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**BILL NO. S-13-09-12**

**SPECIAL ORDINANCE NO. S- 82-13**

**AN ORDINANCE** approving the awarding of ITB #3658-MCMILLEN PARK COMMUNITY CENTER IMPROVEMENTS by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and WEIGAND CONSTRUCTION for the FORT WAYNE PARKS AND RECREATION DEPARTMENT.

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

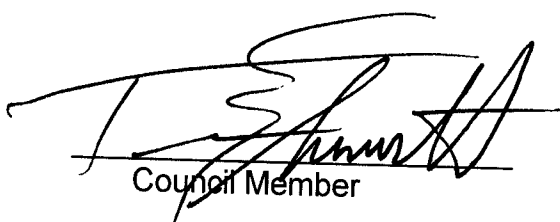
**SECTION 1.** That ITB #3658-MCMILLEN PARK COMMUNITY CENTER IMPROVEMENTS between the City of Fort Wayne, by and through its Department of Purchasing and WEIGAND CONSTRUCTION for the FORT WAYNE PARKS AND RECREATION DEPARTMENT, respectfully for:

construction services relating to renovating the McMillen Ice Arena Building into a community center building. When completed, the newly renovated facility will provide multi-use services to the community including indoor basketball, soccer, running and instructional services:


involving a total cost of ONE MILLION, SIX HUNDRED SEVENTY-NINE THOUSAND, TWO HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS - (\$1,679,275.00) all as more particularly set forth in said ITB #3658-MCMILLEN PARK COMMUNITY CENTER IMPROVEMENTS which is on file in the Office of the Department of Purchasing, and is by reference incorporated herein, made a part hereof, and is hereby in all things ratified, confirmed and approved.

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

  
Council Member

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney

REF. NO.:	3658
DEPT:	Parks
DATE:	9/4/13
ITEM/SERVICE:	McMillen Park Community Center Improvements
ADVERTISED BID:	Yes
DATES ADVERTISED:	7/22/13 & 7/29/13
DATE OPENED:	8/8/13
SINGLE SOURCE:	No
NO. OF VENDORS RETURNING BID:	5
NO. OF VENDORS DISQUALIFIED:	0
DATE SENT TO DEPT FOR RECOMM:	8/8/13
DATE RECOMM RECEIVED BACK:	9/4/13
DATE SENT TO LAW DEPT:	9/4/13
INTRODUCTION DATE:	9/10/13
DISCUSSION DATE:	9/17/13
PASSAGE DATE:	9/24/13

**MCMILLEN COMMUNITY CENTER PROJECT**

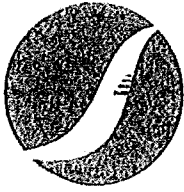
**BID TABULATION FORM**

Project No. 6344

Thursday, August 15, 2013

*withdrew  
bid. see  
next page*

Bidder	Shawnee Construction	Welgand Construction	Hamilton Hunter Builders	Robert E. Crosby	Michael Kinder & Sons
Base Bid	\$1,426,000.00	\$1,530,000.00	\$1,539,000.00	\$1,628,000.00	\$1,699,000.00
Alternate No. A-1	\$63,000.00	\$46,000.00	\$47,275.00	\$45,600.00	\$55,000.00
Alternate No. A-2	\$18,200.00	\$16,200.00	\$17,256.00	\$11,200.00	\$20,000.00
Alternate No. A-3	\$11,300.00	\$10,800.00	\$18,690.00	\$8,300.00	\$69,000.00
Alternate No. A-4	\$1,350.00	\$8,900.00	\$2,110.00	\$2,500.00	\$1,500.00
Alternate No. A-5	\$5,300.00	\$2,700.00	\$5,300.00	\$5,100.00	\$5,500.00
Alternate No. A-6	\$12,400.00	\$12,800.00	\$13,800.00	\$13,300.00	\$12,900.00
Alternate No. A-7	(\$44,000.00)	(\$34,800.00)	(\$44,000.00)	(\$45,000.00)	(\$44,000.00)
Alternate No. A-8	\$74,500.00	\$50,600.00	\$73,800.00	\$73,000.00	\$74,000.00
Alternate No. A-9	\$950.00	\$1,275.00	\$930.00	\$850.00	\$1,000.00
Allowances Included	Yes	Yes	Yes	Yes	Yes
Unit Price No. 1	\$6.00/s.f.	\$6.60/s.f.	\$6.60/s.f.	\$6.90/s.f.	\$10.00/s.f.
Unit Price No. 2	\$3.00/s.f.	\$2.20/s.f.	\$1.25/s.f.	\$3.60/s.f.	\$6.00/s.f.
Unit Price No. 3	\$5.50/s.f.	\$5.50/s.f.	\$5.50/s.f.	\$5.75/s.f.	\$7.50/s.f.
Bid Bond Included	✓	✓	✓	✓	✓
Form 96	✓	✓	✓	✓	✓
Financial Statement/Certificate	✓	✓	✓	✓	✓
Current Contractual Obligations	✓	✓	✓	✓	✓
EBE Declaration Form	✓	✓	✓	✓	✓
Affirmative Action Program Form	✓	✓	✓	✓	✓
Certification of Non-Segregated Facilities Form	✓	✓	✓	✓	✓
Anti-Discrimination Forms	✓	✓	✓	✓	✓
Declaration of Indiana Business Form	✓	✓	✓	✓	✓
Conflict of Interest Form	✓	✓	✓	✓	✓
Addendum No. 1 Received	✓	✓	✓	✓	✓



# SHAWNEE

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Construction & Engineering

August 15, 2013

Mr. Jonah Garoutte  
MSKTD and Associates  
1715 Magnavox Way  
Fort Wayne, Indiana 46804

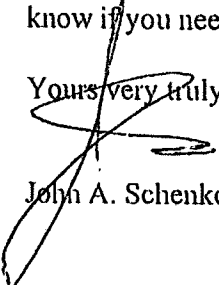
Re: McMillen Center Remodel Bid

Dear Mr. Garoutte,

This letter is written at your request to let you know in writing that a mistake was made in adding my final numbers on our bid. I asked our runner at the opening to pull our bid via a text message, which he showed you at the opening. However, my text came as they were opening the bids so he could not pull it time.

I am humbly requesting that you and the Fort Wayne Parks Department nullify my bid. I regret any inconvenience to you or the owner because of this situation. Please let me know if you need anything additional from me at this time.

Yours very truly,



John A. Schenkel, Jr.

# COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

## RFPs & BIDS

Bid/RFP #	3658
Awarded To	Weigand Construction, Inc.
Amount	\$1,679,275.00
Conflict of interest on file?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of Registrants	16
Number of Bidders	5
Required Attachments	RFPs – attach Award Matrix; Bids – attach Tab Sheet

## EXTENSIONS

Date Last Bid Out	0
# Extensions Granted To Date	0

## SPECIAL PROCUREMENT

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

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

Most Responsible, Responsive Lowest	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If no, explain below</i>
If not lowest, explain	

# COUNCIL DIGEST SHEET

## COST COMPARISON

<i>Increase/decrease amount from prior years For annual purchase (if available).</i>	n/a
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## DESCRIPTION OF PROJECT / NEED

<i>Identify need for project &amp; describe project; attach supporting documents as necessary.</i>	This project includes the renovation of the current McMillen Park Ice Arena building. The renovation will consist of converting the building from an ice arena to a community center. This will involve removal of all of the equipment within the building pertaining to ice skating and replacement with new facilities that will serve multiple purposes such as basketball, indoor soccer, and multi-purpose rooms.
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## REQUEST FOR PRIOR APPROVAL

<i>Provide justification if prior approval is being requested.</i>	n/a

## FUNDING SOURCE

<i>Account Information.</i>	49812124-5431 Project LG009
	(Legacy)



# MEMORANDUM



FORT WAYNE  
PARKS AND  
RECREATION

**To:** City Council Members, City of Fort Wayne  
**From:** Steve Schuhmacher, Fort Wayne Park and Recreation Dept.  
**CC:** File  
**Subject:** ITB # 3658  
**Date:** September 5, 2013

The Fort Wayne Parks and Recreation Department is requesting approval for a contract with WEIGAN D CONSTRUCTION CO. INC. The contract is for CONSTRUCTION SERVICES RELATING TO RENOVATING THE McMILLEN ICE ARENA BUILDING INTO A COMMUNITY CENTER BUILDING. WHEN COMPLETED, THE NEWLY RENOVATED FACILITY WILL PROVIDE MULTI-USE SERVICES TO THE COMMUNITY INCLUDING INDOOR BASKETBALL, SOCCER, RUNNING, AND INSTRUCTIONAL SERVICES.

Funding for this project is coming from the Legacy Fund.

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, Steve Schuhmacher, at 427-6401 or Steve McDaniel at 427-6407.

Thank you in advance.

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Thomas Smith  
Read the second time by title and referred to the Finance Committee  
Committee. Read the third time in full and on motion by Councilman  
Smith, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 9-24-13 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. S-82-13 on the 24<sup>th</sup> day of  
September, 2013

ATTEST:  
Sandra E. Kennedy SANDRA E. KENNEDY, CITY CLERK  
T. Thomas F. Didier PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25<sup>th</sup> day  
of September, 2013, at the hour of 1:00 o'clock PM. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30<sup>th</sup> day of SEPTEMBER  
2013, at the hour of 12:30 o'clock PM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. S-13-09-12

**REPORT OF THE COMMITTEE ON FINANCE**

**SEPTEMBER 17, 2013**

TOM SMITH – CHAIR  
JOHN CRAWFORD – CO-CHAIR  
ALL COUNCIL MEMBERS

AN ORDINANCE approving the awarding of ITB #3658-McMillen Park Community Center Improvements by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and Weigand Construction for the Fort Wayne Parks and Recreation Department.

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*[Handwritten signatures in the 'DO PASS' column: Tom Smith, John Crawford, Greg Dugan, Martin A. Bender, Thomas F. Wilkie]*

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SANDRA E. KENNEDY  
CITY CLERK

# Fort Wayne City Council Project Summary

## McMillen Park Community Center Project

Project Number 213001  
ITB # 3658

### Contract Approval Request

#### Scope of Work:

This project consists of the renovation of the McMillen Ice Arena building. Renovations will convert the building from its current use as an ice arena to a community center that will provide various services to all the citizens of the community. These improvements will include removal of all of the ice rink dasher boards and mechanical equipment associated with the ice rinks. New rubber multi-purpose flooring will be installed in the older rink (Arena #1) to create a multi-purpose field sport arena. This area will be used for walking, soccer, indoor field sports, and tennis or pickleball. There is also an area reserved for a future indoor playground for children ages 2-12.

The newer rink (Arena #2) will have a new wood floor installed in it to provide an area for indoor basketball, volleyball, and other hard-court activities. The rest of the building will receive new updates such as HVAC mechanical systems in the arenas, lighting, painting, multi-purpose rooms, a media/computer room, and restroom improvements.

The project was structured as one base bid with multiple alternate bids and three unit prices. The base bid consists of all of the above named improvements. The alternate bids are detailed as follows:

- Alternate A-1: Provide and install new rubber multi-purpose flooring across the entire slab of arena #1 (the older arena). The base bid included flooring over the soccer field only.
- Alternate A-2: Provide and install a new automatic, motorized divider net in the arena #2 (the new arena).
- Alternate A-3: Provide cost to clean, grind and polish the exposed concrete in arena #2.
- Alternate A-4: Clean and tuck-point all the stone masonry on the fireplace.
- Alternate A-5: Demolish existing water coolers and install new ADA compliant hi-low water coolers.
- Alternate A-6: Replace the existing lighting in arena #2 with new energy-efficient T-5 fluorescent lighting.
- Alternate A-7: Re-use the existing water storage tank, water heater, and associated piping (Base bid includes replacement of this with new).

- Alternate A-8: Replace existing HVAC unit that services the office/entry corridor areas with a new unit.
- Alternate A-9: Add data drops in various locations throughout the building.

The unit prices requested are as follows:

- Unit Price #1: Provide a unit price per square foot for the installation of self-leveling compound on the arena #1 concrete slab.
- Unit Price #2: Provide a unit price per square foot for concrete slab grinding.
- Unit Price #3: Provide a unit price per square foot for moisture mitigation in concrete slab.

**Funding Source:** Legacy Funds

**Council Approval:**

Bids were requested on behalf of the Board of Park Commissioners. Sixteen companies picked up documents for this project and five submitted bids. The low bidder discovered an error on their bid after it was submitted but before the bid was read. For this reason they requested that their bid be withdrawn. We honored that request. The next lowest base bid was from Weigand Construction. After extensive review of all of the bids and alternate bids, it was recommended to accept Weigand's base bid, along with all of their alternate bids except alternate A-7. This resulted in the most work for the lowest cost and the total cost fell within the project budget.

At this time I would like to ask the Council for approval of a contract for the amount of \$1,679,275.00 with Weigand Construction, Inc.

Please see the project tab sheet for additional details.

Thank you.