



# Showers Administration Building Bloomington, Indiana

## REQUEST FOR PROPOSALS

January 2014



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*This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.*



# Request for Proposals

## I. EXECUTIVE SUMMARY

CBRE Group, Inc. (“CBRE”) on behalf of the City of Bloomington, Indiana, by and through its Redevelopment Commission (“RDC”) and the Department of Economic & Sustainability Development, is pleased to present this Request For Proposals to acquire an 18,444 gross square feet historic building for redevelopment, known as the Showers Administration Building in downtown Bloomington, Indiana. The now vacant building, located at the street address of 601 N. Morton Street, is within one of the most vibrant growth corridors in the Bloomington CBD. The site is located within the downtown Certified Technology Park, near City Hall, and blocks from the bustling downtown square.

### Offering Summary

**Opportunity:** Acquire and rehabilitate Historic Building in the downtown Certified Technology Park (CTP) under a purchase/development agreement consistent with the City of Bloomington Certified Technology Park Master Plan & Redevelopment Strategy. Respondents may also propose terms to lease parking lots immediately north of Building (607 and 613 N. Morton Street) from City.

**Price:** Market

**Owner:** The City of Bloomington (the “City”)

**Consideration:** The City will consider the transfer of property within Certified Technology Park that will contribute to and further the future redevelopment of the downtown Certified Technology Park for all or any portion of the purchase price.

**Property Address:** 601 N. Morton Street, Bloomington IN 47404

**Acreage:** 0.20 more or less

**Current Zoning:** CD - Commercial Downtown; Downtown Core Overlay

Historic Standards: Rehabilitation consistent with the Secretary of the Interior’s standards for the Treatment of Historic Properties, as

this building is listed on the National Register of Historic Places and a contributor to the Near West Side Historic District.

An easement, restrictive covenant or other type of use restriction will be imposed upon the title to the offered real estate with the following requirements. A successful bidder will be required to maintain the building’s primary use for: (i) an office, technology or research and development use that supports adaptive reuse; (ii) an educational, cultural or institutional use that brings employees, students, clients, and visitors to the CTP area; and/or (iii) a mixed office/residential use where the residential units meet a professional workforce or senior housing demand. Student housing is expressly not of interest to the City for this bid. A successful bidder will be required to present a plan to renovate or remodel the first floor of the building to preserve the original paneling, staircase, built-in furnishings and other historical fixtures to the greatest extent possible through a historical preservation or conservation easement, a restrictive covenant or other type of use restriction. In connection with any easement, restrictive covenant or use restriction, the RDC will consider any reasonable structure that enables a bidder to realize tax credits or other forms of tax savings from sums spent complying with such restrictions.

**Offers:** Your offer is required by 5:00 p.m, March 3, 2014. Please submit all offers to Danise Alano-Martin of City of Bloomington at alanod@bloomington.in.gov and a copy to Gordon Hendry of CBRE at gordon.hendry@cbre.com. Your offer should be in Letter of Intent format and address the following points:

- Price and other consideration
- Transaction timing
- Earnest money deposit(s) and timing of non-refund ability
- Source of debt and equity funds
- Development resume



## Request for Proposals

- Any existing relationships with parties related to the approval process (“Parties”)
- Summary of redevelopment plan and future uses
- Scope of investigation/discussion with the Parties heretofore
- Any of the statutory criteria in Indiana Code 36-7-14-22 (f)

The City will weigh the above criteria in its evaluation of offers, along with how the offer and intended use contributes to the City’s plans for the downtown Certified Technology Park, including intended use for high technology activity and any property that may be contributed as part of the consideration to the City.

### **City of Bloomington, Indiana**

Bloomington is the sixth largest city in Indiana, including approximately 42,000 undergraduate and graduate students with 6,000 international students from 130 countries at Indiana University Bloomington. Bloomington is the “quintessential college town,” a diverse, thriving community with strong business and economics, arts and culture and university climate. Continually ranked among the best places to live and play, Bloomington’s downtown is one of the strongest commercial real estate markets in the State of Indiana. There has been significant public and private investment in the City’s Downtown over the past 5-10 years, including new hotels, restaurants, condominiums and multifamily housing, and the “B-Line” Trail.

## II. INTRODUCTION

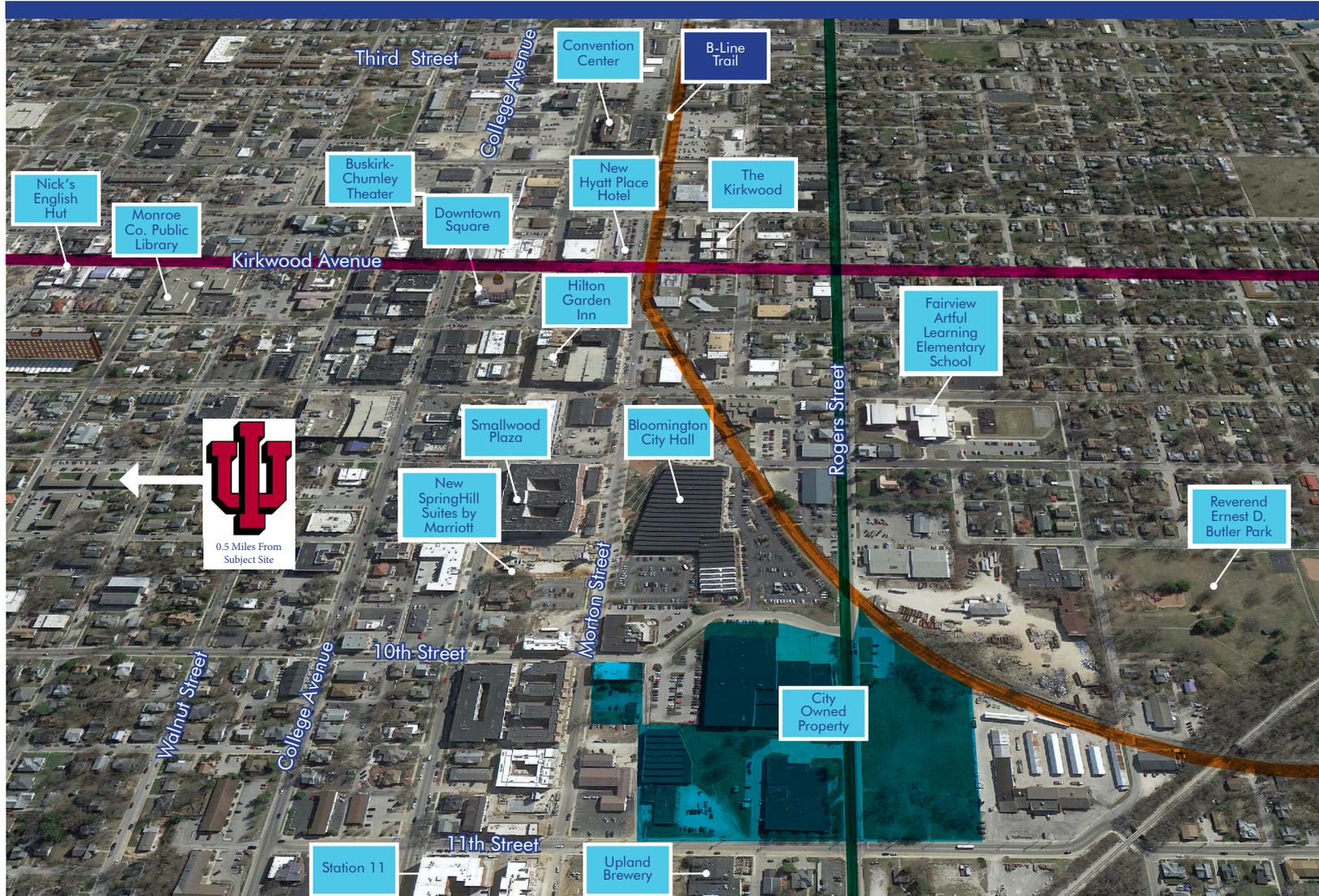
The City, by and through its RDC and the Department of Economic & Sustainable Development, is pleased to issue this Request for Proposals (“RFP”) seeking qualified respondents (each, a “Respondent”) to acquire and rehabilitate, according to Secretary of Interior standards, the historic Showers Administration building located in downtown Bloomington at the Northwest corner of 10th and Morton Streets, within the City’s state-Certified Technology Park.

Interested parties are responsible for reviewing and becoming familiar with the contents of all portions of this RFP, the Certified Technology Park Master Plan & Redevelopment Strategy (“Master Plan”), all other documents to which this RFP refers and all appendices and addenda to this RFP. Background is available on the City’s website (<http://bloomington.in.gov/ctp>). All appendices and any later addenda are included and incorporated into this RFP.



# Request for Proposals

# BLOOMINGTON INDIANA





# Request for Proposals

## BLOOMINGTON, INDIANA

## SHOWERS ADMINISTRATION BUILDING-SUBJECT SITE

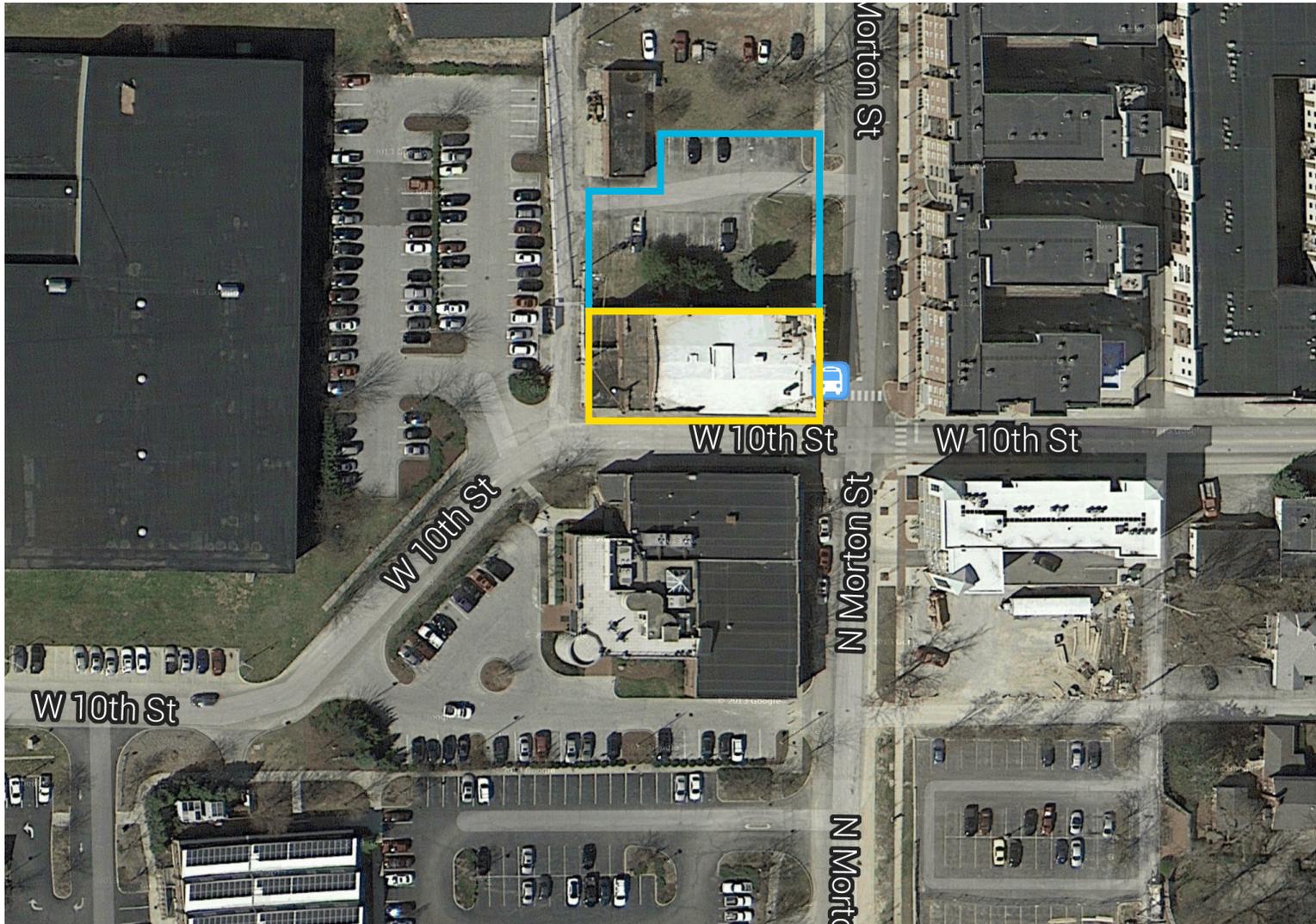




## Request for Proposals

# BLOOMINGTON, INDIANA

## SHOWERS ADMINISTRATION BUILDING-SUBJECT SITE



- FOR SALE
- FOR LEASE



CITY OF BLOOMINGTON

# Request for Proposals





## Request for Proposals

### III. PROJECT DESCRIPTION

#### i. Current Site Conditions

##### Uses and Owners

The subject property ("Property") is rectangular in shape and is located in urban downtown Bloomington, Indiana. The Property is located at the corner of 10th and Morton Streets. The property's immediate former use was as part of Indiana University's press operations. The structure was built in 1916 as the Administration Building of the Showers Brothers Furniture Factory and is on the National Register of Historic Places of the National Parks Service.

The Property is owned by the City, consists of 0.20 acres, more or less.

##### Recent Renovations

The building has been stabilized recently by the City, with approximately \$180,000 in improvements which were completed with the Secretary of Interior and Historic Preservation Standards in mind. Improvements included:

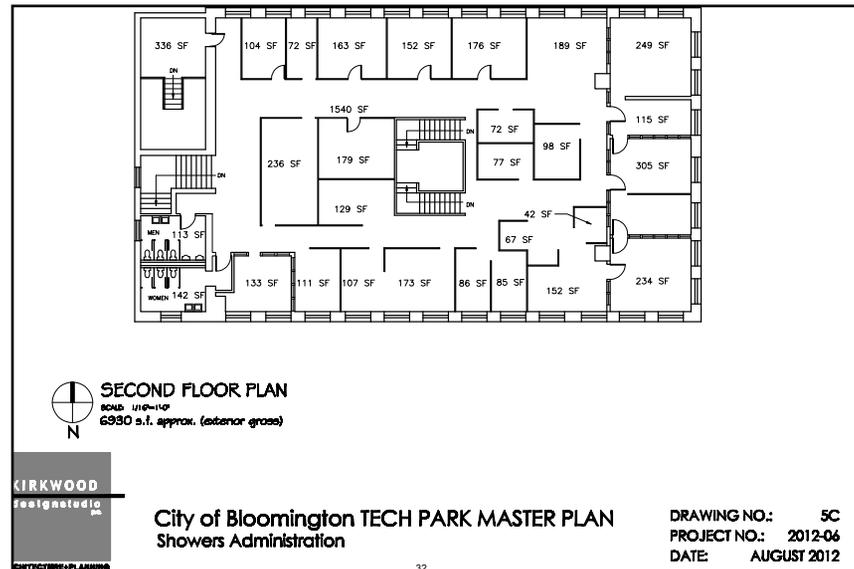
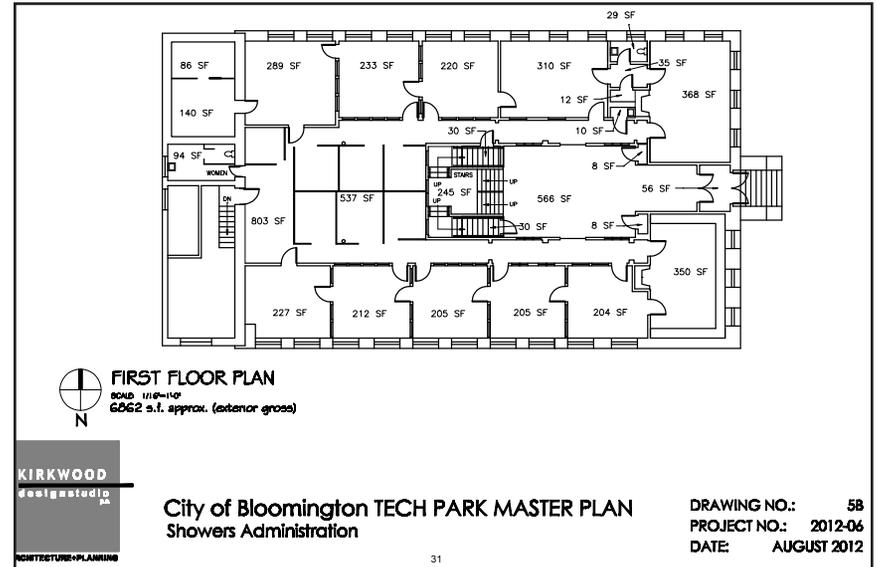
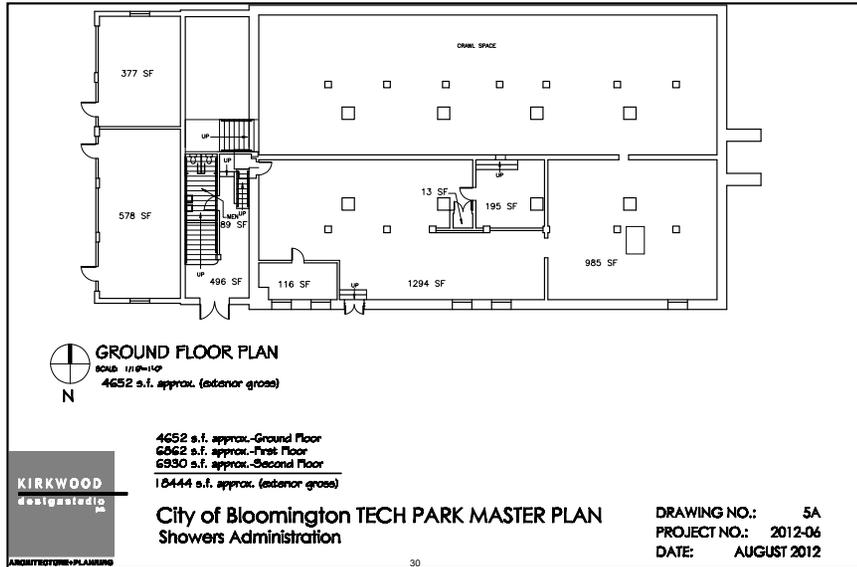
- Removal of all old roofing materials and replaced
- Installed 150 insulation to achieve an additional R-30 rating to all roof areas
- New 60 Mil T. P. O. roof on all levels of structure (20 year warranty)
- Replaced all flashing with 16 oz. copper
- Replaced all gutters / downspouts with copper replacements
- Installed through wall flashing under all limestone caps
- Tuck pointed all brick and limestone down to limestone cap over the 2nd floor windows
- Rebuilt and tuck pointed the main entrance



# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### Floor Plans





## Request for Proposals

### III. PROJECT DESCRIPTION CON'T.

#### ii. Environmental Conditions:

A Phase I Environmental Survey on the Property is available upon request. Any prospective purchase shall not rely on the findings as outlined in this Phase I report but should satisfy themselves as to the condition of the property; **THE CITY MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE ENVIRONMENTAL CONDITION OF THE PROPERTY.**

#### iii. Zoning

The property is zoned Commercial Downtown (CD) and is further located within the Downtown Core Overlay. Information regarding the intent, permitted uses, conditional uses, and development standards for the CD zoning district are located in Sections 20.02.370- 20.02.400 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>. Material regarding the intent, review process, review standards, permitted uses, conditional uses, development standards, architectural standards, and design guidelines for the Downtown Core Overlay are located in Sections 20.03.080-20.03.140 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>.

Any proposal to rehabilitate this Historic Building will, at minimum, require Site Plan review by the Planning Department staff. Additionally, any proposal that consists of new construction, including accessory structures, a building addition, or does not comply with the requirements of Unified Development Ordinance would require review by the City of Bloomington Plan Commission. The Plan Commission meets monthly and there are established filing deadlines for each respective meeting. A copy of the 2014 meeting schedule and filing deadlines are located

at <http://bloomington.in.gov/rfp>. All those interested in filing a letter of intent are encouraged to review the general application and permit approval procedures outlined in Chapter 20.09 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>.

If a proposed development plan is in need of variances from the City's Unified Development Ordinance, any such variance will need to be obtained from the City's Board of Zoning Appeals. The Board of Zoning Appeals meets monthly and there are established filing deadlines for each respective meeting. A copy of the 2014 meeting schedule and filing deadlines is located at <http://bloomington.in.gov/rfp>. Please note that if a variance is to be sought the request should be discussed with City of Bloomington Planning Department staff in advance in order to determine whether or not City staff will support said request.

The structure in question is listed as 2001 City of Bloomington Historic Sites and Structures Interim Report. As such, Section 20.09.230 of the City's Unified Development Ordinance prohibits issuing any permit for the property without first giving the City's Historic Preservation Commission a chance to review the project and consider locally designating the structure if certain exterior structural changes are being proposed to be made. Please see the Section of this RFP entitled "Historic Preservation" for more details on this matter. The Historic Preservation Commission anticipates working with the property owner to locally designate the structure as historic.

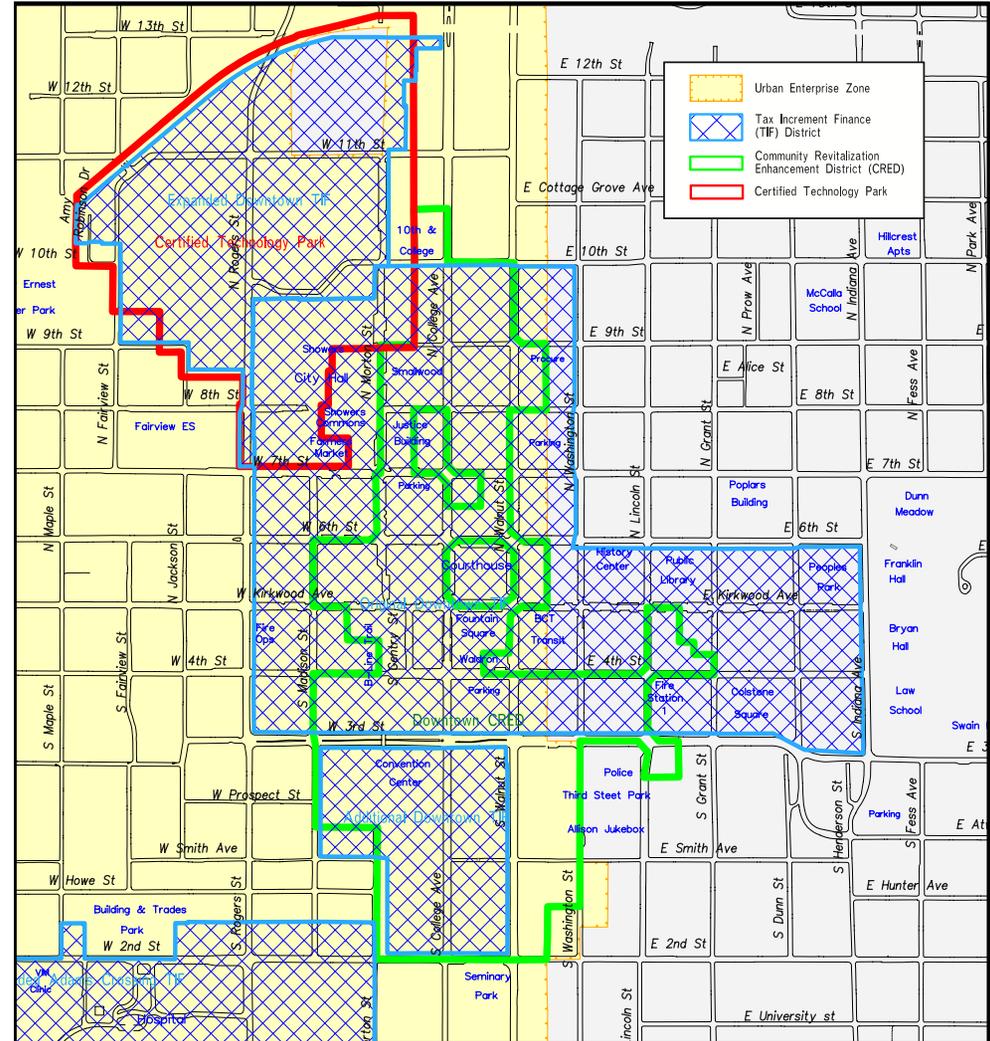
There are fees associated with any application for approval or for a variance. A copy of all relevant fees is located at <http://bloomington.in.gov/rfp>.



# Request for Proposals

## iv. Certified Technology Park/Economic Development Districts

The Property is located within the Bloomington Certified Technology Park District and within the boundaries of the Downtown Tax Increment Financing (TIF) district and the Bloomington Urban Enterprise Zone (EZ).





## Request for Proposals

### III. PROJECT DESCRIPTION CON'T.

#### v. **Historic Preservation**

The character of the CTP area is enhanced by its storied history as an integral part of the Showers Brothers Furniture Factory complex. The City seeks respondents who will revere this history through adaptive reuse of this building, uniting our early 20th century past with our 21st century future. The City and the City's Historic Preservation Commission anticipate partnering closely with the selected bidder to designate the building as a local historic structure.

The structure is currently listed in the 2001 City of Bloomington Historic Sites and Structures Interim Report. Therefore, the City's Historic Preservation Commission (HPC) reviews any plan related to this property if a plan involves any of the following:

- Demolition of the structure;
- Substantial removal or destruction of any discrete exterior portion of the structure;
- Complete or substantial removal or destruction of any porch, wing, cupola, addition or similar feature on the structure;
- Partial demolition of the structure's roof;
- Removal or obscuring from view forty percent (40%) or more of the exterior of a façade on the structure; construction or attachment of any addition to the structure; and/or
- Replacement of any window where the window opening is enlarged in such a manner as to require a building permit.

If any of the above work is to be done on the property, the respondent will submit detailed plans of the proposed project to the Planning Department which will be reviewed by the HPC at a public meeting. The respondent should attend the meeting to answer questions and provide supplementary information not readily apparent from the plans. The HPC will make a decision as to the Appropriateness of the proposed work during a review period, which will not be longer than 120 days, after receipt of an application by the City's Planning Department.

The Historic Preservation Commission has three options in reviewing any proposal described above. First, the Commission can vote to recommend the structure be locally designated by the City of Bloomington Common Council. Indeed, this designation may be pursued by the Commission independently, even if the plans

related to the property do not involve any of the above-listed changes to the exterior. Therefore, with respect to this property, the respondent should anticipate working closely with the City and HPC to pursue local designation. During the interim between the HPC's recommendation and the Council's final action, any work to the exterior of the building will require the prior issuance of a Certificate of Appropriateness by the HPC. Certificates of Appropriateness are issued by the HPC in accordance with Section 8.08.020 of the Bloomington Municipal Code which can be found at <http://bloomington.in.gov/rfp>.

Second, the Commission can vote to not recommend the structure for local designation by the City of Bloomington Common Council. If the Commission does not recommend local designation, then any permits may be issued related to the project.

Third, the Commission may take no action on the application. If no action is taken by the Commission during the review period following an application, then any permits may be issued related to the project.

The Historic Preservation Commission meets twice monthly. Located at <http://bloomington.in.gov/rfp> is a list of meeting dates and filing deadlines for each respective meeting.

#### vi. **Encouraged Use and Activities**

The Master Plan envisions this building to be located in the "core" of high-tech office space within the CTP boundaries (specifically, this high-tech core is between Morton and Rogers and 10th and 11th Streets within the larger CTP area). Other opportunities within the CTP exist for nearby new infill buildings and adaptive reuse of buildings that will lend themselves more readily for retail or residential/mixed uses. Therefore, encouraged uses and activities for the Showers Administration project include the following:

- Office, technology, or research and development uses that support adaptive reuse; and/or
- Educational, cultural or institutional uses that bring employees, students, clients or visitors to activate Morton and 10th Street and the CTP; and/or
- Mixed office/residential space where the residential units meet a professional/workforce housing demand or senior housing demand. Student housing is explicitly not of interest to the City for this project.



## Request for Proposals

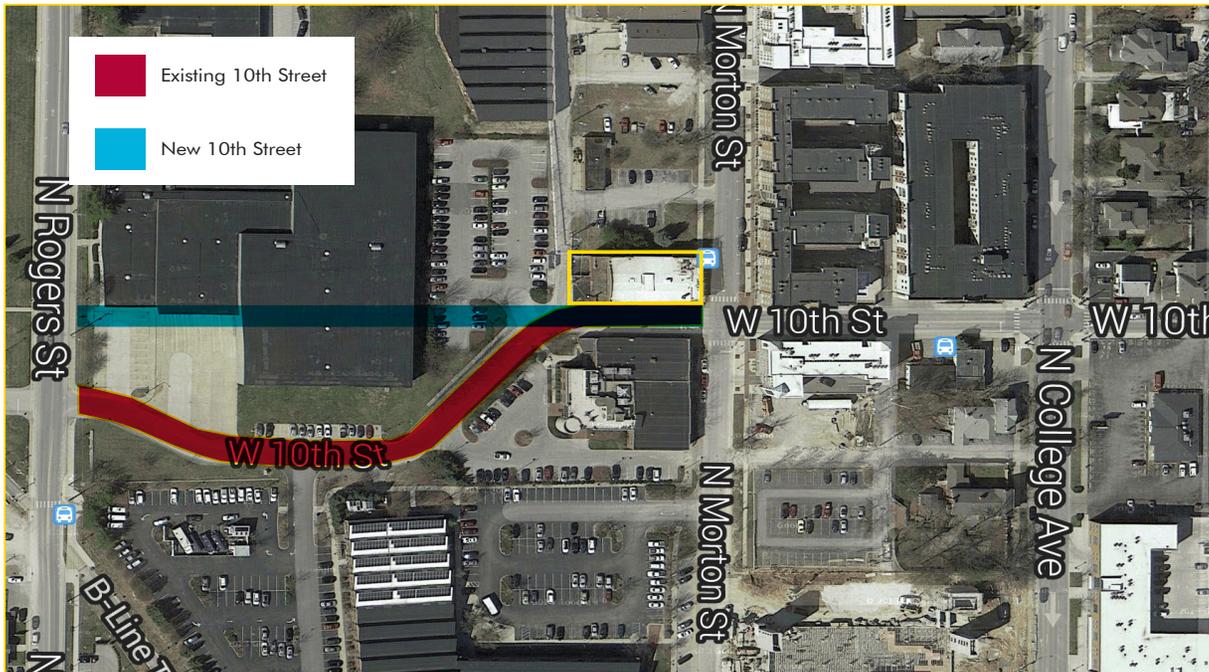
### III. PROJECT DESCRIPTION CON'T.

vii. **Collaboration Across CTP Efforts**

The selected Respondent for the Showers Administration buildings will be required to collaborate with the Redevelopment Commission, the City, and Respondents of other RFP projects within the CTP, to bring further definition to and realize the objectives of the Master Plan. This collaboration may include helping to define and participate in district energy projects, shared parking resources and strategies, accommodations for fiber and other technology infrastructure that completes connectedness throughout the CTP, and other needed activities to fully invigorate the CTP. For example, the Showers Administration building is one of several existing and potential new buildings that will frame the planned “Central Green,” greenspace/plaza area. Project concepts and uses of the Showers Administration rehabilitation project must foster the success of that plaza/greenspace.

viii. **Realignment of 10th Street**

In 2014, the City will demolish the former Indiana University Food Services warehouse building at 10th and Rogers Street and realign 10th Street between Morton Street and Rogers Street to provide for a true east-west street. This will improve and enhance accessibility to the subject property. The site plan below depicts the re-aligned 10th Street. The warehouse building will be demolished in 2Q 2014 with road improvements completed by 2Q 2015.



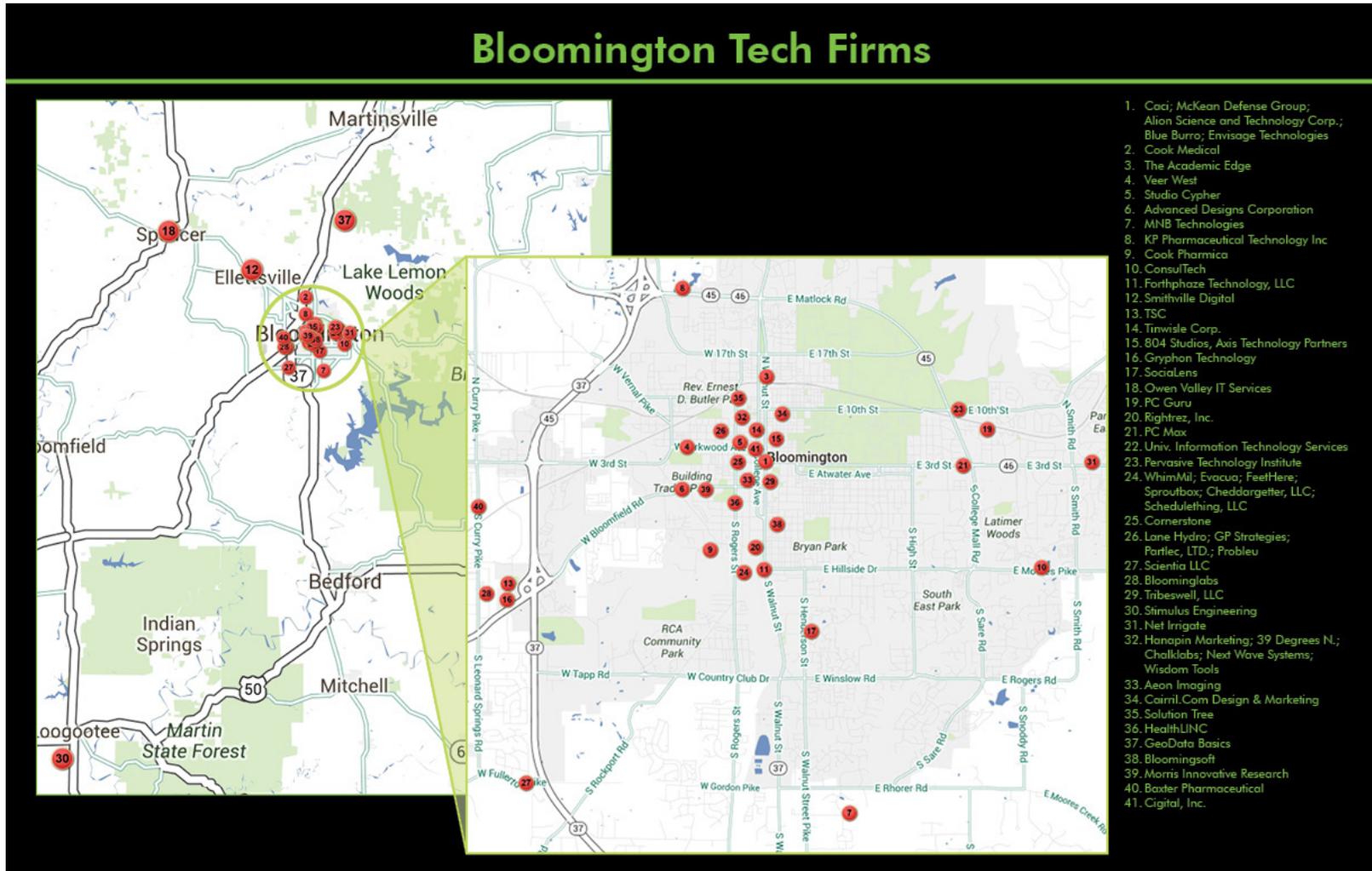


# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### ix. High Tech

The emergence of the technology industry has presented exciting opportunities for landlords of Bloomington office buildings. Many of the growing technology companies are already clustering in the downtown submarket. Please see below map of existing technology companies as of the date of this RFP.



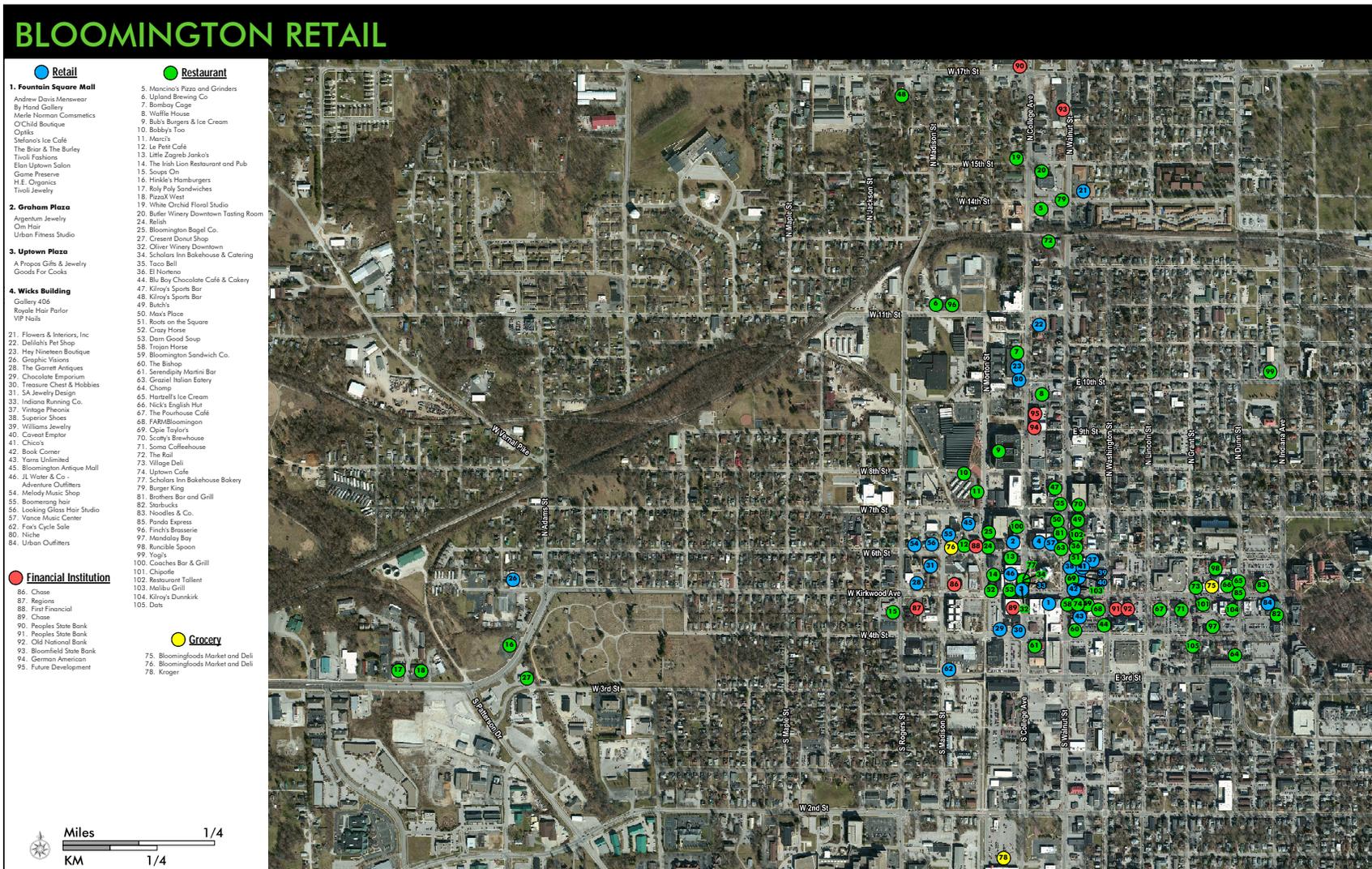


# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### x. Retail

Downtown Bloomington near the subject site remains a vibrant, strong retail market. Close proximity of such retail, including two new-to-market hotels for 2014, adds to the potential redevelopment opportunity of the subject site.



## BLOOMINGTON RETAIL

### Retail

#### 1. Fountain Square Mall

- Andrew Davis Menswear
- By Hand Gallery
- Merle Norman Cosmetics
- O'Neil Boutique
- Optiks
- Safeway's Ice Cafe
- The Brace & The Burley
- Trioli Fashions
- Elton Lightfoot Salon
- Game Preserve
- H.E. Organics
- Trioli Jewelry

#### 2. Graham Plaza

- Argentum Jewelry
- Chin Hair
- Urban Fitness Studio

#### 3. Uptown Plaza

- A Propos Gifts & Jewelry
- Goods For Cooks

#### 4. Wicks Building

- Gallery 406
- Royale Hair Parlor
- VIP Nails

### Restaurant

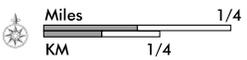
- 5. Mancini's Pizzeria and Grinders
- 6. Upland Brewing Co
- 7. Bombay Cage
- 8. Wallie House
- 9. Bub's Burgers & Ice Cream
- 10. Bobby's Too
- 11. Mancini's
- 12. Le Petit Cafe
- 13. Little Zagreb Janki's
- 14. The Irish Lion Restaurant and Pub
- 15. Soups On
- 16. Hinkle's Hamburgers
- 17. Ruby Ruby Sandwiches
- 18. Pazzo West
- 19. White Chichid Floral Studio
- 20. Butler Winery Downtown Tasting Room
- 24. Relish
- 25. Bloomington Bagel Co.
- 27. Creasant Donut Shop
- 32. Oliver Winery Downtown
- 34. Scholars Inn Bakehouse & Catering
- 35. Taco Bell
- 36. El Nonoteno
- 44. Blu Bay Chocolate Cafe & Conery
- 47. Kilroy's Sports Bar
- 48. Kilroy's Sports Bar
- 49. Baci's
- 50. Max's Place
- 51. Roots on the Square
- 52. Crazy Horse
- 53. Dam Good Soup
- 58. Trejlan Horse
- 59. Bloomington Sandwich Co.
- 60. The Bishop
- 61. Serendipity Martini Bar
- 63. Graziel Italian Eatery
- 64. Champ
- 65. Hartwell's Ice Cream
- 66. Nick's English Hut
- 67. The Fourhouse Cafe
- 68. F&B/Bloomington
- 69. Opie Taylor's
- 70. Scotty's Brewhouse
- 71. Some Coffeehouse
- 72. The Rail
- 73. Village Deli
- 74. Uptown Cafe
- 77. Scholars Inn Bakehouse Bakery
- 79. Burger King
- 81. Brothers Bar and Grill
- 82. Starbucks
- 83. Neoflex & Co.
- 85. Panda's Express
- 96. Finch's Brasserie
- 97. Mandolita Bay
- 98. Runcible Spoon
- 99. Togo's
- 100. Conches Bar & Grill
- 101. Chipotle
- 102. Restaurant Talient
- 103. Melba Grill
- 104. Kilroy's Dunkirk
- 105. Dots

### Financial Institution

- 86. Chase
- 87. Regions
- 88. First Financial
- 89. Chase
- 90. Peoples State Bank
- 91. Peoples State Bank
- 92. Old National Bank
- 93. Bloomfield State Bank
- 94. German American
- 95. Future Development

### Grocery

- 75. Bloomingsoods Market and Deli
- 76. Bloomingsoods Market and Deli
- 78. Kruger



## Retail 24/7.

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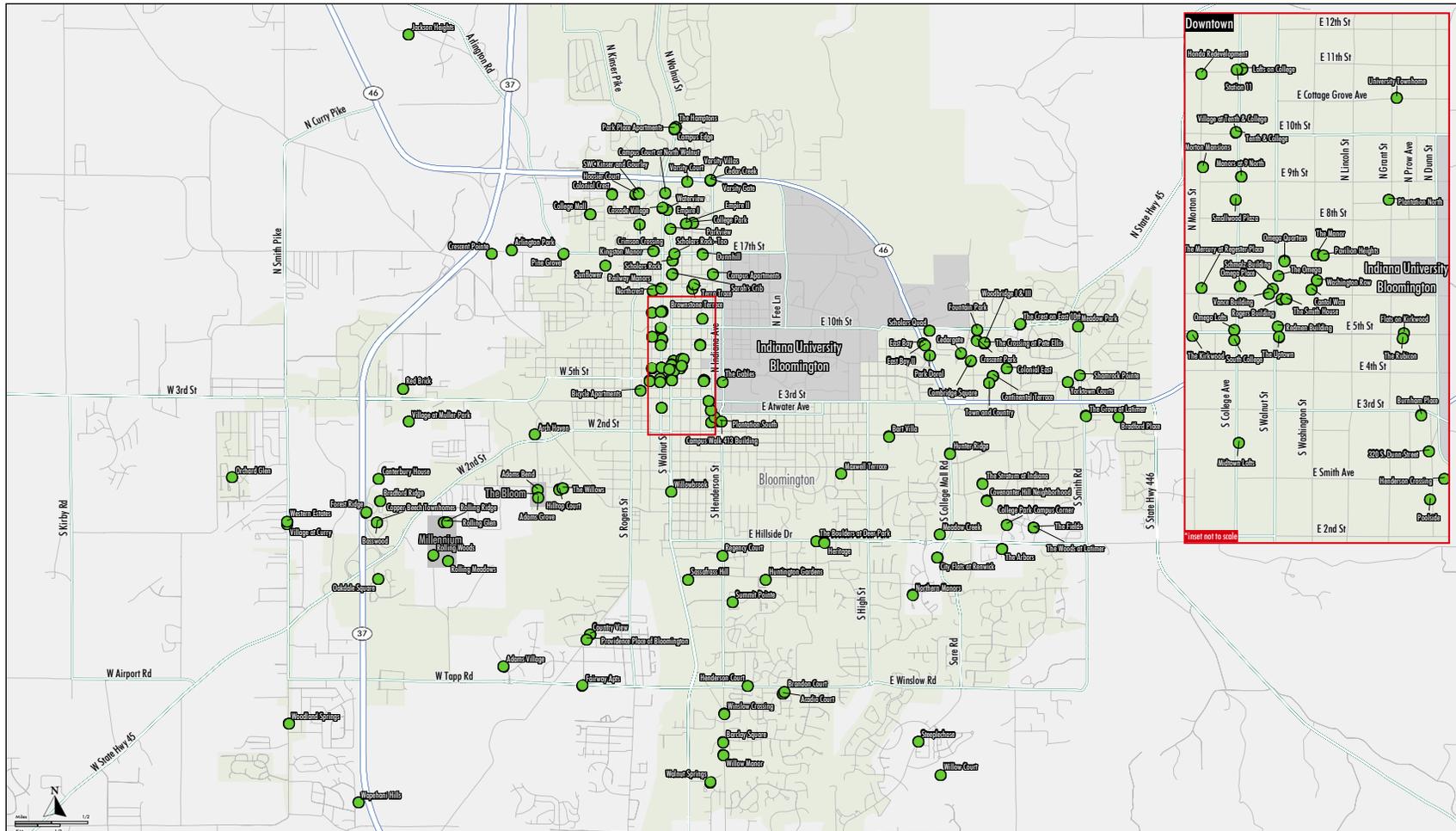
# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### xi. Area Multi-Family Housing / Residential

While the subject site is not targeted for multi-family housing, the Bloomington market as a whole is very attractive to multi-family housing due to the high market occupying and increasing gross rents. The subject site's close proximity to such new housing developments, provides ample opportunity for a "live, work, play" community, and adds to the potential redevelopment opportunity of the subject site.

**Bloomington Apartment Community Map**  
Indiana



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## Request for Proposals

### IV. ADDITIONAL INFORMATION

#### CBRE Agency

CBRE is providing advisory services to the City of Bloomington and owes its duties solely to the City of Bloomington. The City shall make all decisions concerning the selection of respondents.

#### Questions and Communications Restrictions

Questions may be submitted in writing to CBRE at the email address noted in "Submittals" below or fax (317) 637-4404. Responses will be posted to the City of Bloomington website for visibility to all respondents. All addendum(s) must be signed by the respondents and delivered as part of the RFP response.

Effective upon the issuance of this RFP Respondents are prohibited from contacting, engaging or speaking directly to employees, respondent, agents, or representatives of the City regarding this RFP and Project. This communication restriction is effective until the City announces its decision. Any inappropriate or unauthorized communications may result in the disqualification of respondents.

#### Additional Information

- A. No Obligation to Proceed – The City is under no obligation to proceed with this project or any subsequent project, and may cancel this RFP at any time without the substitution of another, if such cancellation is deemed in the best interest of the City. Furthermore, the City may reject any and all proposals, to waive any irregularities or informalities in a proposal, and to issue a new or modified RFP, if it is found to be in the best interest of the City.
- B. Proposals Withdrawal and Modification – The City may allow a respondent representative bearing proper authorization and identification to sign for, receive, and withdraw the respondent's unopened proposal prior to submission deadline. A respondent wishing to modify its proposal may do so by withdrawing the Initial submission and then submitting a modified proposal prior to the deadline.
- C. Licenses and Permits – The successful respondent shall furnish the City upon request any and all documentation regarding necessary licenses, permits, certifications and/or registrations required by the laws or rules and regulations of the City of Bloomington, Monroe County, other units of local government, the State of Indiana and the United States. The respondent certifies that it is now and will remain in good standing with such governmental agencies and that it will keep its licenses, permits, certifications and/or registrations in force during the term of the agreement.
- D. Errors in Proposals – Respondents will not be allowed to change or alter their proposals after the deadline for proposal submission. The City reserves the right, however, to correct obvious errors such as math errors in extended pricing (not unit pricing). This type of correction may only be allowed for "obvious" errors such as arithmetic, typographical, or transposition errors. Any such corrections must be approved by the Department of Economic and Sustainable Development and countersigned by the respondent. Respondents are advised to make sure that their proposals are true and correct when submitted.
- E. Respondent Expenses – By submitting a response to this RFP or participating in the process, each respondent agrees that all of its related expenses are its sole responsibility, and that the City will not be responsible for any costs whatsoever incurred by the respondent in connection with or resulting from the RFP process, including but not limited to costs for preparation/submission of proposals, travel & per diem, attending interviews, providing presentations or demonstrations, and participating in contract negotiation sessions.
- F. Proposal Life - Respondents must hold their proposals open and pricing firm for one hundred eighty (180) calendar days from the proposal submission deadline. Any proposal accepted by the City for the purpose of contract negotiations shall remain valid until superseded by an executed contract or until rejected by the City.



## Request for Proposals

### IV. ADDITIONAL INFORMATION CON'T.

- G. Revision to the RFP - The City may modify or amend this RFP at any time. If it becomes necessary for the City to revise any part of this RFP, the revision(s) will be posted on the City's web site ([www.bloomington.in.gov/rfp](http://www.bloomington.in.gov/rfp)). In such an event, the submission deadline may be extended, at the option of the City, to allow respondents the opportunity to revise their proposals accordingly.
- H. The information supplied by a respondent as part of an RFP response will become the property of the City. Proposals will be available to interested parties in accordance with the Indiana Access to Public Records Act (IC 5-14-3). None of the proposal responses will be made available to the public until after negotiation and award of a contract or cancellation of the procurement.
- I. Respondents shall note that only the written answers provided will be binding on the City. These answers shall represent the City's official position and supersede any previous oral statements made during the Conference or at any time by City staff. The written answers will be posted on the City's web site ([www.bloomington.in.gov/rfp](http://www.bloomington.in.gov/rfp)) as addenda to this RFP.
- J. All pricing shall be in United States Dollars (USD).

#### Submittals

**Interested parties must submit its proposals via electronic PDF format via email to the following contact by 5:00pm EST on March 3, 2014 to:**

City of Bloomington/Economic & Sustainable Development  
Attn: Danise Alano-Martin  
401 N. Morton Street, Suite 120  
Indianapolis, IN 46402  
[alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov)

#### With copy to:

CBRE, Inc.  
Gordon Hendry  
101 W. Washington Street, Suite 1000 East  
Indianapolis, IN 46204  
[gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com)

Proposals that are incomplete or delivered past the deadline will not be accepted and shall be disqualified with NO exceptions.



## Request for Proposals

### V. BLOOMINGTON ECONOMIC OVERVIEW

Bloomington is a scenic, thriving and livable city located about 50 miles south of Indianapolis and home to Indiana University. Bloomington is rich in history, architecture, culinary experiences and the arts. It is famous for its rolling hills, limestone quarries and “Little 500” bicycle race depicted in the Academy Award-winning movie “Breaking Away.”

Bloomington is a regional economic center anchored by Indiana University and home to a diverse business community that excels in pharmaceuticals, medical devices, technology, health care and the arts. Bloomington’s concentration of employment in the life sciences is six times greater than the US average, and employment in the technology sector has grown by over 80 percent in recent years.

Indiana University is home to over 42,000 students from all 50 states and more than 130 countries, and Ivy Tech Community College in Bloomington has over 6,500 students. Indiana University-Bloomington was named the 15th out of “The Most Amazing College Campuses for 2013” by thebestcolleges.org. Students have a variety of world-class libraries, technology, sporting events, fine arts and entertainment at their fingertips to make learning an enjoyable experience.

Top-performing companies based in Bloomington include Cook Group, Inc. (3,300 employees), one of the largest medical device makers in the world, Indiana University Health (2,246 employees), and Baxter Healthcare Pharmaceuticals (1,100 employees).

The Bloomington Metropolitan Statistical Area (Monroe and Owen counties) has approximately 162,000 residents and population growth is among the strongest in Indiana. It is serviced by the Indianapolis International Airport, one of the top ten airports for business travelers by “I Fly First Class,” an online business travel management company, and the Monroe County Airport.

Bloomington has been voted among the top 50 “Hottest Small Cities for Entrepreneurs” by *Entrepreneur* magazine, recognized by *Inc.* as one of “America’s Best Cities for Doing Business,” named 7th smartest city by *Lumosity*, and ranked 3rd out of the Top 100 Foodie Cities in America (*Livability.com* 2013)

The Bloomington Entertainment and Arts District (BEAD) is located in downtown Bloomington, just a few blocks from the property and features 60 blocks of galleries, live music, performing arts, more than 90 restaurants, and 100 specialty shops, parks, hotels and cozy neighborhoods in ten distinct character districts. The BEAD is an entertainment destination and is designated an official Indiana Cultural District by the Indiana Arts Commission.

Bloomington will be part of a major transportation and distribution system upon the completion of a major infrastructure investment in the construction of I-69 in the near future. Studies done by the Indiana Department of Transportation have found the new corridor will benefit the Bloomington area by reducing the travel time from Bloomington to Indianapolis by 16 minutes. This new interstate highway will link Bloomington to other major interstates, including I-70, I-74, and I-65.

The State of Indiana offers tax credits and grants for businesses expanding in Indiana or newly-operating in Indiana through a number of incentive programs. The City of Bloomington offers local incentives for new and expanding businesses through property tax abatement, tax increment financing, and other incentives.



SHOWERS  
ADMINISTRATION  
BUILDING  
BLOOMINGTON  
INDIANA

REQUEST FOR PROPOSAL | January 2014

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