

# Board of Park Commissioners

## Project Summary

### Riverfront Phase IIB Contract Amendment Project No: 2024030

#### Project Approval Request

##### **Scope of Work:**

This is a request for approval of an amended contract with our Construction Manager as Constructor (CMc), Hagerman Inc., for construction services for Riverfront Phase IIB Project. The CMc will enter into an amended contract to serve as the construction manager during the construction of the Project. The CMc will assume the risk of delivering the Project through a Guaranteed Maximum Price (GMP) contract. The CMc will be responsible for construction means and methods, and collaborated with Fort Wayne Parks to determine prequalified subcontractors to solicit bids from prequalified subcontractors to perform the work. The bid package consisted of ten total base bids and two alternate bids for 1<sup>st</sup> tier contractors to bid on.

##### **Board Approval:**

Funding Source: Redevelopment Authority 2022 Bond, READI Grant, LIT Funds

Bids for this project were received on behalf of the Board of Park commissioners on October 25<sup>th</sup> by Hagerman Inc. from qualified contractors and sub-contractors. Bids were received at the offices of the Fort Wayne Parks and Recreation Department.

After review of the base bids and all alternates, we would like to recommend acceptance of the Guaranteed Maximum Price (GMP) from Hagerman Inc. in the amount of **\$28,298,533.00.**

At this time, I would like to request approval of an amended contract for **28,298,533.00** with Hagerman Inc. Please see the attached bid tab sheet for details. Thank you in advance.

*We, The Board of Park Commissioners, on the date stated do ATTEST, and sign to the above referenced and attached document, and approve as presented.*

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**Justin Shurley, President**

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**Cory Miller Vice President**

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**Richard Briley, Commissioner**

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**Jenna Jauch, Commissioner**

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**Steve McDaniel, Director / Board Secretary**

**Riverfront Phase 2B**

Fort Wayne, IN

**Construction Documents - Estimate Summary**

November 1, 2024



BID PACKAGES			CD ESTIMATE	SUBCONTRACTOR / NOTES
1	Bid Package 01: Excavation / Site Work		\$ 2,412,895	Crosby Excavating
2	Bid Package 02: Hardscapes		\$ 1,779,785	Harlow Enterprises, Inc.
3	Bid Package 03: Landscaping		\$ 1,458,835	Harlow Enterprises, Inc.
4	Bid Package 04: Concrete Dock Walls / Tree Canopy Trail Foundations		\$ 4,375,456	R.L. McCoy, Inc.
5	Bid Package 05: Helical Piles		\$ -	Not Utilized
6	Bid Package 06: Site Concrete		\$ 1,880,680	Hagerman Inc.
7	Bid Package 07: Structural Steel Fabrication / Erection		\$ 6,240,000	Almet Inc.
8	Bid Package 08: General Trades		\$ 3,360,800	Hagerman Inc.
9	Bid Package 09: Electrical		\$ 932,800	Hambrock Electric
10	Bid Package 10: Way Finding Signage / Donor Directed Signage		\$ 172,008	Paint the Town Graphics
<b>HARD COST SUBTOTAL</b>			<b>\$ 22,613,259</b>	
SOFT COSTS				
11	Construction Contingency	5.00 %	\$ 1,130,663	Calculated on all costs above, to be carried during construction.
12	Construction Services / Staffing	27.00 MO	\$ 1,072,494	Based on a 27 month total duration.
13	Temp Fencing Rental	1.00 LS	\$ 78,200	This is additional costs due to schedule extension to June 2027.
14	Insurance	1.00 %	\$ 248,946	Calculated on all costs above.
15	Payment & Performance Bond	1.00 %	\$ 248,946	Calculated on all costs above Insurance.
16	Construction Manager Fee	3.95 %	\$ 1,003,004	Fee based on original proposal.
17	General Conditions (pass through costs)	27.00 MO	\$ 846,603	Based on 27 months of total construction plus down time from October 2024 through March 2025.
<b>SOFT COST SUBTOTAL</b>			<b>\$ 4,628,856</b>	
<b>BASE BID TOTAL</b>			<b>\$ 27,242,115</b>	
	Alt #1: Inclusion of Wedge Scope in the Project		\$ 463,492	Inclusive of all applicable fees.
	Alt #2: Inclusion of Wells Street Scope in the Project		\$ 592,926	Inclusive of all applicable fees.
<b>ALTERNATES TOTAL</b>			<b>\$ 1,056,418</b>	
<b>CD ESTIMATE TOTAL INCLUDING ALTERNATES</b>			<b>\$ 28,298,533</b>	
OTHER RELATED COSTS				
1	Wetland Mitigation Allowance		\$ 738,000	To be carried by Owner, costs shown for representative purposes only.
2	Costs to Date From Early Packages		\$ 1,444,535	Based on September Billing.
3	Remaining Gleave Costs to be Billed From Early Release Package		\$ 64,579	Includes CM Fee.