



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

PARC

MAY 8, 2023, 4:30 P.M.

Committee Members Present:

Canneth Lee, Troy Warner, Rachel Tomas Morgan,
Henry Davis Jr.*, Beth Stanford

Others Present:

Dawn Jones, Victoria Trujillo, Bob Palmer, Tim
Corcoran*, Sharon L. McBride*, Eli Wax, Sheila
Niezgodski

Presenters:

Aaron Perri, Executive Director Venues, Parks &
Arts

Maurice Moe Scott, Officer of Community
Initiatives

Eric Horvath*, Public Works Director

Agenda:

PARCS Update

Members marked with an asterisk (*) are present digitally

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=369529>

Committee Chair Canneth Lee called to order the PARC Committee meeting at 4:40 p.m.

PARCS Update

Aaron Perri, Executive Director of Venues, Parks & Arts with offices at 219 South St. Louis Blvd, presented a progress overview of the Dream Center project. He detailed that a series of community meetings were conducted, an in-depth analysis of the project site was performed, and benchmarking visits to similar regional projects were undertaken. Approximately 600 pass of community feedback were incorporated during the envisioning phase, and detailed construction documents were provided by the design firm Meticulous Design + Architecture.

Aaron Perri presented a 3D visual representation of the Dream Center, showcasing the new building and its features. He noted that the project began in 2021 with research, financing, and design, had a groundbreaking in January 2023, and was initially set for completion in August 2024, now extended to late 2024. The public bidding process selected Garmong Construction Services as the Construction Manager as Constructor (CMc) due to their extensive experience and close collaboration with Meticulous Design + Architecture on previous projects. The kickoff meeting with Garmong Construction Services is scheduled for May 9, 2023, and demolition and site preparation were completed, with construction expected to begin in late summer. Aaron Perri

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appreciated the investment of \$21 million in this project. All staff members remain in place, having been relocated throughout the city, primarily at the O'Brien Center.

Maurice Moe Scott, Officer of Community Initiatives, with offices at 2216 South Main Street, stated that they are leading programs and initiatives at Kennedy Park, run by King Center staff. The Breakfast Club has been initiated which includes morning basketball training sessions, with breakfast and lunch provided. Every Wednesday, the kids will be taken on trips around the city, and open to all. Senior citizen programs from the King Center have moved to the Charles Black Center, while Friday Night Hoops, travel and basketball programs are held at the O'Brien Center in partnership with local schools.

Committee Chair Lee requested questions from the Committee.

Citizen Member Beth Stanford asked whether LEED certification is being pursued for the project. Aaron Perri responded that the goal is to achieve LEED Silver certification.

Citizen Member Beth Stanford asked if the basketball courts could be used as flexible space for larger community events, including the possibility of protecting the floor with a tarp. Aaron Perri answered that they intend to continue hosting all major events as they have in the past.

Citizen Member Beth Stanford asked if additional staff would need to be hired to manage the larger space. Aaron Perri responded that they intend to hire.

Committee Chair Lee asked why the Construction Manager as Constructor (CMc) model was chosen and what factors were involved in the decision.

Eric Horvath, Public Works Director, with offices on the thirteenth (13th) floor of the County-City building, responded that they pursued the Construction Manager as Constructor (CMc) model due to issues in obtaining competitive bids within their engineer's estimates under the traditional design-bid-build method. The CMc model breaks the project into smaller packages, making it easier for bidders and ensuring a guaranteed maximum price early in the process to keep the project within budget. This method also allows for pre-qualification packages and early contractor involvement for value engineering, reducing costs while maintaining project quality and scope.

Citizen Member Beth Stanford asked two questions: whether there are financial incentives with the CMc for contractors to complete the project on time and if anyone within the department or the city will ensure best practices and monitor the CMc.

Eric Horvath answered that Patrick Sherman will be the project manager, overseeing the overall project as part of the engineering team. In terms of incentives, project delivery incentives will probably not be included, but a guaranteed maximum price and timeline will be included in the CMc contract.

Committee Chair Lee requested questions from the Council.

Council Member Lori K. Hamann asked if it would be possible to provide incremental updates about the project on the signs in the area, aiming to alleviate community anxiety. Aaron Perri

answered that the signs feature QR codes linking directly to the project update site, emphasizing real-time updates to keep the community informed and address their understandable concerns.

Council Member Karen L. White asked about the tracking of young people who historically accessed services at the center, ensuring none are lost during the transition and also inquired about plans for the upcoming summer months, emphasizing the importance of sharing this information with concerned citizens, especially parents. Maurice Moe Scott answered that children were transitioned to Charles Black or O'Brien for ongoing programs even before the building was demolished and staff are stationed in local west side schools to maintain engagement with students who previously used MLK Center services. The staff will also be canvassing the Kennedy neighborhood to recruit new participants for the King Center.

Committee Chair Lee requested questions from online attendees.

Committee Member Henry Davis Jr. noted residents' concerns regarding the lack of activity on the project plot, referencing the closure of Linden School and expressed optimism that initiatives such as utilizing Kennedy School and local park spaces for programs will effectively support youth. He also emphasized the need for ongoing efforts to enhance streets, infrastructure, and sewer systems in the area.

Committee Chair Lee asked about contingency plans for rainy days when programs are scheduled at Kennedy School during the summer months, inquiring whether indoor spaces at Kennedy will be accessible for children. Maurice Moe Scott answered that the program will not proceed on rainy days since it is designed for outdoor activities; however, there are plans to provide breakfast and lunch indoors on rainy days, along with Wednesday trips.

Citizen Member Beth Stanford about the logistics of transporting children from the current site to the new spaces, inquiring about any plans for transportation partnerships with Transpo or the Southland Community School Corporation. Maurice Moe Scott answered that there are transportation partnerships and vans for logistics and noted that a significant number of children in the community, particularly around Kennedy, either walk to the park or are dropped off by their parents.

Committee Chair Lee requested questions from the public. There were none.

The committee acknowledged Aaron Perri's contributions to the city and thanked him for his service. Committee Chair Canneth Lee asked about the next steps regarding the transition. Aaron Perry responded that he is working toward ensuring a smooth transition over the next few weeks and noted that Jordan Gathers will step in as the interim Executive Director.

With no further business, Committee Chair Canneth Lee adjourned the PARC meeting at 5:12 p.m.



Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Canneth Lee'.

Canneth Lee, Committee Chair

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