COMM: 8-0 10/17/90 8-0

RESOLUTION 90-33

TO AUTHORIZE USE OF THE SPECIAL NON-REVERTING FUND

WHEREAS, the Bloomington Common Council adopted Ordinance 79-74, "To Create A Special Non-Reverting Fund"; and

WHEREAS, Ordinance 89-11 provides that monies in said fund may be used by the City of Bloomington for advances on expenditures in anticipation of the issuance of bonds for capital improvement projects. Upon the issuance of bonds, said advances shall be repaid from bond proceeds; and

WHEREAS, the City desires to cooperate with Indiana University and the Bloomington Advancement Corporation in contracting with The Odle McGuire & Shook Corporation at a cost estimated at $18,000 to $20,000 for an architectural study of the Showers Building in terms of site information, architectural concepts, cost analysis, code analysis and renderings; and

WHEREAS, it is anticipated the study will help facilitate the revitalization of the Showers Building and the surrounding area, and assist in bringing the Indiana University research park to fruition; and

WHEREAS, the City is desirous of utilizing advances from the Special Non-Reverting Fund to finance one third of the expense of such a study; and

WHEREAS, such advances are permissible under the authority of Indiana Code 5-1-14-6(c); and

WHEREAS, such advances will be repaid to the fund upon issuance of bonds by the Bloomington Municipal Facilities Corporation, established for purposes of financing municipal improvements including construction of a City Hall building and parking;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

The Common Council of the City of Bloomington hereby approves and authorizes expenditure from the Special Non-Reverting Improvement Fund in an amount not to exceed seven thousand dollars ($7,000) for its share in a cooperative contract with Indiana University and the Bloomington Advancement Corporation for an architectural study of the Showers Building. Upon the issuance of bonds by the Bloomington Municipal Facilities Corporation, advances made under this authority shall be repaid to the fund from the bond proceeds.

This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17th day of October, 1990.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

Fiscal Impact Statement
Resolution 90-33

Type of Legislation: Capital Project Advance from Westside Industries Fund

Cause of Request: Planned Expenditure

Funds Affected by Request:

Funds Affected	Non-Reverting Improvement I Fund
Fund Balance - January 1, 1990	$1,296,638
Revenue to Date (6-30-90)	135,963
Revenue Expected	
In-lieu of payments, loan payments, interest income	89,037
Street Bond Reimbursement	460,469
Expenditures to Date (6-30-90)	334,873
Expenditures Expected (estimate):	
Current	250,000
Bloomington Recycling Loan	100,000
Fire Station Advance, Res. 90-24	1,000,000
Unappropriated Balance	297,234
Effect of Legislation	(7,000)
Projected Cash Balance (12-31-90)	$290,234

The legislation will have a minimum fiscal impact . This fiscal impact statement assumes that the advance for the fire station project will not be repaid until 1991. In fact, our current schedule will result in repayment of the advance in the fall of this year, which will cause a a corresponding increase in the year-end cash balance of more than $1,000,000.

Charles A. Ruckman

Charles A. Ruckman, City Controller

THE ODLE McGUIRE & SHOOK CORPORATION

7 September 1990

Mr. Bob Barker
Bloomington Advancement Corporation
Bloomington Chamber of Commerce
PO Box 1302
Bloomington, IN 47402

Dear Mr. Barker:

The Odle McGuire & Shook Corporation is pleased to submit this proposal for an Architectural Study of the Showers Building in Bloomington, Indiana.

The Odle McGuire & Shook Corporation has developed a format for architectural studies and cost estimates based on years of experience in facility planning. With certain assumptions, we propose the following steps be followed in developing the study:

STEP ONE: SITE INFORMATION

Site work, and more particularly parking, could be a major variable on this project. We propose using Smith-Quillman Engineering to develop site layouts and cost estimates for this part of the project.

..... $3,000.00

STEP TWO: ARCHITECTURAL CONCEPTS

The conceptual layout of major building components and development of a conceptual design will not only establish how feasible the project will be, but also how attractive the building will be to investors and tenants. We would develop this part of the project with a multi-disciplined team of Architects and Engineers. This step would provide schematic floor plans and elevation studies.

..... $8,000.00

ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN

6765 North State Road 37, Post Office Box 2149, Bloomington, Indiana 47402, 812/876-2020
8275 Allison Pointe Trail, Post Office Box 50428, Indianapolis, Indiana 46250, 317/842-0000

STEP THREE: COST ANALYSIS

Construction cost projections are significant to the feasibility of the project and we would do this work with Ed Hudleson, of our Bloomington office, who has extensive construction background. These estimated costs would be itemized.

..... Hourly up to $3,000.00

STEP FOUR: CODE ANALYSIS

The Code implications of converting a wood framed building of this size to a multi-use commercial facility could seriously effect the construction cost as well as limit the use of the building. We propose using a code consultant, FP&C, Inc., to assist in the development of a code compliance strategy and to target possible variances.

..... Hourly up to $2,000.00

STEP FIVE: RENDERINGS

To promote the project and to attract both investors and prospective tenants, it would be in your best interest to have a professionally rendered exterior and interior perspective, as well as rendered site plans and building plans. We propose to use an architectural illustrator for this work; the cost for this step would be dependent on the number of renderings and the complexity desired.

..... $2,000 to $4,000.00

Since a structural analysis has already been done by Fanning/Howey for Indiana University, we would not provide structural services, but would simply reference this study. Similarly, we understand that the current Owner, Indiana University, will provide a complete environmental study on the current structure and property, which will reference asbestos, oil tanks, etc.

The total cost of a complete and thorough study, with graphics and renderings, would be approximately $18,000 to $20,000. We would be available to begin work on this project immediately and would expect the project to take between 30 - 45 days to complete. We are available to discuss and define your needs, costs and timing for this study further if you wish.

We look forward to working on this project with you and hope that this proposal meets with your approval.

Sincerely,

THE ODLE McGUIRE & SHOOK CORPORATION

John M. Padgett, AIA

JMP/aml

cc: RDO
HS