

Addendum No. 1: Valpo REC RFP



Project: Valpo REC Project
Owner: City of Valparaiso, Valpo Parks
Owner's Rep: Sports Facilities Company
Date Issued: July 18, 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: Colored Boxes on Exhibit:

1. The green boxes on the exhibit represent individual areas within the existing building.

Part 2: Current Remediation Area

1. The current remediation area is completely off limits for the proposed project scope.

Part 3: Site Plan and Schematic Layout

1. On the Valpo REC project page on the Valpo Parks website, there are CAD files and Existing Dimensional Floor Plans available for download.

Part 4: Demolition Area

1. Determination of the area(s) of the building that could be demolished is to be determined by the Design/Build provider. There is no specific requirement to demolish certain areas.

Part 5: Public Engagement as a Part of the Design Process

1. There will be various levels of public engagement of selective areas after a Design/Build team has been awarded. Surveying, small groups, and open house formats will be used. Valpo Parks and Sports Facilities will drive the process with input solicited from the Design/Build team.

Part 6: Children's Museum Design

1. Design and exhibits for the children's museum component are to be proposed by the Design/Build provider and agreed upon by the owner during the official design process.

Part 7: Fixed Price

1. All submitted proposals shall include a fixed price for the entire project. Referenced summaries should be high level and cover the entire design, engineering, and construction of the facility.
2. The owner's budget is not being published at this time.

Part 8: RFI and Clarification Process

1. All questions and requests for clarification shall be submitted in writing to tleonhard@valpo.us. During the walkthrough of the facility on July 23, 2025, written questions may be submitted in-person.

Part 9: Turf Installation

1. Indoor turf may be installed on industry standard compacted base or cushioned on slab.

Part 10: Existing Mechanical

1. Current condition and remaining life of existing HVAC and fire protection will be added to a linked data package by 08/01/25

Part 11: Sport Dimensional Requirements

1. A court dimensional document showing basketball and volleyball dimensions has been uploaded to the Valpo REC RFP page. For both turf and court areas, there

should be a minimum of 25' vertical clearance. *Please provide an alternate for a minimum of 30' clearance.*

Part 12: RFP Deliverables

1. Inclusion of high level conceptual sketches are encouraged.

Part 13: Structural Analysis

1. A structural analysis of the facility has not been completed.

Part 14: Virtual LIDAR Walkthrough

1. The successful bidder will be provided with a current virtual walkthrough of the entire facility, including annular spaces about ACT.