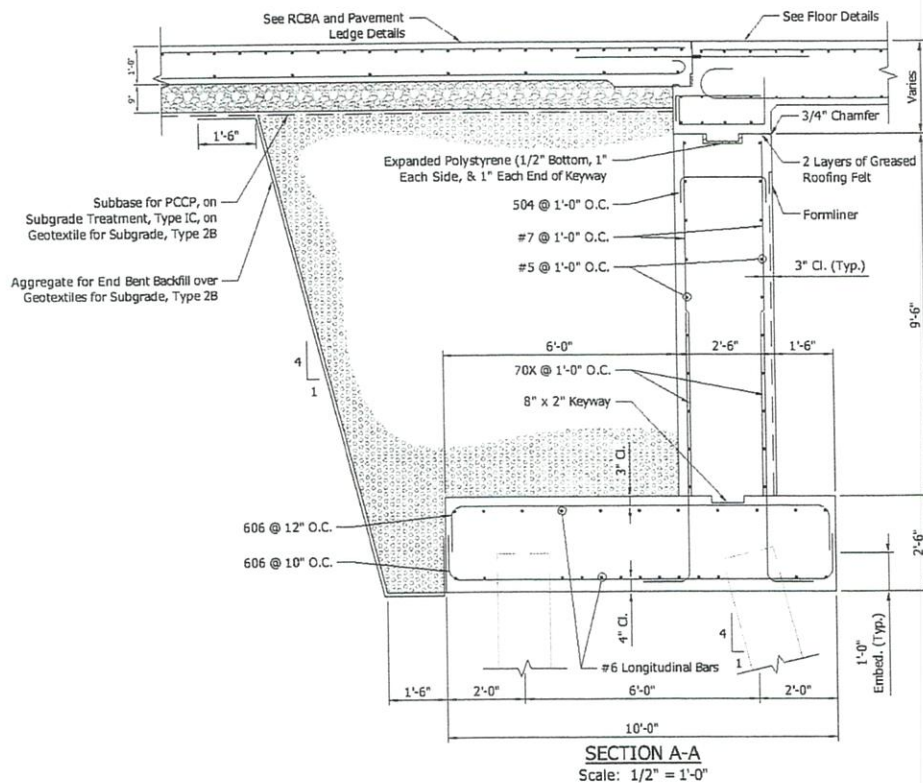
Rachel Vedder, RA LEED AP
Design Collaborative
200 East Main Street, Suite 600
Fort Wayne, IN 46802

Subject: Franke Park Renaissance – Phase I
Bridge Abutment Redesign Services

Dear Rachel,

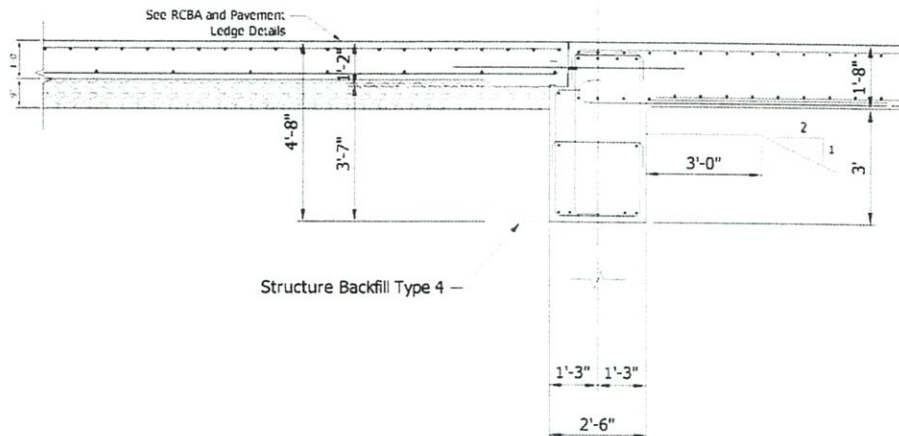
In accordance with our conversations, we are submitting this summary of the impacts to the project related to revising the bridge abutment design. The revision includes eliminating the bridge abutment as a retaining wall system with wingwalls and replacing it with an integral end bent with a spill slope. The abutment wall provides a larger waterway area as well as more distance for the mountain bike paths and pedestrian trail under the end spans.

With the spill slope, there will be approximately 14 feet from the toe of slope to the bridge pier, but a few feet of this includes riprap around the pier. On the north side, there will be over 18 feet from the toe of slope to the pier for the pedestrian trail. The images below provide a cross section of the currently proposed abutment wall and the proposed revision using the end bent and spill slope.





Franke Park Renaissance – Phase I
Bridge Abutment Redesign Services (continued)



The end bent is significantly smaller than the abutment wall structure. We discussed the superstructure forming requirements, with a bridge contractor, since the forms would not be able to bear on the abutment foundation. To accommodate the poor soils, we intend to include another row of permanent piling approximately 10 feet away from the end bent. This has been included in the construction cost estimate. This method requires less removal of the surcharge soil used to consolidate the poor soils. It also requires less piling, reinforcing steel, concrete and engineered backfill.

We completed a preliminary hydraulic review of the proposed change to determine if it would meet the DNR modelling requirements. It appears the proposed change will be permissible. We also contacted the DNR about the permitting requirements if this option was selected. The DNR informed us that this could be completed as an amendment to the current permit rather than a full resubmittal.

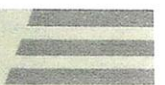
As such, the revisions to the design and permit can be completed concurrently with the soil surcharge and poor soils consolidation. With this method, the bridge could remain on schedule for construction beginning in late fall or early winter of 2023. The table below provides a summary of the relative estimated construction cost of both end bents compared to the cost of the two abutment walls with wingwalls (See page 3 for details). Redesign and permitting costs are also included to explain the total project impact.

1. Bridge Abutment Relative Costs	\$ 2,113,000
2. Bridge End Bent/Spill Slope Relative Costs	\$-1,363,000
3. Bridge Redesign Services	\$-16,500
4. Hydraulic Model & Permit Application Revisions	\$-8,000
5. DNR Resubmittal & Coordination	<u>\$-2,500</u>
Total Project Savings	\$ 723,000

We are prepared to begin work on these revisions within two weeks of receiving authorization. Please let me know if you have any questions or comments.

Sincerely,

Kurt Heidenreich, PE, SE, CPESC
President





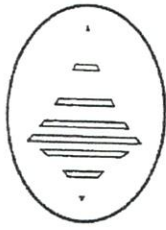
Franke Park Renaissance – Phase I
Bridge Abutment Redesign Services (continued)

FRANKE PARK DRIVE EXTENSION - BRIDGE - ABUTMENT WALL OPTION

Desc	Quantity	Unit	Unit Price	Extension
EXCAVATION, COMMON	2,200.00	C.Y.	38.00	83,600.00
EXCAVATION, FOUNDATION, UNCLASSIFIED	408.00	C.Y.	49.00	19,992.00
COFFERDAM	1.00	L.S.	75,000.00	75,000.00
STRUCTURE BACKFILL, TYPE 2	950.00	C.Y.	66.00	62,700.00
RIPRAP, REVETMENT {RIVER BOULDERS}	372.00	TON	100.00	37,200.00
GEOTEXTILE FOR RIPRAP TYPE 1A	378.00	SYS	6.00	2,268.00
TEST PILE, INDICATOR, PRODUCTION	400.00	L.F.	105.00	42,000.00
TEST PILE, INDICATOR, RESTRIKE	4.00	EACH	1,425.00	5,700.00
PILE, STEEL PIPE, 0.375 IN., 14 IN.	2,470.00	L.F.	96.00	237,120.00
PILE, STEEL PIPE, 0.312 IN., 16 IN.	5,440.00	L.F.	107.00	582,080.00
CONCRETE, A, SUBSTRUCTURE {COLORED}	239.60	C.Y.	1,000.00	239,600.00
CONCRETE, B, FOOTINGS	148.00	C.Y.	621.00	91,908.00
REINFORCING BARS	24,444.00	LBS	1.75	42,777.00
REINFORCING BARS, EPOXY COATED	114,750.00	LBS	1.75	200,812.50
THREADED TIE BAR ASSEMBLY, EPOXY COATED	46.00	EACH	47.00	2,162.00
CONCRETE, C, SUPERSTRUCTURE {COLORED}	353.20	C.Y.	1,100.00	388,520.00
Total				2,113,439.50

FRANKE PARK DRIVE EXTENSION - BRIDGE - END BENT OPTION

Desc	Quantity	Unit	Unit Price	Extension
EXCAVATION, COMMON	230.00	C.Y.	38.00	8,740.00
COFFERDAM	1.00	L.S.	75,000.00	75,000.00
STRUCTURE BACKFILL, TYPE 4	20.00	C.Y.	140.00	2,800.00
SUBBASE FOR PCCP	32.00	C.Y.	136.00	4,352.00
GEOTEXTILE FOR RIPRAP TYPE 1A	910.00	SYS	6.00	5,460.00
TEST PILE, INDICATOR, PRODUCTION	420.00	L.F.	105.00	44,100.00
TEST PILE, INDICATOR, RESTRIKE	4.00	EACH	1,425.00	5,700.00
PILE, STEEL PIPE, 0.375 IN., 14 IN.	4,750.00	L.F.	96.00	456,000.00
CONCRETE, A, SUBSTRUCTURE {COLORED}	117.40	C.Y.	1,000.00	117,400.00
CONCRETE, B, FOOTINGS	12.20	C.Y.	621.00	7,576.20
REINFORCING BARS	4,966.00	LBS	1.75	8,690.50
REINFORCING BARS, EPOXY COATED	110,760.00	LBS	1.75	193,830.00
THREADED TIE BAR ASSEMBLY, EPOXY COATED	46.00	EACH	47.00	2,162.00
CONCRETE, C, SUPERSTRUCTURE {COLORED}	392.20	C.Y.	1,100.00	431,420.00
Total				1,363,230.70



Earth Source Inc
Committed to Excellence in Land Stewardship & Design for over 30 years

Ms. Rachel Vedder
Design Collaborative
200 East Main, Suite 600
Fort Wayne, IN 46802

January 24, 2024

re: Continuing Professional Wetland Services
Franke Park – Spy Run Phase 2
Allen County, Indiana

Dear Ms. Vedder:

We are very pleased to offer continuing services for the Franke Park – Spy Run Stream Bank Restoration - Phase 2. We reviewed the information supplied by your office and Fort Wayne Parks and Recreation. The following proposal is based upon this research and will constitute our understanding, and is organized as follows: Site/Project Description, Scope of Basic Services, Additional Available Services, Items to be provided by Owner, Products, Cost of Services-Payment, and Time of Services.

Should you have any questions of this proposal, or of the services provided by **Earth Source Inc.**, please do not hesitate to contact me personally. We anxiously await your approval of this proposal for professional services.

Sincerely,
Earth Source Inc.,



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

Enclosure

14921 Hand Road, Fort Wayne, IN 46818 Phone (260) 489-8511 Fax (260) 489-8607

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native seed nursery • ecological restoration • management

**PROPOSAL FOR PROFESSIONAL WETLAND SERVICES
FRANKE PARK – SPY RUN STEAM BANK RESTORATION, PHASE 2**

Site/Project Description

As per information provided by Design Collaborative, Fort Wayne Parks and Recreation and research by *Earth Source Inc.* (ESI): for Franke Park – Spy Run, Phase 2 project.

Scope of Basic Services

- A. **Section 401/404 Nationwide 33 Permit.** Prepare Department of the Army, Corps of Engineers (ACOE), Section 404 – Nationwide Permit 33, Construction Access Permit application and Indiana Department of Environmental Management (IDEM), Section 401 application, with appropriate documentation, forms and exhibits.
- B. **Floodway Permit.** Prepare and submit Indiana Department of Natural Resources (IDNR) Non-Modeling Construction in a Floodway Permit per the Flood Control Act, IC 14-28-1. Stormwater modeling is not included and is not anticipated to be required as a part of this work. Conduct necessary Public Notice, project review and discussions with the IDNR.

Additional Available Services

1. Site meetings and/or out of the ordinary contact and coordination with regulatory, permitting and reviewing agencies during the permitting process.

Items to be provided by Owner in order to perform Basic Services

1. Site development plans for Spy Run, Phase 2; location and permission for use of details for temporary construction access "causeway".
2. A single contact person with primary responsibility for timely review of work, invoices, and documents provided by ESI.

Products (Basic Services proposal only)

Basic Services, Item A

1. Application for IDEM Section 401 Water Quality Certification.
2. Application for ACOE Section 404 Nationwide Permit 33.

Basic Services, Item B

1. Application for IDNR Construction in Floodway Permit for Spy Run, Phase 2.

Cost of Services and Payment

- To perform the above described Basic Services, Item A, we propose a lump sum Cost of Services of \$ 4,800.
- To perform the above described Basic Services, Item B, we propose a lump sum Cost of Services of \$ 5,090.

Cost of Services is based upon the information supplied by Design Collaborative and research by ESI. Cost includes meals/lodging, and report reproduction expenses; mileage will be invoiced at the federal mileage rate. Cost of Services for Additional Available Services may not be required nor fully quantified at this time. An invoice will be submitted upon completion of the wetland assessment/delineation, with invoices to follow at substantial progress points throughout completion of the project. Payment must be paid in full in thirty days from invoice date, and, at ESI option, services may be suspended until account is paid. Accounts thirty days past due will accrue interest and charges. Owner will be responsible for reasonable attorney fees and all costs associated with collection. In the event the project is terminated for any reason, ESI will determine the percentage of work completed, and will bill accordingly with that amount immediately due and payable.

Earth Source, Inc.

14921 Hand Road, Fort Wayne, IN 46818

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PH: (260) 489-8511 FAX: (260) 489-8607

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**PROPOSAL FOR PROFESSIONAL WETLAND SERVICES
FRANKE PARK – SPY RUN STEAM BANK RESTORATION, PHASE 2**

Time of Services

Upon your timely authorization to proceed, and return of executed contract to **ESI**, we will initiate the permit process.

Proposal materials remain the property of **ESI**. Proposal may be withdrawn if not accepted within 60 days. Please sign below and return one original set which will complete our agreement and authorize **ESI** to proceed. Please contact Mr. Eric P. Ellingson if you have any questions regarding this proposal.

Respectfully submitted,
Earth Source Inc.,


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

1.24.24
date


Signature

1-25-2024
date

Rachel Vedder

Printed Name

Project Manager, R.A., Design Collaborative

200 E Main St, Suite 600, Fort Wayne, IN 46802
Address of contracting entity

Earth Source, Inc.

14921 Hand Road, Fort Wayne, IN 46818

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