



**VALPARAISO/CENTER TOWNSHIP BOARD OF PARKS & RECREATION**  
**Special Meeting Minutes**  
**September 18, 2025**

The Special Meeting of the Valparaiso Park/Center Township Board was called to order at 5:30 p.m. on Thursday, September 18, 2025, at the Forest Park Golf Course Welter Room. Immediate Past-President Kay Magnetti presided.

Members present: Kay Magnetti, Kevin Cornett, Martin Sonnenberg, and Don Clark. Also present were Park Director Kevin Nuppnau, Assistant Director Tristan Leonhard, Recreation Superintendent Madison Bell, Event & Venue Director Dan McGuire, Facilities & Maintenance Director Matt Slack, Administrative Assistant Tracy Betustak, Councilwoman Diana Reed, Paul Reed, Bill Oeding, George Douglas, Steve Poulos, and Jarod Yandle of Sports Facilities Companies.

**PLEDGE OF ALLEGIANCE**

**VALPO REC DESIGN BUILD PRICE PROPOSAL OPENING:**

Kevin Nuppnau gave a brief statement. We are here to open the sealed pricing proposals for the Valpo REC project, a dynamic year-round recreation and enrichment campus committed to offering sports programs, interactive play areas, community gathering spaces and educational opportunities. The campus includes 16 acres of land with an existing 225,000 square foot facility on the former McGill Emerson Regal manufacturing site at 909 Lafayette Street. Kevin recapped that on July 8 an RFP went out requesting proposals for this project. We facilitated four site visits for the interested parties to look through the property. We then opened the Qualitative Proposals on August 2<sup>nd</sup> at the Board of Works meeting. We assembled a review committee of 5 members who reviewed the Qualitative Proposals between August 27<sup>th</sup> and September 18<sup>th</sup>. We did engage with 6 of those firms for interviews and completed those yesterday. Those interviews were to clarify things in those proposals and to round out our scoring rubric. Tonight we open the 12 pricing proposals. The goal is to provide a recommendation next Friday at the Board of Works meeting. Kevin thanked Jared Yandle of Sports Facilities as our Owner's Rep. He also thanked the Valpo Parks team of Tristan Leonhard, Dan McGuire, Madison Bell and Tracy Betustak. Kevin thanked the Technical Review Committee for their time and efforts. Individually they are Don Clark, Mike Bultinck, Paul Reed, Steve Poulos and Max Rehlander. Lastly Kevin thanked the 12 firms that have been fully engaged in this process since early July. The time, energy and money they've all put into this should be acknowledged. Thank you for your interest in this project.

Kay Magnetti opened each proposal, announced the company name, then handed them one at a time to Tristan Leonhard. Tristan removed the proposals from the envelope and handed them to Kevin Nuppnau. Kevin then read each price proposal aloud. The proposals were as follows:

**ARCO National Construction**

Base bid: \$18,403,344. Kevin asked Jared Yandle to assist in reading through the numbers, and the alternate bids, as we moved on to the next proposal.

**Skillman & Ratio**

Base bid: \$33,699,539

Alternate 1 which is the splashpad, pavilion and outdoor walking trail/park: \$1,066,902

**Berglund Construction & Shive Hattery**

Base bid: 42,785,938

Alternates: They provided 8 alternates which were later read aloud after sifting through the documents.

**Walsh Group & Wightman**

Base bid: \$75,356,298

Alternate 1 splash pad: \$2,769,777

**Bear Construction & Studio GC**

Base Bid: \$51,077,309

**Lauth & Cripe**

Base Bid: \$38,241,287

Alternate 1 raising the roof above the courts: \$1,408,750

Alternate 2 splashpad, water feature: \$644,000

Alternate 3 outdoor pavilion & restroom: \$517,500

Alternate 4 park, walking trails, hardscapes: \$1,938,785

Kevin then went back to

**Berglund Construction & Shive Hattery**

to read aloud the alternates.

Alternate 1 provides for structural modifications for climbing wall area and buildout: \$1,497,024.10

Alternate 2 splash pad: \$1,046,072.89

Alternate 3 east lot reconstruction: \$1,404,431.48

Alternate 4 elevated walking track in lieu of ground level walking track: \$3,065,313.29

Alternate 5 new outdoor pavilion: \$183,671.19

Alternate 6 construct 2<sup>nd</sup> floor community rooms: \$582,677.29

Alternate 7 provide Bush Street extension to Academy Street: \$151,335.87

Alternate 8 provide 800 yard walking path: \$77,634.96.

**Mortenson & Dewberry**

Base Bid: \$59,664,996

**Tonn and Blank & Elevatus**

Base Bid: \$30,263,686

Alternate 1 splash pad and additional parking: \$2,580,000

Alternate 2 northeast playground: \$544,300

Alternate 3 play plaza: \$191,000

Alternate 4 elevated track: \$1,154,000

Alternate 5 west lobby and canopy addition: \$1,875,900

Alternate 6 teen plaza: \$432,000

Deduct: PMB in lieu of raising the roof: \$500,000

**Core Construction and Browning Day**

Base Bid 1: New building, west parcel: \$20,306,203

Base Bid 2: Existing facility, selective demo, renovation and new construction: \$59,446,512

Base Bid 3: New dome facility on west parcel: \$19,352,199

**ARCO National Construction was updated:** Base Bid: \$22,602,572  
Alternate 1 splash pad: \$945,000

**Hagerman Group & Schmidt** Base Bid 1: \$20,000,000  
Base Bid 2: Price proposal: \$50,487,404

**FA Wilhelm Construction  
And MSKTD** Base Bid: \$37,182,779  
Alternate 1 add clearance/raise roof: \$331,115  
Alternate 2 site trails, pavilion, splash pad, courts, plazas  
and park areas: \$8,840,473

Kevin explained that we have one price proposal that was included in the Qualitative Packet. However, per Indiana code, they were supposed to be sealed separately. We will read it aloud for the record and then have to advise our legal team and determine if it qualifies or not.

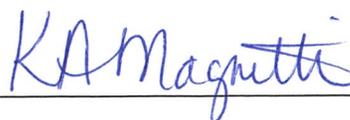
**Harbour Construction** Base Bid: \$36,087,366  
Alternate 1 splash pad: \$960,000

That concludes the opening of the pricing proposals. We'll take them under advisement, our team will review them, and pair the score card from the Qualitative Proposals with the Pricing Proposals to get the lowest adjusted price for the project. The goal is to award it next Friday. If there are any reasons for delay, we will notify the Park Board as well as the twelve project teams of more time needed if that's the case.

There were no questions.

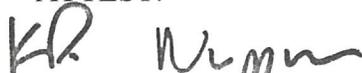
**ADJOURNMENT:**

There being no further business, the September 18, 2025, Special Park Board meeting adjourned at 7:08 p.m.



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Kay Magnetti, Immediate Past President

ATTEST:

  
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Kevin Nuppnau, Director