

## **Addendum No. 2: Valpo REC RFP**



**Project:** Valpo REC Project  
**Owner:** City of Valparaiso, Valpo Parks  
**Owner's Rep:** Sports Facilities Company  
**Date Issued:** July 25, 2025

**This Addendum is issued in accordance with the provisions of the Documents and becomes a part of the Request for Proposal Documents as provided herein. The information contained herein modifies the original Request for Proposals issued July 8, 2025, and all prior Addenda as applicable. These revisions supersede all previous instructions pertaining to these items. Requirements of the original Request for Proposal Documents remain in effect except as modified by this Addendum. This Addendum shall be reviewed by all parties of interest so that complete allowance is made for all computations, estimates, and contracts and all trades affected are advised in the performance of the work required.**

### **Part 1: Proposal Submissions**

1. Submissions must be delivered in sealed hard copy form per the RFP language to be opened on schedule.

### **Part 2: Municipal Code 35.85**

1. This project is funded publicly, so Municipal Code 35.85 applies.

### **Part 3: Environmental / Geo Tech**

1. Phase 1 IDEM Information has been linked to the RFP page at [valpoparks.org](http://valpoparks.org)
2. We do not have Geotechnical data available.
3. A lead / Asbestos survey has not been completed.

#### **Part 4: Permitting**

1. The successful bidder will be responsible for the typical permitting process with the local building departments. There has been no permitting activity to date.

#### **Part 5: FF&E**

1. There is not an FF&E matrix. The FF&E schedule will be developed by the successful bidder. The FF&E supply and installation will be by others.

#### **Part 6: Low voltage**

1. The successful bidder will be responsible for proposing a design of Wi-fi, Access control, intrusion detection, and CCTV components.
2. The owner will provide input around deliverables of the design.

#### **Part 7: LEED**

1. There are no LEED specific requirements.

#### **Part 8: Site Survey**

1. A current site survey will be made available and will be uploaded at a later date.

#### **Part 9: Additional Unguided Walkthroughs**

1. Additional unguided walkthroughs of the facility will be permitted on the following days and times:
  - a. Wednesday, July 30, 2025: 8am – 11am
  - b. Wednesday, August 6, 2025: 8am – 11am

#### **Part 10: Design Criteria**

1. Sports specific and other programming is in the RFP package. The owner and SFC (owner's representative ) will provide design input during the design development process.

#### **Part 11: Selection Team**

1. A representative of the Parks, and at least two of the following: i) an architect registered under IC 25-4; ii) a professional engineer registered under IC 25-31; and, iii) a qualified contractor under IC 4-13.6 or an individual employed by the qualified contractor, and a representative of Sports Facilities may serve as non-voting advisor.
2. These individuals have not yet been named.

#### **Part 12: Contract Holder**

1. The Valparaiso Parks Department (“Valpo Parks”)

**Part 13: LiDAR**

1. The LiDAR vendor Allen 3D will not be pursuing this RFP. They are an imaging company.

**Part 14: Sports Facilities Companies Role**

1. SFC will only serve as the Owner’s Representative and advisor. SFC will not participate as a member of a competing DB team.

**Part 15: Clarification of remediation timeline**

1. The remediation activities inside the project construction limits will be complete prior to start of construction. As the owner’s representative, SFC (Jared Yandle) will serve as the point of contact for all coordination needed with the remediation activities.

**Part 16: Senior enrichment**

1. The senior enrichment programming will replace the current senior enrichment center currently located at Banta.

**Part 17: RFP due date**

1. The RFP due date will not be extended.

**Part 18: Hazardous material**

1. A preliminary asbestos survey has been scheduled by the city to establish cost and scope expectations. All other hazardous materials and required surveys will be the responsibility of the successful bidder. At this time respondents should provide an allowance for the asbestos abatement. Results from the survey will be posted to the RFP page if completed before due date.

**Part 19: Competitive bidder information**

1. Sign-in sheets are available for review during the site walks.

**Part 20: Pricing modifications**

1. Pricing is to be proposed as “fixed” per the RFP. Pricing above available funding will not be considered.

**Part 21: Remediation**

1. The current sub-soil remediation and associated cost is not part of this project.

**Part 22: Parking Lots**

1. All existing parking lots are available for re-use or modification.

**Part 23: As-builts, and other drawings**

1. We are not aware of any complete or accurate legacy drawings.

**Part 24: LV design requirements**

1. LV, access control, cameras, PA design criteria will be developed as part of the design-build process.

**Part 25: Areas of existing building not available for site walk**

1. Only the current remediation area as noted in the provided OVHD depiction are excluded from site walks.

**Part 26: Geotechnical survey**

1. Respondents should include an allowance for all required geotechnical work.

**Part 27: Food & Beverage**

1. Respondents should include a food and beverage consultant. SFC will provide design input.

**Part 28: FF&E**

1. SFC is the FF&E consultant. The design build team will be expected to address FF&E as part of their design with input and guidance from SFC.

**Part 29: CAD vs Revit**

1. Revit format designs are acceptable.

**Part 30: Punch list**

1. The successful candidate will be expected to attend, identify and prepare a list from the punch walk(s)

**Part 31: Hydrant flow**

1. We are not aware of any recent hydrant flow data, but will investigate and update if any is discovered.

**Part 32: Roof inspections**

1. We are not aware of any current roof inspection data.

**Part 33: Gas supply pressure**

1. We recommend contacting the utility provider for the most accurate information.

**Part 34: Insurance requirements**

1. Insurance requirements in the RFP are general guidelines. Respondents should respond with their typical insurance coverage certificates.

**Part 35: Locker Rooms**

1. Locker Rooms are listed as 0 in the RFP. That is correct. Restrooms for the various areas and programming are still needed.