

Addendum No. 3: Valpo REC RFP



Project: Valpo REC Project
Owner: City of Valparaiso, Valpo Parks
Owner's Rep: Sports Facilities Company
Date Issued: August 1, 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: Contract Holder of Record

Valparaiso Parks and Recreation will be the “Owner” and Design Build contract holder

Part 2: Limits of construction

An additional drawing has been added to the package that clarifies the limits of the proposed construction. No work will be proposed/performed on the excluded portion of the building.

Part 3: Court/turf area height requirements

The courts and turf play areas must have a vertical clearance of 25' from finished playing surface. Raising or modifying the existing roof to achieve this can be proposed as an alternate.

Part 4: Walking Track

The walking track element is open to design interpretation with the goal being to accomplish the general intent of the design, providing a walking route with sufficient width and length to make it a viable element of the programming.

Part 5: Pickleball Courts

The only pickleball courts will be indoor only and overlaid in a typical multi-sport complex configuration on the indoor court area floor along with the basketball and volleyball striping.

Part 6: Remediation Area Clarity

Specific remediation area limits in the northeast portion of the building can be addressed during site visits to avoid confusion.

Part 7: Bidder Eligibility Inquiries

Bidder eligibility inquiries have been forwarded to legal for review. Final determinations will be published upon receipt.

Part 8: Union Labor

This project will follow Valparaiso Municipal Code 35-8.
<https://www.ci.valparaiso.in.us/ArchiveCenter/ViewFile/Item/6003>

Part 9: Parking Spaces

The total number of required spaces is 392

Part 10: Program parking allocations

The parking percentages indicate the allocations of parking for each programming element, not the location of the actual spaces.

Part 11: Proposed IT systems

There is no requirement to integrate into existing IT systems.

Part 12: FF&E Matrix

The FF&E matrix will be developed as part of the design process.

Part 13: Utility connection fees

Utility connection fees will be paid by the owner.

Part 14: Prior conceptual floor plans

Several conceptual floor plans were developed to evaluate if the proposed programming could fit inside the existing building footprint. These floor plans are not being shared by the owner in an effort to avoid contaminating the creative process of the respondents.

Part 15: Item 4 of Scope of Work

This scope item is asking the design team to take the initial broad concepts (outlined in the preliminary design) and develop them into a more comprehensive, detailed design. It also stresses the need to make sure all of the building systems (architecture, civil, landscape, etc.) are coordinated and work together smoothly. Essentially, this task is about moving from general ideas to specifics while ensuring everything fits together well across all aspects of the project.

Part 16: Sustainability goals

In general, the respondents should pursue best practices related to:

- Energy efficiency (e.g., reducing the building's energy consumption or using renewable energy sources)
- Water conservation (e.g., using water-efficient fixtures or rainwater harvesting)
- Reducing carbon emissions and the overall carbon footprint of the building
- Using sustainable building materials (e.g., recycled materials or low-impact production materials)

Part 17: Utility maps.

The owner does not possess any current site utility drawings

Part 18: Storm water detention

The design builder will be responsible for determining these requirements in conjunction with their civil engineering partner.

Part 19: Existing parking lot improvements/entry changes

Per the discussions on site, maximizing the leverage of existing assets is preferred.

Part 20: Additional Documents Uploaded

The following documents have been added to the Valpo REC RFP webpage

- Revised Valpo REC RFP Scope of Work Section
- Limits of Construction
- Lafayette St Improvements 1994 – 1996
- Lafayette St McGills Deed Book 1974
- Manholes for McGill Plan 1952
- McGill Site 2010 Impervious and Topo
- McGill Photo April 2025
- Plant Layout 10-5-1982
- Plat Survey 2-25-1960
- Property Layout 8-18-1983
- Right of Way Cut 8-30-2012
- Sewer Inspection 10-11-2952
- Site Info and Permit 2012-2015
- Site Plan 5-2-1994
- Site Plan 8-29-1980
- Soil Boring 9-29-2015
- Soil Excavation Areas 6-18-2018
- Topo
- Well Monitoring Site for McGills 9-19-1997