



City of Gary
Department of Redevelopment



Honorable
Jerome A. Prince Mayor

The City of Gary Redevelopment Commission (“Redevelopment Commission”) is seeking to procure the services of a contractor (s) for renovations to the Suite Level at the Steel Yard Stadium (Railcats). The contractor will be responsible for all design and construction related to the renovation of the space. The renovations will include the removal and replacement of all carpet/vinyl planks throughout the suite level, totaling approximately 22,000 sf., and new paint throughout the entire suite level. One of the press boxes behind home plate (at the suite level) will also be converted into a bar and seating area for suite ticket holders and guests. Three (3) of the individual single suites will be combined into one large suite by removing (2) non-structural interior partitions. Nine (9) single suites, one (1) Triple Suite and One Double Suite will be renovated flooring. (2) Men’s & (2) Women’s Restrooms will receive painting, tile, and new patricians.

All suites will receive:

- New Paint
- Vinyl Plank Flooring
- Furniture
- Counters
- Refrigerators

The Redevelopment Commission anticipates awarding one (1) contract but reserves the right to hire more after reviewing the proposals.

Contractors who have the necessary experience and qualifications are invited to submit a proposal to the Redevelopment Commission pursuant to the specifications prepared and subject to the execution of a contract to be prepared by the Redevelopment Commission. Contractors by virtue of submitting proposals are demonstrating their desire to perform the services called for in said specifications and in compliance with the terms and conditions set forth. To be eligible to be awarded the contractor (s) must have all valid and current licenses, insurance, and bonding. Failure to comply, will deem submission invalid.

SERVICE REQUIRED OF CONTRACTOR: The service to be performed by the CONTRACTOR shall consist of:

- a. Proposing a written design services and construction development plan
- b. Design and construction documents suitable for state and local design release and permitting.
- c. Removal of all carpet on the suite level including all common areas and individual suites.
- d. Floor prep and installation of new carpet throughout suite level
- e. Removal of (2) nonstructural interior partitions between three suites to create one large suite.
- f. Removal of existing millwork/casework in enlarged suite

- g. New millwork for food/beverage service in enlarged suite
- h. Installation of new garage door in end suite adjacent to east roof deck
- i. New lighting in enlarged suite
- j. Remove existing millwork and partitions in existing east press box
- k. Install new bar millwork and new seating/bar top along windows
- l. Install plumbing for beer tap system and bar sink/drains
- m. Install all bar equipment needed, including kegerator, refrigerator, drink rails
- n. New Bar Furniture
- o. New accent lighting throughout new bar area
- p. Remove corridor partition between bar and common corridor and install storefront glass and door.
- q. New LVT plank flooring throughout new bar area.
- r. Re-fresh Suite Level Bathrooms with Paint/Floor/Partitions
- s. Paint (2) Suite Stairs Cases leading to main concourse & install LED Light Fixtures
- t. Covert all remaining light fixtures to LED for improved lighting and increase energy efficiency.

On-site visit and walk through with RailCats leadership recommended. To schedule a walkthrough, please contact Carrol Pirtle Deputy Director of Redevelopment at (219) 886-1531. The Redevelopment department will coordinate with RailCat representatives for scheduled walkthroughs.

All completed bids shall be submitted in writing addressed to Carrol Pirtle, Deputy Director of Redevelopment and must be received by 11:00 am October 16th, 2023.