



Valpo REC + Design-Build Recommendation

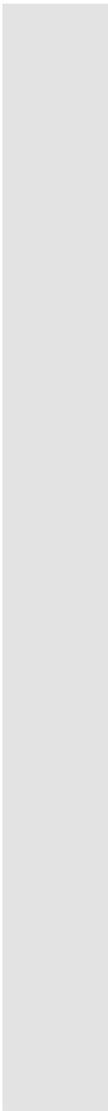
October 10, 2025



PURPOSE STATEMENT

The Valpo Recreation and Enrichment Campus (Valpo REC) is a year-round, multi-purpose venue, the Valpo REC will offer diverse sports programs, interactive play areas, and educational opportunities, all within a single, dynamic campus.

The Valpo REC is committed to providing a vibrant, welcoming space that fosters health, wellness, and community connection for all residents and visitors.



Property Site 909 Lafayette St.

Orange Shape - 16 acres

Building - 225,000 ft²

- Red Box - 163,000 ft²

- Blue Box - 62,000 ft²



PROJECT TIMELINE

- September 2024 – Market Opportunity Analysis
- February 2025 – Acquired the Property
- May – Financial Feasibility Study
- July 8 – RFP Published
- July 16 – Site Visit 1
- July 23 – Site Visit 2
- July 30 – Site Visit 3
- August 6 – Site Visit 4
- August 22 – Qualitative & Pricing Proposals Due
- August 22 – Qualitative Proposals Opened
- September 17 – Interviews Conducted
- September 18 – Pricing Proposals Opened
- **October 10 – Recommendation of Award**

MARKET OPPORTUNITY ANALYSIS

Proposed Program - 130,000 +/- ft²

- Enrichment Areas – 12,000 ft²
- Children's Museum/Interactive Play Space – 20,000 ft²
- Indoor Sport Courts – 25,000 ft²
- Indoor Turf – 32,000 ft²
- Meeting/Flex Space – 6,500 ft²
- Office Space – 4,000 ft²
- Concessions/Café – 3,200 ft²
- Walking Track – 3,000 ft²

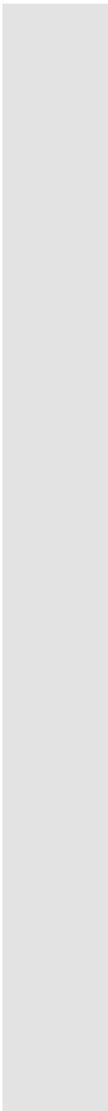


DESIGN-BUILD DELIVERY METHOD

IC 5-30-1

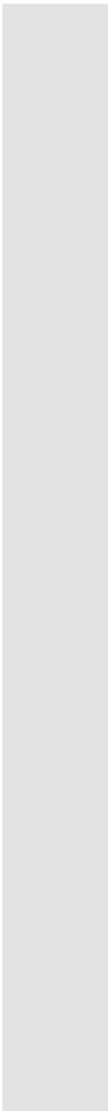


A design-build project is a construction method where one entity, the design-builder, works under a single contract with the project owner to provide both the design and construction services.



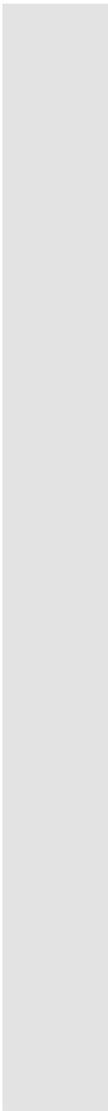


DESIGN-BUILD SUBMISSIONS

- Harbour Construction
 - Walsh Group/Wightman
 - Bear Construction/Studio GC
 - ARCO National Construction
 - Berglund Construction/Shive Hattery
 - Lauth/Cripe
 - Mortenson/Dewberry
 - Tonn & Blank Construction/Elevatus Architecture
 - Core Construction/Browning Day
 - Hagerman Group/Schmidt Associates
 - Skillman Corporation/RATIO
 - F.A. Wilhelm Construction/MSKTD
- 

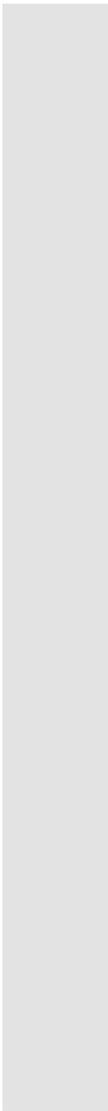


DESIGN-BUILD QUALITATIVE PROPOSAL

- 
- 
1. Project Understanding
 2. Project Challenges
 3. Company Qualifications/Experience
 4. Design-Build Experience
 5. Team Organization
 6. Key Personnel
 7. Financial Responsibility
 8. Project Controls/Schedule
 9. Statement of Why



TECHNICAL
REVIEW
COMMITTEE
IC 5-30-4

- Don Clark, Board Member, Valpo Parks
 - Michael Bultinck, Landscape Architect, V3 Companies
 - Max Rehlander, Engineer, City of Valparaiso
 - Paul Reed, Architect, Freelance
 - Steve Poulos, Executive Director City Services, City of Valparaiso
 - Jared Yandle, Owners Representative, Sports Facilities Companies
 - Non-Voting Member
- 

DESIGN-BUILD QUALITATIVE SCORECARD

IC 5-30-5-4

1. Design-Build team experience and qualifications
2. Project personnel, managerial resourcing plan/capacity
3. Project understanding and approach
4. Safety controls / performance
5. Project budget compliance (Fixed Price Approach)
6. Financial and bonding capacity
7. Past performance

DESIGN-BUILD INTERVIEWS

- Harbour Construction
- Walsh Group/Wightman
- Bear Construction/Studio GC
- ARCO National Construction
- Berglund Construction/Shive Hattery
- Lauth/Cripe
- Mortenson/Dewberry
- Tonn & Blank Construction/Elevatus Architecture
- Core Construction/Browning Day
- Hagerman Group/Schmidt Associates
- Skillman Corporation/RATIO
- F.A. Wilhelm Construction/MSKTD



**DESIGN-BUILD
PRICE
PROPOSAL**
IC 5-30-7-1

Contain one (1) lump sum fixed cost of all design, construction engineering, inspection, and construction costs of the proposed project.

The qualitative proposal and the price proposal must be submitted simultaneously in separately sealed and identified packages. The price proposal must remain sealed until opened in public.



DESIGN-BUILD PRICE OPENING

IC 5-30-7-4

Price Breakdown:

- Lowest – \$22,602,572
- Highest - \$75,356,298
- Average - \$44,741,307
- 6 Under \$38,241,287
- 3 Under \$33,699,539

DESIGN-BUILD SELECTION PROCESS

IC 5-30-7-6

The public agency shall accept the proposal that provides the public agency with the lowest adjusted price providing the best value to the taxpayer. The public agency is not required to accept the lowest price proposal.

Adjusted Price =

Proposed Price / Qualitative Score

DESIGN-BUILD AWARD
RECOMMENDATION

Valpo Parks recommends engaging in contract negotiations with Tonn & Blank Construction and Elevatus Architecture as the Design-Build partner for the Valpo REC project.



DESIGN-BUILD CONTRACT NEGOTIATION

IC 5-30-7-8

The public agency may negotiate any contract term with the offeror selected.

If the public agency is unable to negotiate a contract with its first selection, the public agency may:

- (1) terminate negotiations with that offeror;
and
- (2) negotiate with the next lowest adjusted price offeror.



PROJECT UPDATES

For more information and to stay up to date,
please visit our website.

<https://valpoparks.org/731/Valpo-REC>

