

Board of Park Commissioners

Approval Form



Fort Wayne Parks & Recreation Franke Park Renaissance Project
Change Order #1
PO# 23121146

Project Description

Scope of Work:

This project contract with *Michael Kinder & Sons* includes professional services to serve as Construction Manager as Constructor (CMc) for the Franke Park Renaissance Project. As CMc, MKS served as Construction Manager and General Contractor during the construction of the project.

Change Description:

The Franke Park Renaissance Project was a diverse and complicated project. As with any project of this size, many changes occurred throughout the project. A contingency allowance of \$500,000 was included with the original contract amount in preparation for such changes. However, mostly due to the unexpected discovery of a large amount of unsuitable soils on the site, the contingency allowance was depleted and the contract was exceeded by an amount of \$32,845.17. Details of all of the changes in the project can be found in the attached document.

Board Approval:

The original contract for this project with Michael Kinder and Sons was \$22,881,345.00. I am asking the Board to approve this change order request, which asks for an additional amount of \$32,845.17 to be added to the original contract, bringing the new contract amount to \$22,914,190.17.

Fund Source: Parks Cumulative Capital Fund

At this time, I respectfully request approval of Change Order #1 with Michael Kinder and Sons at a total cost of **\$32,845.17**.

The Fort Wayne Parks and Recreation and the Board of Park Commissioners, met to host their regularly scheduled monthly Board meeting on **December 11, 2025**, to approve the above-referenced change to contract, in the amount of **\$32,845.17**

We, the Board of Park Commissioners, on the date stated do ATTEST, sign to 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

705 E. State Boulevard

Fort Wayne, IN 46805

(260) 427-6000

www.fortwayneparks.org

Change Order No. 1 - Project #2022018

Issuant Date:	12/09/25	Owner's File No. (P.O.):	23121146
Contractor:	Michael Kinder & Sons		Contract For: Franke Park Renaissance Project

TYPE OF CHANGE:

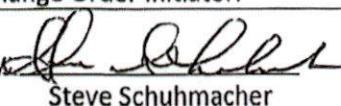
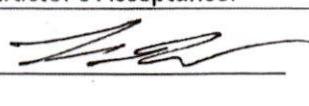
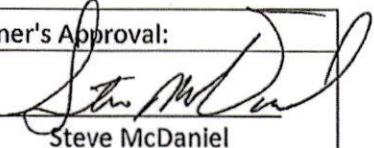
Alteration	<input checked="" type="checkbox"/>	Addition	Deduction	Other:
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You are authorized to make the following changes to this contract:

Add:	Add Item #1 – Changes incurred during project	\$32,845.17
Total Change Order Amount:		\$32,845.17

\$22,881,345.00	Contract amount prior to this Change Order (includes Contingency Allowance)
\$32,845.17	Net increase resulting from this Change Order
\$22,914,190.17	Contract price INCLUDING this Change Order

See attached Change Request Log from the contractor for detailed list of items compiling the change order expenses.

Change Order Initiator:	Contractor's Acceptance:	Owner's Approval:
By:  Steve Schuhmacher	By: 	By:  Steve McDaniel
Date: 12-09-25	Date: 12-10-25	Date: 12/19/2025

Change Request Log with Detail

Michael Kinder And Sons, Inc.

Date: 11/6/2025

22-043 Franke Park-Renaissance (CMc)

NO	Date	Description	Schedule				Status	Cont	Cont #	Approved	Change Order
			Impact	Reason	Amount	Date Sent					
INT-15	11/13/24	INT-15 - Dirig		None	0.00		Accepted	No		11/13/24	
INT-16	11/13/24	INT-16 - Hattersley Temp AC		None	0.00		Not issued	No		11/13/24	
INT-17	11/13/24	Credit For Unused Allowances		None	0.00		Accepted	No		11/13/24	
PR-01	8/7/23	Goshen Public Works Coordination		None	22,936.20		Accepted	Yes	50-0001M	8/9/23	
PR-02	8/17/23	Control Manhole	1 week	None	3,904.14		Accepted	Yes	50-0001M	8/18/23	
PR-03	10/19/23	PR-03 Fireplace Alcove Architectural Precast		None	2,901.87		Accepted	Yes	50-0001M	10/19/23	
PR-04	12/28/23	PR 04 FDC		None	1,816.13	12/28/23	Accepted	Yes	50-0001M	12/28/23	
PR-05	6/10/24	PR-05		None	-585.00		Accepted	Yes	50-0001M	6/11/24	
PR-07	6/19/24	Window J Box removal		None	-454.60		Accepted	Yes	50-0001M	6/20/24	
PR-08	6/10/24	PR-08		None	707.89		Accepted	Yes	50-0001M	6/18/24	
PR-09	6/10/24	PR-09		None	1,014.87		Accepted	Yes	50-0001M	6/13/24	
RFCO-01	6/1/23	Unsuitable Soils	2 weeks	None	98,961.44		Accepted	Yes	50-0001M	6/1/23	
RFCO-02	6/23/23	Unsuitable Soils Paving & Pond		None	102,504.67		Accepted	Yes	50-0001M	6/23/23	
RFCO-03	6/26/23	Existing Manhole Raise	1 week	None	918.31		Accepted	Yes	50-0001M	6/26/23	
RFCO-04	7/21/23	Upgrade to Tinted Glazing	1 week	None	7,582.64		Accepted	Yes	50-0001M	7/21/23	
RFCO-05	8/30/23	ASI 06-Heat Pump Adjustment		None	1,554.31		Accepted	Yes	50-0001M	9/11/23	
RFCO-06	11/9/23	Undercuts at Pavilion Foundations		None	0.00		Voided	Yes	50-0001M		
RFCO-07	1/30/24	Demo Guardrail on Goshen Side		None	1,874.32	1/30/24	Accepted	Yes	50-0001M	1/31/24	
RFCO-08	10/11/23	Stone Shoulder Request by CoFW		None	4,979.88		Accepted	Yes	50-0001M	10/16/23	
RFCO-09	10/20/23	Colored Concrete Sidewalks around Pavilion		None	10,355.05		Accepted	Yes	50-0001M	10/23/23	
RFCO-10a	11/21/23	RFCO-10a - Sledding Hill Fencing		None	2,272.80		Voided	Yes	50-0001M	4/14/23	
RFCO-10b	12/1/23	RFCO-10b- Sledding Hill Fencing		None	6,025.96		Accepted	Yes	50-0001M	4/13/23	
RFCO-11	12/28/23	Additional Seeding Restoration		None	2,995.00		Accepted	Yes	50-0001M	12/28/23	
RFCO-12	1/29/24	Lightpole Base Change		None	1,572.91		Accepted	Yes	50-0001M	5/24/24	
RFCO-13	1/31/24	Freezeproof Water Hydrant (RFI 35)		None	1,129.26	1/31/24	Accepted	Yes	50-0001M	2/1/24	
RFCO-14	1/31/24	Monumental Sign Dimensional Bust		None	1,171.49	1/31/24	Accepted	Yes	50-0001M	2/1/24	
RFCO-15	3/27/24	Replace Monument Sign Stone C		None	3,067.94	3/27/24	Accepted	Yes	50-0001M	3/28/24	

Change Request Log with Detail

Michael Kinder And Sons, Inc.

Date: 11/6/2025

22-043 Franke Park-Renaissance (CMc)

NO	Date	Description	Schedule					Status	Cont	Cont #	Approved	Change
			Impact	Reason	Amount	Date Sent	Date					
RFCO-16	4/23/24	Monumental Sign Back Signage		None	0.00			Not issued	No			
RFCO-17	4/23/24	ASI 16 Modification		None	0.00			Not issued	No			
RFCO-18	4/23/24	Additional Topsoil		None	0.00			Not issued	No			
RFCO-20	6/10/24	ASI-15		None	3,564.70			Accepted	Yes	50-0001M	6/12/24	
RFCO-21	6/10/24	RFI 77 -Replace Curb Inlets		None	1,394.39			Accepted	Yes	50-0001M	6/11/24	
RFCO-23	6/10/24	Range Electrical		None	2,033.92			Accepted	Yes	50-0001M	6/11/24	
RFCO-24	6/11/24	Precast Veranda Wall Cap		None	0.00			Accepted	Yes	50-0001M	6/11/24	
RFCO-25 REV	7/30/24	Tree clearing		None	20,601.69			Accepted	Yes	50-0001M	8/26/24	
RFCO-26	7/30/24	Unsuitable Soils		None	333,542.89			Accepted	Yes	50-0001M	8/7/24	
RFCO-27	7/30/24	COFW Utility Allowances		None	-10,000.00			Accepted	Yes	50-0001M	7/31/24	
RFCO-28	7/30/24	Winter Enclosure Allowance Credit		None	-26,533.00			Accepted	Yes	50-0001M	7/31/24	
RFCO-29	7/30/24	Winter Heating Allowance Credit		None	-20,326.00			Accepted	Yes	50-0001M	8/7/24	
RFCO-30	7/30/24	Stone Paving Allowance		None	-100,000.00			Accepted	Yes	50-0001M	8/1/24	
RFCO-31	7/30/24	RFI # 28 Revised Subdrain Layout		None	-3,160.00			Accepted	Yes	50-0001M	8/1/24	
RFCO-32	8/5/24	RFCO- 32 - PR 11		None	892.08			Accepted	Yes	50-0001M	8/7/24	
RFCO-33	8/7/24	Under Bridge Light		None	4,618.24			Accepted	Yes	50-0001M	8/8/24	
RFCO-34	8/7/24	Fire Sprinkler Drain Proposal		None	8,584.75			Accepted	Yes	50-0001M	8/15/24	
RFCO-35	8/15/24	RFCO- 35- Rm 114A Wood Door		None	1,180.84			Accepted	Yes	50-0001M	8/19/24	
RFCO-36	9/30/24	Can Lights		None	607.92			Accepted	Yes	50-0001M	10/1/24	
RFCO-37	9/26/24	PR-12		None	0.00			Voided	Yes	50-0001M	9/26/24	
RFCO-39	10/7/24	Remove Sidewalk		None	2,626.90			Accepted	Yes	50-0001M	10/8/24	
RFCO-40	10/21/24	Kick Plates		None	1,612.06			Accepted	Yes	50-0001M	10/24/24	
RFCO-41	10/23/24	Extra Planting		None	2,943.85			Accepted	Yes	50-0001M	10/25/24	
RFCO-42	10/23/24	Solar Lights		None	-1,755.00			Accepted	Yes	50-0001M	10/24/24	
RFCO-43	11/4/24	Rock Removal		None	2,209.20			Accepted	Yes	50-0001M	11/8/24	
RFCO-44	11/20/24	LA Electric Extras		None	2,286.82			Accepted	Yes	50-0001M	12/18/24	
RFCO-45	11/20/24	Import Topsoil		None	16,362.23			Accepted	Yes	50-0001M	12/18/24	

Change Request Log with Detail

Michael Kinder And Sons, Inc.

Date: 11/6/2025

22-043 Franke Park-Renaissance (CMc)

NO	Date	Description	Schedule			Status	Cont	Cont #	Date	Approved	Change Order
			Impact	Reason	Amount						
RFCO-46	12/10/24	Sediment Control		None	3,647.01	Accepted	Yes	50-0001M	12/12/24		
RFCO-47	11/20/24	Fireplace Cover		None	0.00	Voided	No				
RFCO-48	11/20/24	Artwork Balance		None	10,000.00	Accepted	Yes	50-0001M	12/12/24		
RFCO-49	11/20/24	Interior Signage Allowance Balance		None	0.00	Voided	No				
RFCO-50	11/20/24	Exterior Expansion Joints		None	0.00	Voided	No				
RFCO-51	1/21/25	Pull Side Auto Operators		None	5,578.09	Accepted	No			1/21/25	
RFCO-52	3/20/25	Import Topsoil (2)		None	15,742.50	Voided	Yes	50-0001M			
RFCO-53	10/6/25	Parks Credit		None	-1,025.00	Accepted	Yes	50-0001M	10/6/25		
RFCO-54	10/6/25	Contingency Overage		None	32,845.17	Approved	No		10/6/25	1	

Change Request Log with Detail

Michael Kinder And Sons, Inc.

Date: 11/6/2025

Total All Change Requests	589,283.73	Original Contract Amount:	22,881,345.00
		Approved Contract Changes:	32,845.17
		Revised Contract Amount:	22,914,190.17
		Accepted Price Changes:	5,578.09
		Potential Contract Changes:	
		Submitted Contract Changes:	
		Contract Amount including Pending:	22,914,190.17
		Denied Request:	
		Voided Request:	18,015.30
		Owner Original Contingency:	500,000.00
		Accepted Cont. Contract Changes:	532,845.17
		Submitted Cont. Contract Changes:	0.00
		Contingency Credited to Contract:	0.00
		Owner Remaining Contingency:	-32,845.17