REQUESTS FOR PROPOSALS

THE CITY OF BLOOMINGTON

DOWNTOWN REDEVELOPMENT

OPPORTUNITY

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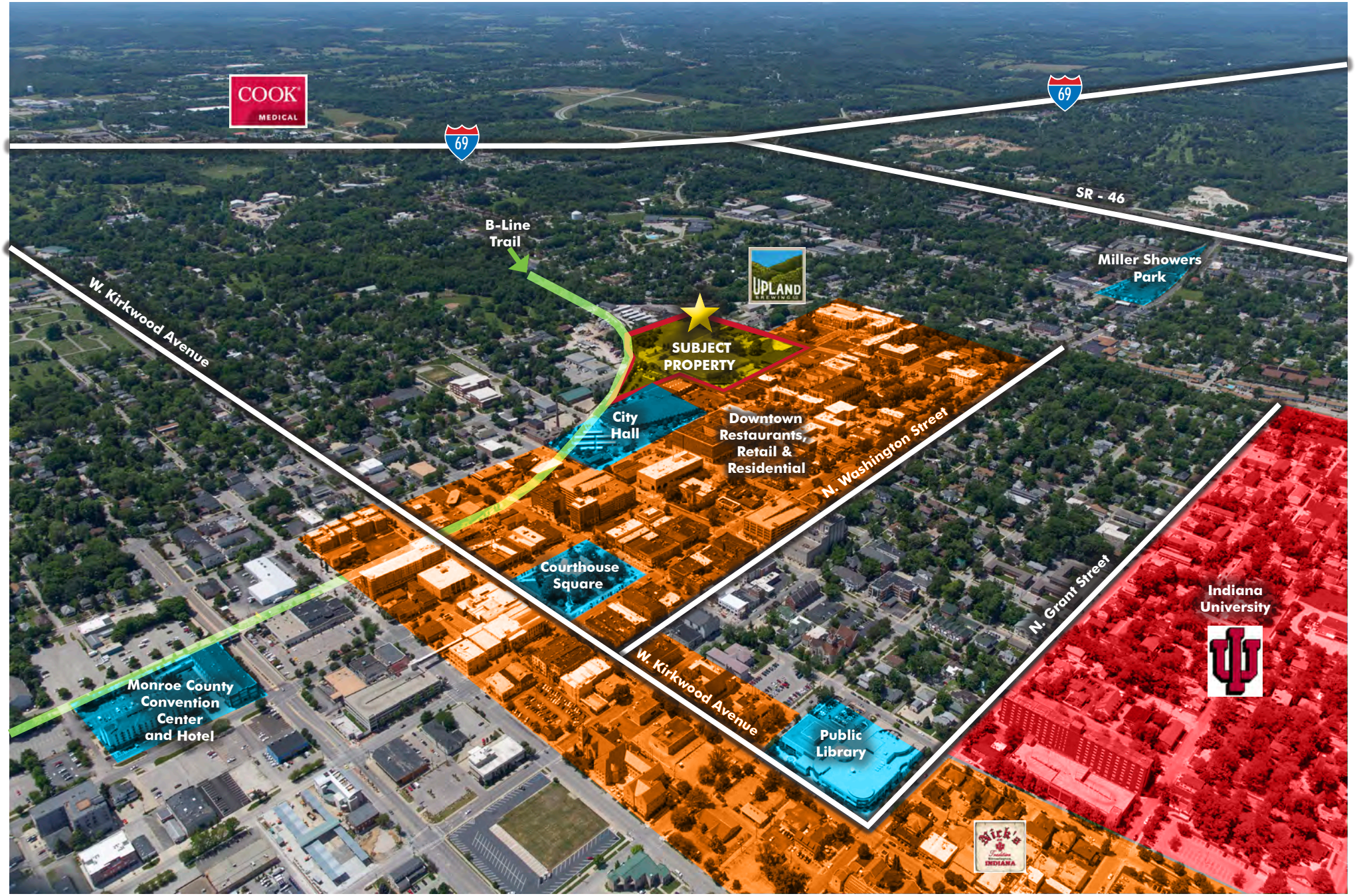
PREPARED FOR:

CITY OF BLOOMINGTON INDIANA

OCTOBER 2014

CBRE



Downtown Bloomington

CBRE

THE CITY OF
BLOOMINGTON

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CBRE

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 & Sustainable Development, is pleased to present this Request For Proposals to acquire and develop parcels totaling approximately 14.84 acres in downtown Bloomington, Indiana. The property sits on 11th Street within one of the most vibrant growth corridors in the Bloomington Central Business District (CBD). The site is located within the downtown Certified Technology Park, near City Hall, and blocks from the bustling downtown square.

Our goal is to be a sought-after model of modern, sustainable urban redevelopment that nurtures creativity and entrepreneurship among its citizens and workforce, helps brand Bloomington as a lively tech sector hub, attracts private investment, employment and visitors, and provides welcoming living options for Bloomingtonians.

The City intends to leverage the redevelopment of the property to further its goals to create an innovation district in the downtown, to spur the continued growth of its fast-emerging high-tech sector, and to sustainably integrate this once industrial area into the fabric of its vibrant live/work/play downtown. Therefore, uses and activities that strongly align with vision and concepts advanced in the City's Certified Tech Park Master Plan & Redevelopment Strategy (http://bloomington.in.gov/ctp) are sought through this RFP.

Offering Summary

SITE	The Property consists of ±14.84 gross acres. It is located south of 11th Street and west of Morton Street in downtown Bloomington.* RFP Respondents may make proposal on all or any portion of the properties.
PRICE	Market
OWNER	The City of Bloomington (the "City")
PROPERTY ADDRESS	Bloomington, Indiana 47404
ACREAGE	14.84 gross acres more or less. Parcels: 7, more or less
CURRENT ZONING	CD - Commercial Downtown; Showers Technology Park Overlay; Downtown Core Overlay
POTENTIAL USES	Mixed use commercial development with retail, office, multi-family housing

* The 0.85 acre parking lot currently owned and used by Morton Street Properties is in process of being acquired by the City of Bloomington.

RFP ISSUANCE DATE:	Wednesday, October 8, 2014
NON-MANDATORY RFP INFORMATION MEETING:	2:00 PM EST., Thursday, October 23, 2014, in the McCloskey Conference Room located at City Hall, 401 N. Morton Street, Bloomington, IN 47404. Interested parties may also participate via conference call. Contact Danise Alano-Martin via email for instructions at ctp@bloomington.in.gov.
RFP QUESTIONS:	Accepted beginning on Monday, November 3, 2014 at 5:00 PM EST. Answers will be posted to the City's website as addenda to the RFP.
RFP RESPONSES DUE:	No later than 5:00 PM EST on Wednesday, December 10, 2014.
RFP FORMAT	Please submit response in electronic PDF format via e-mail to Danise Alano-Martin of City of Bloomington at ctp@bloomington.in.gov and Gordon Hendry of CBRE at gordon.hendry@cbre.com.

BLOOMINGTON AREA OVERVIEW

Bloomington is a scenic, thriving and livable city located about 50 miles south of Indianapolis. 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 film "Breaking Away."

The Bloomington MSA has approximately 200,000 residents and population growth is among the strongest in Indiana. The City has been voted among the top 50 "Hottest Small Cities for Entrepreneurs" by *Entrepreneur* magazine, recognized by *Inc.* magazine as one of "America's Best Cities for Doing Business," and named 7th on a list of smartest towns in America by *VentureBeat.*

Economy

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 the primary driver of the Bloomington local economy. The University employs approximately 7,000 workers. Companies are attracted to the city due to the University's research and development infrastructure and a strong pipeline of talent of recent graduates.

Top-performing companies based in Bloomington include Cook Group, one of the largest medical device makers in the world (3,300 local employees), Indiana University Health (2,246 local employees), Baxter Healthcare Pharmaceuticals (1,100 local employees) and Cook Pharmica (422 local employees).

PUBLIC EMPLOYEE (EE) STATISTICS	
State	18,556 EE
Local	6,856 EE
Federal	399 EE

TOP EMPLOYERS	# OF EMPLOYEES (EE)
Indiana University	7,000 EE
Cook Medical Inc.	3,300 EE
Indiana University Health Bloomington	2,246 EE
Baxter International Inc.	1,100 EE
Boston Scientific	925 EE
Marsh Supermarkets Inc.	800 EE
The Kroger Co.	700 EE
General Electric Co.	540 EE
Cook Pharmica	422 EE
Internal Medicine Association	393 EE
Premier Healthcare	393 EE
LJM Enterprises	384 EE
ModusLink PTS	380 EE
Author Solutions	358 EE
Finelight Strategic Marketing	347 EE
Stone Belt Arc Inc.	333 EE
Wal-Mart Stores Inc.	316 EE
Tree of Life Midwest	304 EE
Ivy Tech Community College	300 EE
Centerstone (Harriet Cohn Mental Health Center)	290 EE

Source: Bloomington Economic Development Corporation, 2014

Indiana University

Indiana University is home to over 42,500 students, and Ivy Tech Community College in Bloomington has over 6,500 students.

Air Transportation

It is serviced by the Indianapolis International Airport (IAA), named the best airport in North America by Airports Council International for the second year in a row, and the Monroe County Airport nearby Bloomington. There are ample shuttle services to the IAA, located approximately 45 miles from Bloomington. The IAA averages 133 daily departures to 34 nonstop destinations including San Francisco, Toronto, Washington, DC, New York (EWR, JFK and LGA), and Los Angeles.

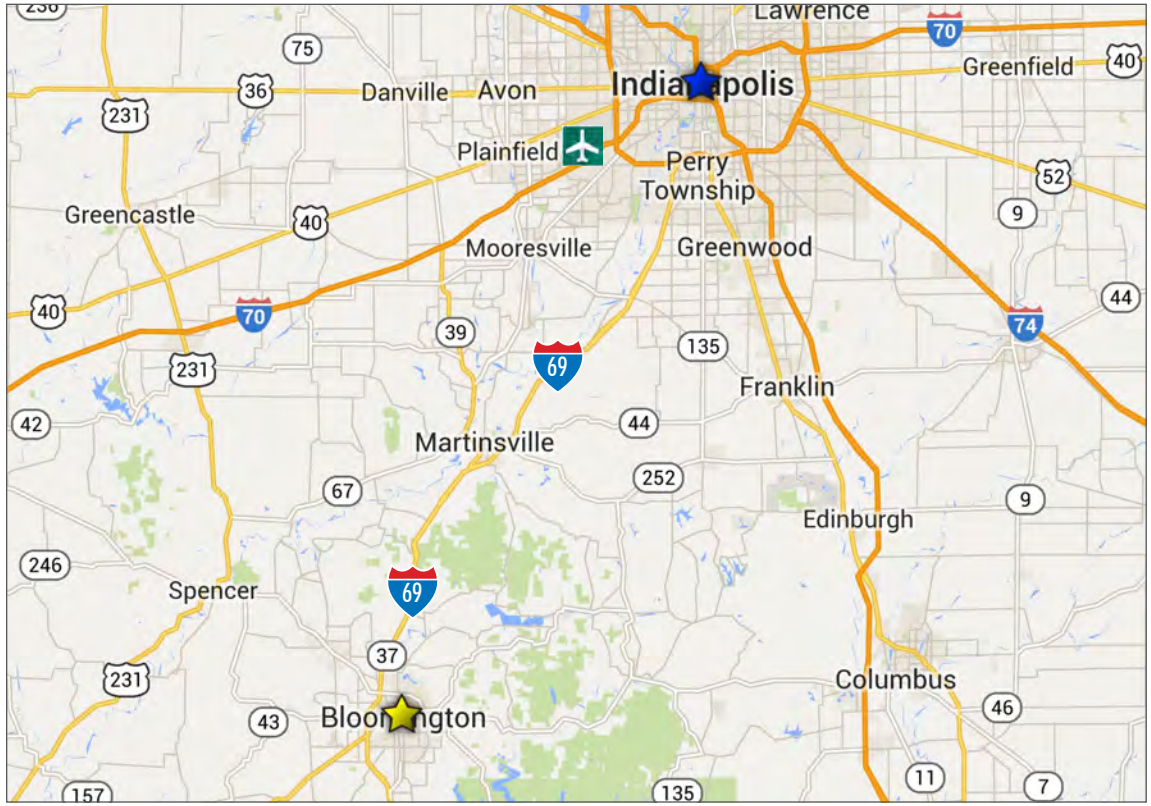
Interstate / Highway Transportation

Bloomington will be part of a major transportation and distribution system upon the completion of I-69. The Evansville-Bloomington portion of I-69 is completed and the Bloomington-Martinsville portion is under construction with a 2016 completion date. The Martinsville-Indianapolis portion is expected to be completed by the end of the decade. This new interstate highway will link Bloomington to other major interstates, including I-70, I-74, and I-65. Bloomington is within a day's drive from over 60% of the US population.

Bus Transportation

Bloomington has an outstanding public transit system. Bloomington Transit, the municipally-owned bus service, and Indiana University Campus Bus Service provide extensive public transportation services throughout Bloomington.

Bloomington Transit was named "North America's Best Public Transportation System" in 2010 by the American Pubic Transportation System. In 2014, construction on a new $9.5 Million passenger transfer facility was completed in downtown.



Indianapolis International Airport

The Property

The Property is located in Downtown Bloomington, a celebrated urban lifestyle community rich with culture and a young, lively atmosphere decorated with an eclectic mix of the city's most popular dining and entertainment options. It is located within walking distance of more than 40 retail shops and 90 diverse dining and nightlife options in the urban neighborhood. The primary commercial corridor connecting downtown Bloomington to the Indiana University campus - Kirkwood Avenue (5th Street) - is nearby. In addition, amenities in the immediate area include City Hall and Showers Plaza (plays host to several annual events, including the Farmers' Market attracting 10,000 attendees weekly), Courthouse Square, as well as recreational options including the recently completed B-Line Trail, a former train line which now provides residents and visitors an alternative travel option as well as a place for walking, running and biking.

The 3.1-mile B-Line Trail is immediately adjacent to the Property and caters to the active lifestyle resident. The downtown portion of the B-Line Trail is located within the Bloomington Entertainment and Arts District (BEAD) and features a wide variety of public art. More than 80% of the population within a one-mile radius of the Property is between the ages of 18-34, and an estimated 73% of the households within the same area consist of either one or two persons.

RECENT NEARBY SIGNIFICANT COMMERCIAL REAL ESTATE DEVELOPMENTS		
Park On Morton	300 W. 11th Street	152 Units/472 beds 7,200 SF retail/commercial space
Hyatt Place Hotel	217 W. Kirkwood Avenue	7 story/172 rooms
SpringHill Suites by Marriott	501 N. College Avenue	5 story/158 suites
Morton Grad	640 N. Morton Street	20 units/27 beds
North College Avenue Apartments	710 N. College Avenue	20 units/31 beds
Pavilion Place	601 N. Walnut Street	16 units/16 beds 1,738 SF of commercial space
The Collegiate on Patterson	445 S. Patterson Drive	204 units/635 beds 10,000 SF commercial space
Manors at 10th North	501 N. College Avenue	50 units/77 beds 5,500 SF commercial space
Studio 531	531 N. College Avenue	31 units/31 beds 2,380 SF fitness facility
Manor at the Crest	701 N. Walnut Street	32 units/37 beds
The Foundry	304 W. Kirkwood Avenue	35 units/65 beds 12,640 SF of commercial space completion in 2015

Photos courtesy of REI Real Estate

INDIANA UNIVERSITY OVERVIEW

Indiana University was founded in 1820 in Bloomington, Indiana. Today, it is the state's oldest university and the flagship campus of the Indiana University system. Bloomington is internationally renowned for its academics. The 2015 *US News & World Report* ranked Indiana University among the top 30 public universities in the nation. The university has one of the largest research expenditures of any American university and one of the largest number of living alumni, at over 580,000.

Academic Profile

Indiana University has a Fall 2014 enrollment of 42,634 students (approximately 32,000 undergraduates) in 520 academic programs. Students come from 49 states and the District of Columbia with more than 6,000 students from 130 countries. There are over 3,000 members of the faculty.

Indiana University excels in its nationally ranked schools of Medicine, Law, Business, Education, Music, Optometry, and Library and Information Sciences. IU has more than 180 majors and 330 degree programs for undergraduate students. The Kelly School of Business is considered one of the best undergraduate business programs in the nation, and the Jacobs School of Music is considered one of the world's best music schools.

The School of Informatics and Computing is one of the largest and broadest computing and information schools in the nation. Founded in 2000, the School was the first of its kind, an interdisciplinary program where technology fuels and innovates fields ranging from music to microbiology.

Breathtaking Campus

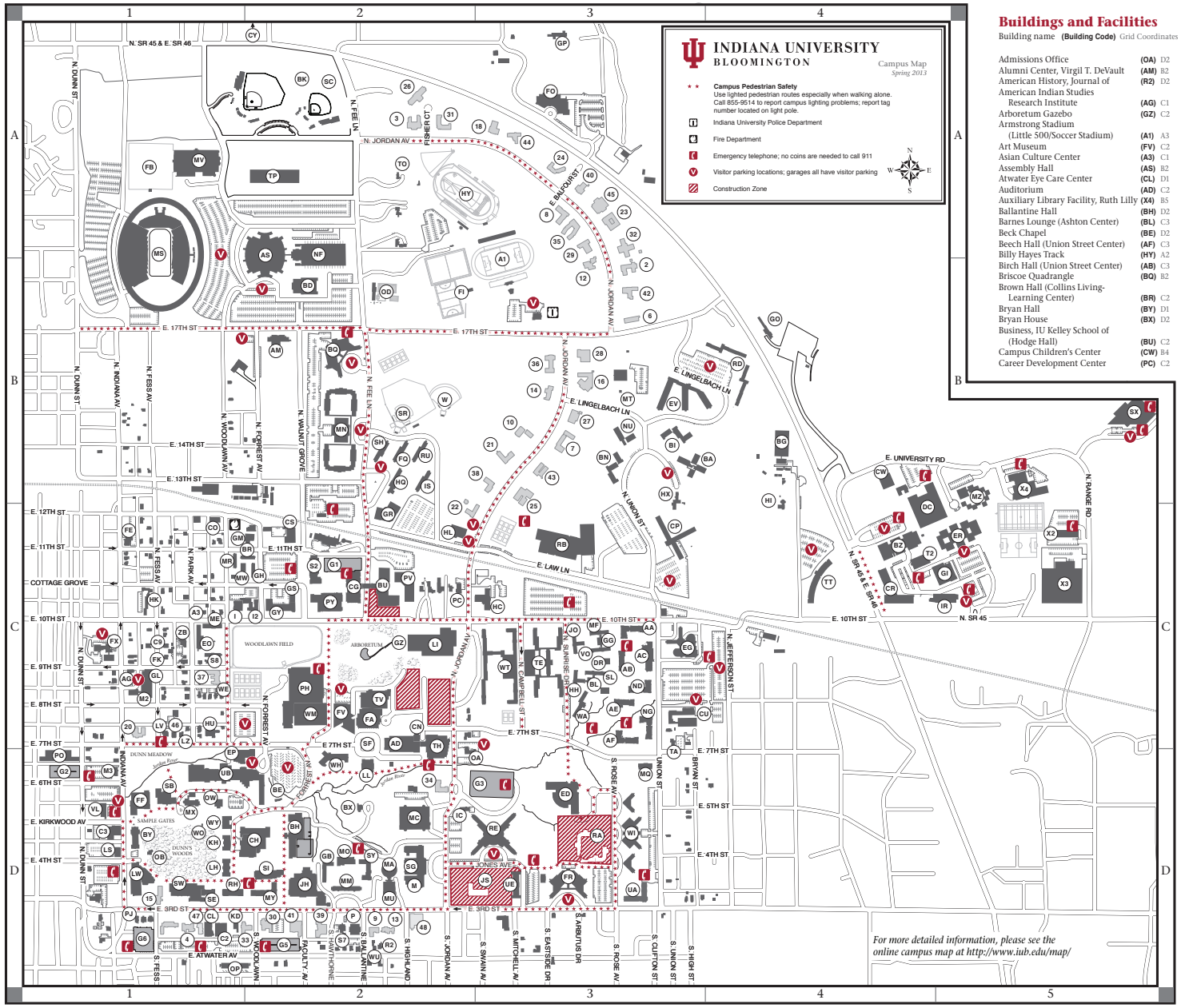
Thomas Gaines called IU Bloomington one of the five most beautiful in the nation in *The Campus as a Work of Art.* Covering over 2,000 acres, the campus features historic Indiana limestone academic buildings, a stunning Arboretum and Dunn Woods, the I.M. Pei – designed Art Museum, and the Indiana Memorial Union, the second-largest student union in the United States at 500,000 sq. ft. - with the Sample Gates as the campus gateway.

Cultural Mecca

Bloomington is home to world-class arts, cultural and entertainment facilities on campus, including the IU Auditorium, the Musical Arts Center and the Jacobs School of Music. The school offers more than 1,100 performances a year, most of which are free to attend. Bloomington is home to diverse street festivals, the Tibetan Mongolian Buddhist Cultural Center (founded by the Dalai Lama's brother, a professor of Tibetan Studies), and the respected opera and ballet theater. The Lilly Library is one of the largest rare book and manuscript libraries in the United States, containing over 400,000 rare books including the New Testament of the Gutenberg Bible, a first edition copy of the Book of Mormon, the first printed collection of Shakespeare's works, and George Washington's letter accepting the presidency of the United States.

Sports

Sports Illustrated on Campus named Bloomington one of the nation's top 10 college sports towns. Indiana University is in the Big Ten Conference, with 24 men's and women's varsity teams. The campus hosts numerous major sporting events each year. IU is known for its outstanding tradition in collegiate athletics, including men's basketball and football, track and field, baseball, tennis, swimming and soccer. IU is home to the Little 500 men's and women's bicycle races to raise funds for scholarships. The Little 500 is considered part of "The World's Greatest College Weekend" each April and was captured in the Academy Award-winning film "Breaking Away." Athletic facilities include the 53,000-seat Memorial Stadium, 17,000-seat Assembly Hall, Cook Hall and Mellencamp Pavilion, the Gladstein Fieldhouse, the IU Tennis Center, the Billy Hayes Track and Bill Armstrong Stadium and the new Bart Kaufman baseball field. IU's recreational sports program for its students is recognized as among the best in the nation.



For more detailed information, please see the online campus map at http://www.iub.edu/map/

Buildings and Facilities

Building name **(Building Code)** Grid Coordinates

Admissions Office	(OA)	D2
Alumni Center, Virgil T. DeVault	(AM)	B2
American History, Journal of	(R2)	D2
American Indian Studies Research Institute	(AG)	C1
Arboretum Gazebo	(GZ)	C2
Armstrong Stadium (Little 500/Soccer Stadium)	(A1)	A3
Art Museum	(FV)	C2
Asian Culture Center	(A3)	C1
Assembly Hall	(AS)	B2
Atwater Eye Care Center	(CL)	D1
Auditorium	(AD)	C2
Auxiliary Library Facility, Ruth Lilly	(X4)	B5
Ballantine Hall	(BH)	D2
Barnes Lounge (Ashton Center)	(BL)	C3
Beck Chapel	(BE)	D2
Beech Hall (Union Street Center)	(AF)	C3
Billy Hayes Track	(HY)	A2
Birch Hall (Union Street Center)	(AB)	C3
Briscoe Quadrangle	(BQ)	B2
Brown Hall (Collins Living-Learning Center)	(BR)	C2
Bryan Hall	(BY)	D1
Bryan House	(BX)	D2
Business, IU Kelley School of (Hodge Hall)	(BU)	C2
Campus Children's Center	(CW)	B4
Career Development Center	(PC)	C2
Carmichael Center	(C3)	D1
Cedar Hall (Union Street Center)	(AC)	C3
Chemistry, Department of	(CH)	D2
Cinema, IU	(CN)	C2
Classroom Office Building	(C2)	D1
Cognitive Sciences	(C9)	C1
Communication Services	(T2)	C4
Cook Hall	(BD)	B2
Cravens Hall (Collins Living-Learning Center)	(ME)	C1
Cyberinfrastructure Building	(CR)	C4
Cypress Hall (Union Street Center)	(AE)	C3
Data Center	(DC)	C4
Dreiser Hall (Ashton Center)	(DR)	C3
Edmondson Hall (Collins Living-Learning Center)	(EO)	C1
Education Building, Wendell W. Wright	(ED)	D3
Eigenmann Hall	(EG)	C3
Ernie Pyle Hall (School of Journalism)	(EP)	D1
Fieldhouse, Harry Gladstein Indoor Track Facility	(NF)	A2
Fine Arts, Henry Radford Hope School of	(FA)	C2
Folklore Institute	(FK)	C1
Forest Quadrangle	(FR)	D3
Foundation, IU (Showalter House)	(FO)	A3
Franklin Hall	(FF)	D1
Geological Materials Testing	(GM)	C2
Geological Survey	(GS)	C2
Geological Survey Core Library	(CO)	C1
Geological Sciences, Department of	(GY)	C2
Glenn A. Black Laboratory of Archaeology	(GL)	C1
Golf Clubhouse	(GO)	B4
Goodbody Hall	(GB)	D2
Graduate and Executive Education Center, William J. Godfrey	(CG)	C2
Greene Hall (Collins Living-Learning Center)	(GH)	C2
Greenhouse, Botany	(BG)	B4
Greenhouse, Jordan Hall	(JH)	D2
Gresham Dining Hall (Foster Quadrangle)	(GR)	C2
Griggs Lounge (Ashton Center)	(GG)	C3
Harper Hall (Foster Quadrangle)	(HQ)	B2
Health Center	(HC)	C3
Hershey Hall (Ashton Center)	(HH)	C3
Hickory Hall (Union Street Center)	(AA)	C3
Hilltop Garden and Nature Center	(HI)	C4
Honors College, Edward L. Hutton	(HU)	C1
Hoosier Courts Daycare Nursery	(HX)	B3
India Studies Program	(WE)	C1
Indiana Institute on Disability and Community	(MZ)	B5
Indiana Memorial Union	(UB)	D1
Informatics East	(I2)	C2
Informatics West	(I)	C1
Innovation Center, IU	(IR)	C4
Intercollegiate Athletics Gym	(GI)	C4
Integrated Science and Accelerator Technology Hall (ISAT)	(CY)	A2
International Center, Leo R. Dowling	(IC)	D2
International Programs	(M3)	D1
Jenkinson Hall (Foster Quadrangle)	(IS)	B2
Johnston Hall (Ashton Center)	(JO)	C3
Jordan Hall	(JH)	D2
Kirkwood Hall	(KH)	D1
Kirkwood Observatory	(OB)	D1
La Casa/Latino Cultural Center	(LZ)	C1
Law, IU Maurer School of	(LW)	D1
Lee Norvelle Theatre and Drama Center	(TH)	C2
Lewis Building	(LS)	D1
Library, Herman B Wells	(LI)	C2
Lilly Library	(LL)	D2
Linden Hall (Union Street Center)	(ND)	C3
Lindley Hall	(LH)	D1
Magee Hall (Foster Quadrangle)	(RU)	B2
Martin Hall (Foster Quadrangle)	(FQ)	B2
Mason Hall	(MQ)	D3
Mathers Museum	(M2)	C1
Maxwell Hall	(MX)	D1
McCalla School	(FX)	C1
McNutt Quadrangle	(MN)	B2
Mellencamp Pavilion	(MV)	A1
Memorial Hall	(MM)	D2
Memorial Stadium	(MS)	A1
Moffatt Hall (Ashton Center)	(MF)	C3
Monroe Hall	(MW)	C1
Morgan Hall	(MR)	C1
Morrison Hall	(MO)	D2
Motor Pool	(X2)	C5
Multidisciplinary Science Building 2	(S2)	C2
Music Building Addition	(MA)	D2
Music Library & Recital Center, Bess Meshulam Simon	(M)	D2
Music Practice Building	(P)	D2
Music Studio	(JS)	D3
Music, IU Jacobs School of (Merrill Hall)	(MU)	D2
Musical Arts Center (MAC)	(MC)	D2
Myers Hall	(MY)	D2
Neal-Marshall Black Culture Center	(TH)	C2
Optometry, IU School of	(OP)	D1
Owen Hall	(OW)	D1
Parking Garage—Atwater	(G5)	D2
Parking Garage—Fee Lane	(G1)	C2
Parking Garage—Henderson	(G6)	D1
Parking Garage—Jordan Avenue	(G3)	D3
Parking Garage—Poplars	(G2)	D1
Pine Hall (Union Street Center)	(NG)	C3
Pool, Outdoor	(OD)	B2
Poplars	(PO)	D1
Poynter Center	(PJ)	D1
Psychology, Department of	(PY)	C2
Public and Environmental Affairs, IU School of (SPEA)	(PV)	C2
Public Health—Bloomington, IU School of (Formerly Health, Physical Education, and Recreation)	(HP)	C2
Radio-Television Center (WFIU and WTIU)	(TV)	C2
Rawles Hall	(RH)	D1
Read Hall	(RE)	D3
Residential Programs and Services, Division of	(HL)	C2
Rose Well House	(WO)	D1
Service Building	(SX)	B5
Shea Hall (Foster Quadrangle)	(SH)	B2
Showalter Fountain	(SF)	C2
Simon Hall (Multi-Disciplinary Sciences)	(SI)	D2
Smith Hall (Collins Living-Learning Center)	(S8)	C1
Smith Research Center	(ER)	C5
Social Research, Institute for/ Center for Survey Research	(S7)	D2
Social Work, IU School of	(WU)	D2
Speech and Hearing Sciences	(SG)	D2
Stempel Hall (Ashton Center)	(SL)	C3
Student Building	(SB)	D1
Student Legal Services	(LV)	C1
Student Recreational Sports Center (SRSC)	(RB)	C3
Swain Hall East	(SE)	D1
Swain Hall West	(SW)	D1
Sycamore Hall	(SY)	D2
Tennis Center	(TP)	A2
Teter Quadrangle	(TE)	C3
Von Lee	(VL)	D1
Vos Hall (Ashton Center)	(VO)	C3
Warehouse, IU	(X3)	C5
Weatherly Hall (Ashton Center)	(WA)	C3
Wildermuth Intramural Center	(WM)	C2
Willkie Quadrangle	(WI)	D3
Woodburn Hall	(WH)	D2
Workshop in Political Theory and Policy Analysis	(ZB)	C1
Wright Quadrangle	(WT)	C3
Wrubel Computing Center (UITS)	(BZ)	C4
Wylie Hall	(WY)	D1

(Building list continued on back side)

Need a campus question answered?
Contact the Campus Call Center at (812) 855-4848 or AskIU@iu.edu.

Stop by the **IU Visitor Information Center** in Carmichael Center **(C3)** D1.

INDIANA UNIVERSITY
BLOOMINGTON

Campus Map
Spring 2013

(Building list continued from front side)

Administrative Offices

Admissions Office 300 N. Jordan Ave.	OA	D2
Arts and Sciences, College of Kirkwood Hall	KH	D1
Bursar Poplars, 1st Floor	PO	D1
Disability Services for Students Wells Library	LI	C2
Enrollment Management 408 N. Union St.	CU	C3
Financial Assistance, Student 408 N. Union St.	CU	C3
International Services Poplars	PO	D1
President Bryan Hall 200	BY	D1
Registrar 408 N. Union St.	CU	C3
Residential Programs & Services, Division of	HL	C2
Student Academic Center 408 N. Union St.	CU	C3
Student Affairs, Division of Indiana Memorial Union Room M084	UB	D1
Student Central 408 N. Union St.	CU	C3
Student Organization Accounts Poplars	PO	D1
University Division Maxwell Hall	MX	D1
University Graduate School Kirkwood Hall	KH	D1
Veterans Affairs Indiana Memorial Union, Room M084	UB	D1
Provost and Executive Vice President, Bloomington, Bryan Hall 100	BY	D1

Arts/Music/Museums

Art Museum	FV	C2
Arts Annex	CS	C2
Auditorium	AD	C2
Music Library & Recital Center, Bess Meshulam Simon	M	D2
Fine Arts, Henry Radford Hope School of	FA	C2
Glenn A. Black Laboratory of Archaeology	GL	C1
Cinema, IU	CN	C2
Lee Norvelle Theatre and Drama Center	TH	C2
Lilly Library	LL	D2
Music, Jacobs School of (Merrill Hall)	MU	D2
Music Building Addition	MA	D2
Music Practice Building	P	D2
Music Studio	JS	D3
Musical Arts Center (MAC)	MC	D2
Neal-Marshall Black Culture Center	TH	C2
Mathers Museum	M2	C1

Campus Landmarks

Arboretum		C2
Arboretum Gazebo	GZ	C2
Beck Chapel	BE	D2
Dunn's Woods		D1
Metz Carillon Tower	MT	B3
Presidents Hall	FF	D1
Rose Well House	WO	D1
Sample Gates		D1
Showalter Fountain	SF	C2

Other Units

Alumni Center, Virgil T. DeVault	AM	B2
Asian Culture Center	A3	C1
IU Bookstore, Indiana Memorial Union	UB	D1
IU Communications	VL	D1
Data Center	DC	C4
Evans Scholars	10	B3
Foundation, IU (Showalter House)	FO	A3
Folklore and Ethnomusicology 800 N. Indiana Ave	FE	C1
GLBT Student Services	46	C1
Helene G. Simon Hillel Center	47	D1
Human Resources Management Poplars E165	PO	D1
Innovation Center, IU	IR	C4
La Casa/Latino Cultural Center	LZ	C1
Mail Service, IU Warehouse	X3	C5
News and Media Carmichael Center	C3	D1
IU Press, 601 N. Morton St.		
Printing Services, IU Warehouse	X3	C5
Residential Dining Services Food Stores, IU Warehouse	X3	C5
Student Legal Services	LV	C1
T.I.S. College Bookstore	48	D2
Visitor Information Center Carmichael Center	C3	D1
Woodburn House 519 N. College Ave. (not shown)		
Wrubel Computing Center (UITS)	BZ	C4
Wylie House 307 E. Second St. (not shown)		

Parking

Parking Operations Henderson Parking Garage 310 S. Fess Ave.	G6	D1
Parking Garage—Atwater	G5	D2
Parking Garage—Fee Lane	G1	C2
Parking Garage—Jordan Avenue	G3	D3
Parking Garage—Poplars	G2	D1
Parking Garage—Henderson	G6	D1

Residence Centers and Apartment Complexes

Ashton Center	GG	C3
Banta Apartments	BA	B3
Bicknell Hall	BI	B3
Briscoe Quadrangle	BQ	B2
Campus View Apartments	CP	C3
Christian Student Fellowship	3	A2
Collins Living-Learning Center	EO	C1
Eigenmann Hall	EG	C3
Evermann Apartments	EV	B3
Forest Quadrangle	FR	D3
Foster Quadrangle	FQ	B2
Hepburn Apartments	BN	B3
Hillcrest Apartments	HK	C1
Mason Hall	MQ	D3
McNutt Quadrangle	MN	B2
Nutt Apartments	NU	B3
Read Hall	RE	D3
Redbud Hill Apartments	RD	B4
Rose Avenue Residence Hall	RA	D3
Teter Quadrangle	TE	C3
Third & Union Apartments	UA	D3
Tulip Tree Apartments	TT	C4
Union Street Center	AC	C3
University Apartments, East	UE	D3
Willkie Quadrangle	WI	D3
Wright Quadrangle	WT	C3

Sports Facilities

Andy Mohr Softball Field	SC	A2
Armstrong Stadium (Little 500/Soccer Stadium)	A1	A3
Assembly Hall	AS	B2
Bart Kaufman Baseball Field	BK	A2
Billy Hayes Track	HY	A2
Cook Hall	BD	B2
Fieldhouse, Harry Gladstein	NF	A2
Football Practice Fields	FB	A1
Golf Clubhouse (Wegmiller)	GO	B4
Intercollegiate Athletics Gym	GI	C4
Ireland Family Fieldhouse	FI	B2
Mellencamp Pavilion	MV	A1
Memorial Stadium	MS	A1
Outdoor Pool	OD	B2
Public Health, School of	PH	C2
Sembower Field	SR	B2
Student Recreational Sports Center (SRSC)	RB	C3
Tennis Center	TP	A2
Weathers Golf Team Center	GP	A3
Wildermuth Intramural Center	WM	C2
Women's Softball Field	W	B2
Woodlawn Field		C1

Fraternities

Alpha Epsilon Pi	2	B3
Alpha Phi Alpha	*	
Alpha Sigma Phi	*	
Alpha Tau Omega	4	D1
Beta Sigma Psi	*	
Beta Theta Pi	7	B3
Delta Chi	*	
Delta Kappa Epsilon	*	
Delta Tau Delta	8	A3
Delta Upsilon	9	D2
Kappa Alpha Psi	*	
Kappa Delta Rho	*	
Kappa Sigma	12	B3
Lambda Alpha Phi	*	
Lambda Chi Alpha	13	D2
Lambda Upsilon Lambda	*	
Omega Psi Phi	*	
Phi Beta Sigma	*	
Phi Delta Theta	14	B3
Phi Gamma Delta	15	D1
Phi Kappa Psi	16	B3
Phi Kappa Sigma	6	B3
Phi Kappa Tau	*	
Phi Sigma Kappa	*	
Pi Kappa Alpha	*	
Pi Kappa Phi	18	A3
Sigma Alpha Epsilon	*	
Sigma Alpha Mu	24	A3
Sigma Chi	20	C1
Sigma Lambda Beta	*	
Sigma Nu	21	B3
Sigma Phi Epsilon	22	C2
Sigma Pi	23	A3
Theta Chi	45	A3
Theta Delta Chi	*	
Sigma Beta Rho	*	
Sigma Lambda Beta	*	
Sigma Phi Beta	*	
Zeta Beta Tau	44	A3

Sororities

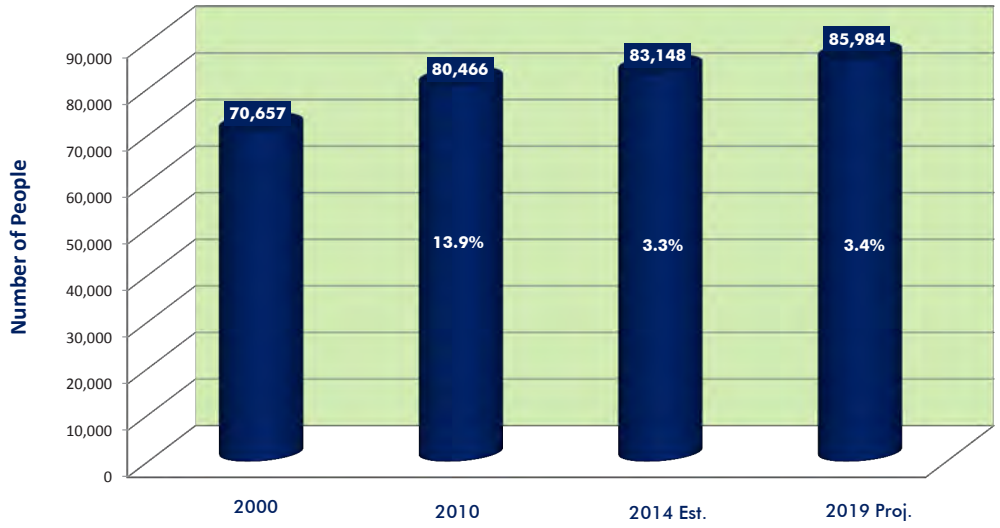
Alpha Chi Omega	25	B3
Alpha Delta Pi	26	A2
Alpha Epsilon Phi	27	B3
Alpha Gamma Delta	28	B3
Alpha Kappa Alpha	*	
Alpha Omicron Pi	29	A3
Alpha Phi	30	D2
Alpha Sigma Alpha	*	
Alpha Xi Delta	31	A2
Chi Delta Phi	*	
Chi Omega	32	A3
Delta Delta Delta	33	D2
Delta Gamma	34	D2
Delta Phi Omega	*	
Delta Sigma Theta	*	
Delta Zeta	35	A3
Gamma Phi Beta	36	B3
Gamma Phi Omega	*	
Kappa Alpha Theta	37	C1
Kappa Delta	38	B3
Kappa Gamma Delta	*	
Kappa Kappa Gamma	39	D2
Phi Mu	40	A3
Pi Beta Phi	41	D2
Sigma Delta Tau	42	B3
Sigma Gamma Rho	*	
Sigma Lambda Gamma	*	
Sigma Lambda Upsilon	*	
Theta Nu Xi	*	
Theta Phi Alpha	*	
Zeta Phi Beta	*	
Zeta Tau Alpha	43	B3

** Fraternities or sororities that do not have chapter residences*

Buildings in Which Classes Are Held, Listed Alphabetically by Building Code

AD	Auditorium	C2
AG	American Indian Studies Research Institute	C1
AM	Alumni Center, Virgil T. DeVault	B2
AS	Assembly Hall	B2
BC	Buskirk-Chumley Theatre (not shown)	
BH	Ballantine Hall	D2
BQ	Briscoe Quadrangle	B2
BR	Brown Hall (Collins Living-Learning Center)	C2
BU	Business, IU Kelley School of	C2
BY	Bryan Hall	D1
C2	Classroom Office Building	D1
C9	Cognitive Sciences	C1
CG	Graduate and Executive Education Center, William J. Godfrey	C2
CH	Chemistry, Department of	D2
CL	Atwater Eye Care Center	D1
CS	Arts Annex	C2
ED	Education Building, Wendell W. Wright	D3
EG	Eigenmann Hall	C3
EO	Edmondson Hall	C1
EP	Ernie Pyle Hall (School of Journalism)	D1
ER	Smith Research Center	C5
FA	Fine Arts, Henry Radford Hope School of	C2
FF	Franklin Hall	D1
FK	Folklore Institute	C1
BU	Hodge Hall (IU Kelley School of Business)	C2
FQ	Martin Hall (Foster Quadrangle)	B2
FR	Forest Quadrangle	D3
FV	Art Museum	C2
FX	McCalla School	C1
GB	Goodbody Hall	D2
GG	Griggs Lounge (Ashton Center)	C3
GL	Glenn A. Black Laboratory of Archaeology	C1
GR	Gresham Dining Hall (Foster Quadrangle)	C2
GS	Geological Survey	C2
GY	Geological Sciences, Department of	C2
HC	Health Center	C3
HU	Honors College, Edward L. Hutton	C1
I	Informatics West	C1
I2	Informatics East	C2
IC	International Center, Leo R. Dowling	D2
JH	Jordan Hall	D2
KD	814 E. 3rd St.	D1
KH	Kirkwood Hall	D1
LH	Lindley Hall	D1
LI	Library, Herman B Wells	C2
LL	Lilly Library	D2
LS	Lewis Building	D1
LW	Law, IU Maurer School of	D1
M	Music Library & Recital Hall, Bess Meshulam Simon	D2
M2	Mathers Museum	C1
MA	Music Building Addition	D2
MC	Musical Arts Center (MAC)	D2
ME	Cravens Hall (Collins Living-Learning Center)	C1
MM	Memorial Hall	D2
MN	McNutt Quadrangle	B2
MO	Morrison Hall	D2
MQ	Mason Hall	D3
MR	Morgan Hall	C1
MS	Memorial Stadium	A1
MU	Music, IU Jacobs School of (Merrill Hall)	D2
MV	Mellencamp Pavilion	A1
MX	Maxwell Hall	D1
MY	Myers Hall	D2
MZ	Indiana Institute on Disability and Community	B5
NF	Fieldhouse, Harry Gladstein Indoor Track Facility	A2
OB	Kirkwood Observatory	D1
OP	Optometry, IU School of	D1
OW	Owen Hall	D1
PC	Career Development Center	C2
PJ	Poynter Center	D1
PO	Poplars	D1
PV	Public and Environmental Affairs, School of (SPEA)	C2
PH	Public Health—Bloomington, IU School of (Formerly Health, Physical Education, and Recreation)	C2
PY	Psychology, Department of	C2
R2	American History, Journal of	D2
RB	Student Recreational Sports Center (SRSC)	C3
RD	Redbud Apartments	B4
RE	Read Hall	D3
RH	Rawles Hall	D1
S2	Multidisciplinary Science Building 2	C2
S7	Social Research, Institute for/ Center for Survey Research	D2
SB	Student Building	D1
SE	Swain Hall East	D1
SH	Shea Hall (Foster Quadrangle)	B2
SI	Simon Hall (Multi-Disciplinary Sciences)	D2
SW	Swain Hall West	D1
SY	Sycamore Hall	D2
T2	Communication Services	C4
TE	Teter Quadrangle	C3
TH	Lee Norvelle Theatre and Drama Center/Neal-Marshall Black Culture Center	C2
TO	Thomas House	A2
TP	Tennis Center	A2
TT	Tulip Tree Apartments	C4
TV	Radio-Television Center (WFIU and WTIU)	C2
UB	Indiana Memorial Union	D1
WE	825 E. 8th St.	C1
WH	Woodburn Hall	D2
WI	Willkie Quadrangle	D3
WM	Wildermuth Intramural Center	C2
WT	Wright Quadrangle	C3
WY	Wylie Hall	D1
ZB	Workshop in Political Theory and Policy Analysis	C1

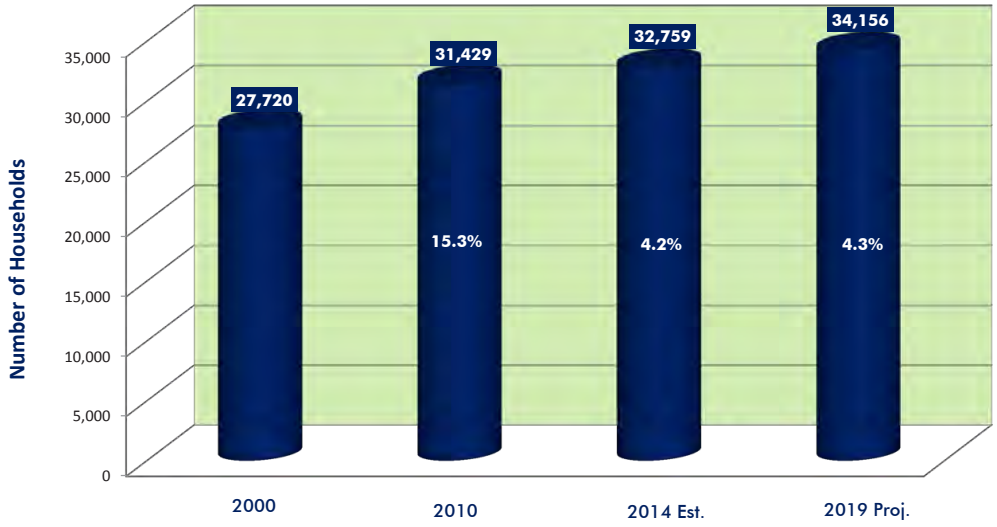
BLOOMINGTON MARKET OVERVIEW | CITY POPULATION TRENDS



Source: CBRE

INDIANA UNIVERSITY, BLOOMINGTON TOTAL ENROLLMENT	
2014 -2015	42,634 students
2013 -2014	42,327 students
2012 -2013	42,133 students
2011 -2012	42,731 students
2010 -2011	42,464 students
2009 -2010	42,347 students
2008 -2009	40,354 students
2007 -2008	38,990 students
2006 -2007	38,247 students
2005 -2006	37,958 students

BLOOMINGTON MARKET OVERVIEW | NUMBER OF HOUSEHOLDS



Source: CBRE

23.3

Bloomington Median Age

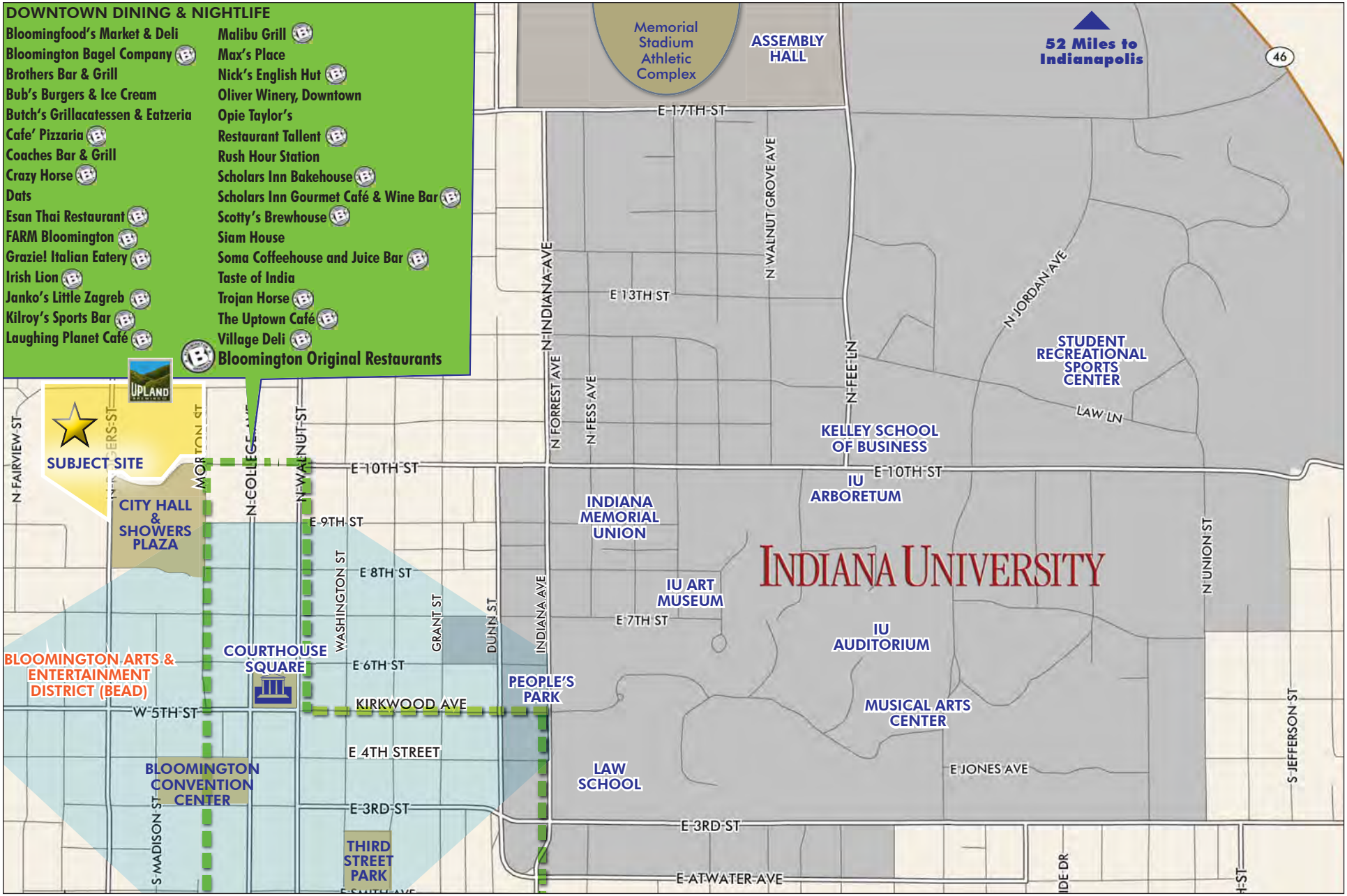
Enrollment

12.32%

Increase from
2005/2006 - 2014/2015
Academic Years

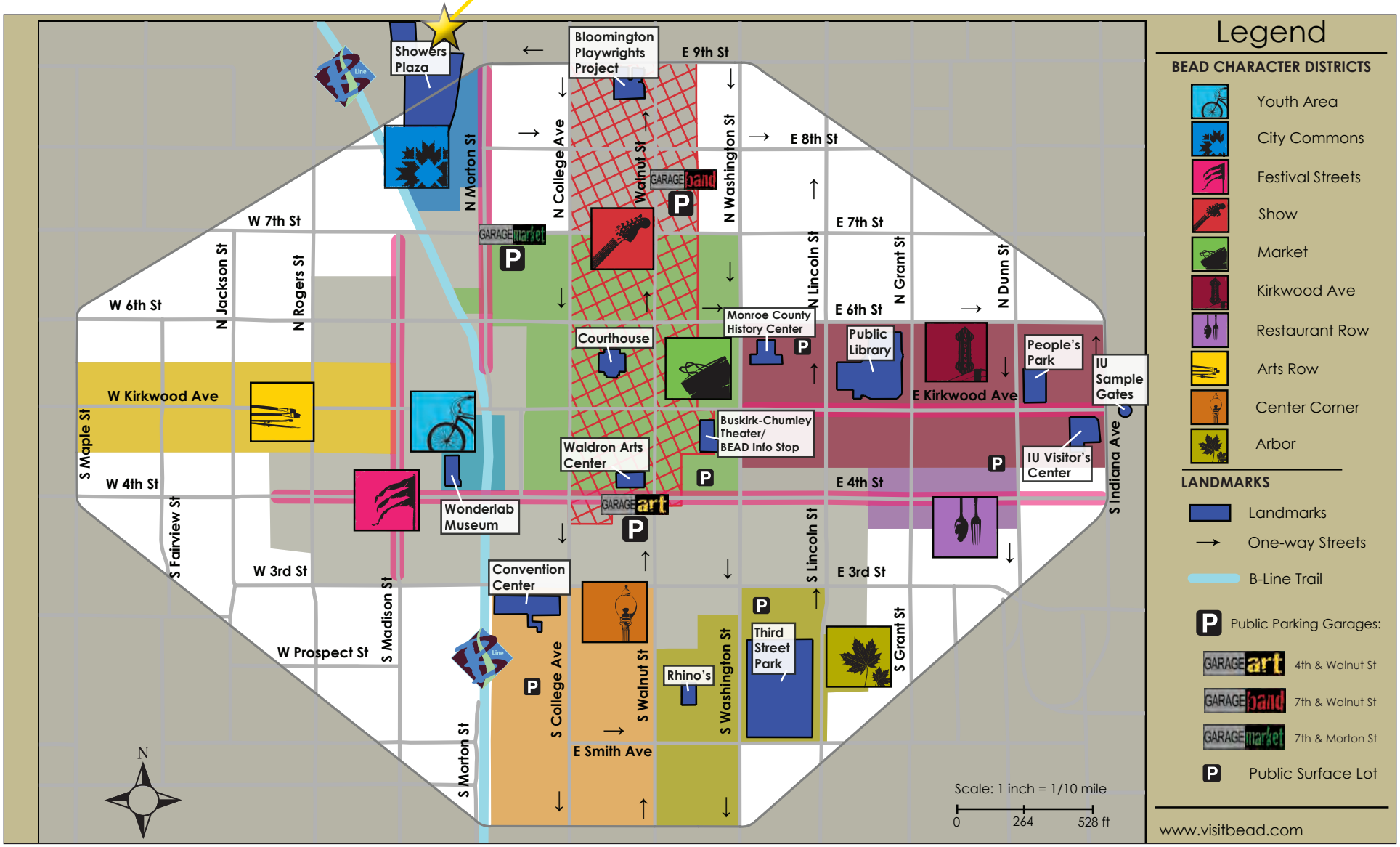
BEAD

Perrier
Butternut quiche
Slightly spicy
chicken crêpe
Pâté on baguette
(no pork)
rice pudding
w/ custard
hazel nut cake
w/ white chocolate
custard
ALL FOOD $12.50


DOWNTOWN DINING & NIGHTLIFE
Bloomingfood's Market & Deli
Bloomington Bagel Company
Brothers Bar & Grill
Bub's Burgers & Ice Cream
Butch's Grillacatessen & Eatzeria
Cafe' Pizzaria
Coaches Bar & Grill
Crazy Horse
Dats
Esan Thai Restaurant
FARM Bloomington
Grazie! Italian Eatery
Irish Lion
Janko's Little Zagreb
Kilroy's Sports Bar
Laughing Planet Café
Malibu Grill
Max's Place
Nick's English Hut
Oliver Winery, Downtown
Opie Taylor's
Restaurant Tallent
Rush Hour Station
Scholars Inn Bakehouse
Scholars Inn Gourmet Café & Wine Bar
Scotty's Brewhouse
Siam House
Soma Coffeehouse and Juice Bar
Taste of India
Trojan Horse
The Uptown Café
Village Deli
Bloomington Original Restaurants
UPLAND
SUBJECT SITE
CITY HALL & SHOWERS PLAZA
BLOOMINGTON ARTS & ENTERTAINMENT DISTRICT (BEAD)
COURTHOUSE SQUARE
BLOOMINGTON CONVENTION CENTER
THIRD STREET PARK
PEOPLE'S PARK
Memorial Stadium Athletic Complex
ASSEMBLY HALL
52 Miles to Indianapolis
46
E 17TH ST
E 13TH ST
E 10TH ST
E 9TH ST
E 8TH ST
E 7TH ST
E 6TH ST
KIRKWOOD AVE
W 5TH ST
E 4TH STREET
E 3RD ST
E ATWATER AVE
E JONES AVE
N FAIRVIEW ST
N COLLEGE AVE
N WALNUT ST
WASHINGTON ST
GRANT ST
DUNN ST
INDIANA AVE
N INDIANA AVE
N FORREST AVE
N FESS AVE
N WALNUT GROVE AVE
N FEE LN
N JORDAN AVE
LAW LN
N UNION ST
S JEFFERSON ST
S MADISON ST
INDIANA MEMORIAL UNION
IU ART MUSEUM
KELLEY SCHOOL OF BUSINESS
IU ARBORETUM
STUDENT RECREATIONAL SPORTS CENTER
INDIANA UNIVERSITY
IU AUDITORIUM
MUSICAL ARTS CENTER
LAW SCHOOL

BEAD
Bloomington Entertainment & Arts District

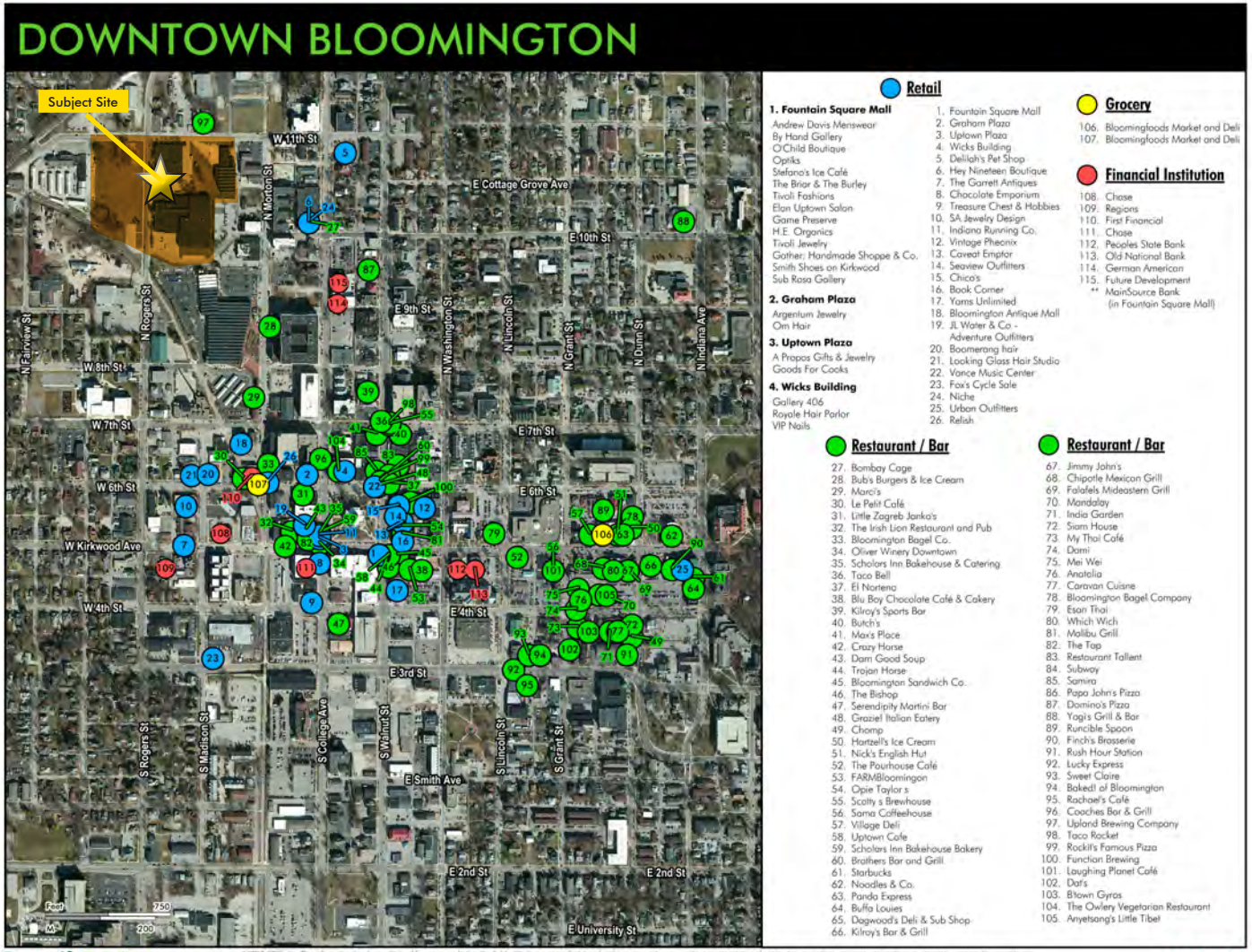
Subject Site is adjacent to Showers Plaza and the B-Line Trail.



Retail

Downtown Bloomington 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. The hugely popular Upland Brewing Co. is immediately north of the Property, and is the 2nd largest brewery in Indiana. The site is a couple of blocks from the Downtown Square and an easy walk along the B-Line Trail to more retail and downtown residential.

In the September 12, 2014 edition of *The Wall Street Journal,* an article titled "Where the Foodies Live," discussed the trend of the hottest city residential neighborhoods being built around farmers' markets and top restaurants. The longstanding Bloomington Community Farmers' Market happens on a weekly basis at City Hall for most of the year and typically hosts over **10,000 customers each week.**



High Tech

The City is interested in promoting a high tech, "live-work-play" environment in the redevelopment of the subject properties. The downtown has an active tech submarket, and many of the growing technology companies are already clustering in the downtown submarket. At 7%, the share of high tech employment is about four percentage points above the U.S. Metro Area Median (*Moody's*). Coworking spaces include Bloominglabs, Cowork Btown, Sproutbox and Blue Line. The City is interested in seeing the historic buildings on the subject properties be considered for reuse as office properties serving the tech sector. Further, the City is interested in the possible construction of new office buildings in the redevelopment of the subject properties.

Bloomington Tech Firms

1. CACI; McKean Defense Group; Alion Science and Technology Corp.; Blue Burro; Envisage Technologies
2. Cook Medical
3. The Academic Edge
4. Veer West
5. Studio Cypher & WSO2
6. Advanced Designs Corporation
7. Camber Corporation
8. KP Pharmaceutical Technology Inc
9. Cook Pharmica
10. ConsulTech
11. Forthphaze Technology, LLC
12. Smithville Digital
13. TSC
14. Tinwisle Corp.
15. Megaputer Intelligence
16. Gryphon Technology
17. SociaLens
18. Owen Valley IT Services
19. PC Guru
20. Rightrez, Inc.
21. Squad and QuantumConnect
22. Univ. Information Technology Services
23. Pervasive Technology Institute
24. WhimMill; Evacua; FeetHere; Sproutbox; Cheddargetter, LLC; Schedulething, LLC, and Runup Labs
25. Cornerstone Information Systems
26. GP Strategies; Partlec, LTD.; Probleu
27. Scientia LLC
28. Bloominglabs
29. Tribeswell, LLC
30. Stimulus Engineering
31. Net Irrigate
32. Hanapin Marketing; Chalklabs; Next Wave Systems; Wisdom Tools
33. Aeon Imaging
34. Cairril.Com Design & Marketing
35. Solution Tree
36. HealthLINC
37. GeoData Basics
38. Bento Mobility
39. Morris Innovative Research
40. Baxter Pharmaceutical
41. 39 Degrees North

CBRE

INDIANA UNIVERSITY - BLOOMINGTON GRADUATES IN SKILLED TECH FIELDS ANNUALLY	
Telecommunications	315
Informatics / Computing	400
Entrepreneurship	150
Information Sciences / Analytics	310

For more information visit bloomingtontech.com

bloomington TECHNOLOGY partnership

"#1 in the Nation among 124 small metros for high tech employment."

— Milken Institute

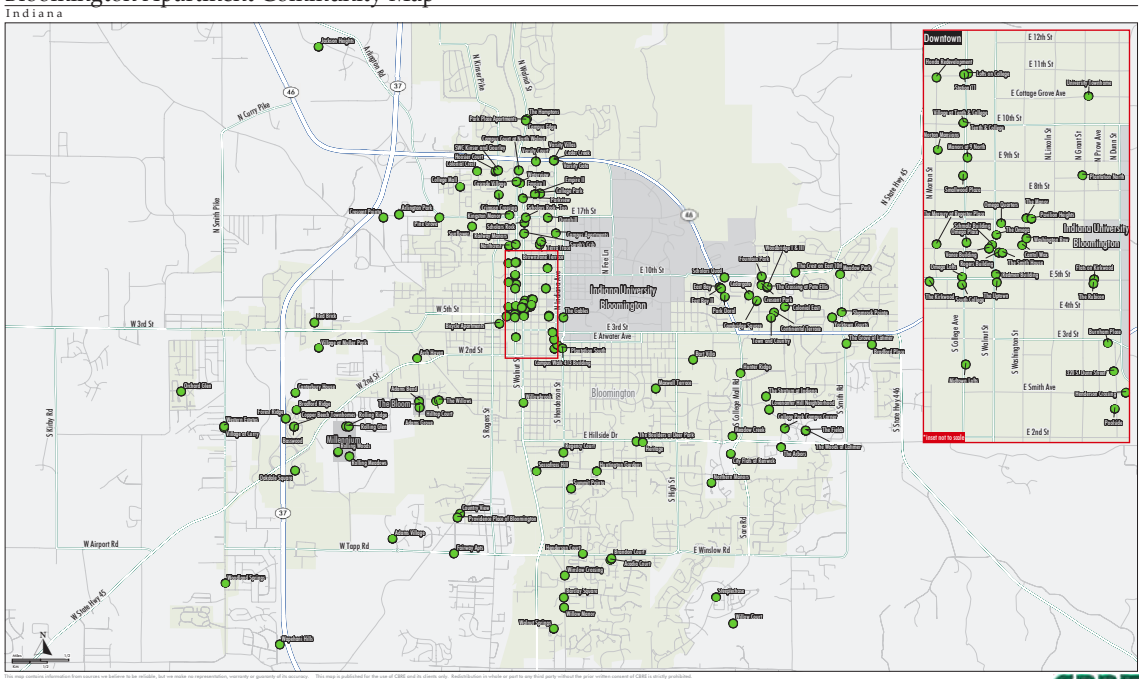
"An emerging epicenter of high technology."

— WIRED magazine

Area Multi-Family Housing/Residential

The Bloomington market as a whole and especially downtown is very attractive to multi-family housing due to the high market occupancy and increasing gross rents. The subject site's close proximity to new housing developments provides ample opportunity for a "live, work, play" community, and adds to the potential redevelopment opportunity of the subject site. The City and Master Plan envision the properties west of Rogers Street as ideal for multifamily housing that specifically addresses the needs for workforce housing or live/work apartments or condos, mixed-income and affordable housing, and/or active senior and multi-age group housing. While Bloomington overall is an attractive market for college student housing, the City's goal for these properties is to diversify into different housing markets.

Bloomington Apartment Community Map



CBRE

Average occupancy rates are mid-to-high 90s. New to market multifamily housing projects include:

STUDIO 531	31 units	31 beds
MANOR AT 10 NORTH	50 units	77 beds
MANOR AT THE CREST	32 units	37 beds
COLLEGIATE ON PATTERSON	204 units	635 beds
NEW DEVELOPMENTS		
THE FOUNDRY	35 units	65 beds

±$1.75 - $1.80

NEWLY CONSTRUCTED PRODUCT $/SF

*Among the highest in the state

$1.02

AVERAGE $/SF

912 SF

AVERAGE SF

32,759 ▶▶▶ 34,156

PROJECTED INCREASE IN CITY HOUSEHOLDS

2014 ▶ 2019 PROJ.

MARKET QUOTED RENT

INTRODUCTION TO RFP OPPORTUNITY

The City, by and through its Redevelopment Commission and the Department of Economic & Sustainable Development, is pleased to issue this Request for Proposals ("RFP") seeking qualified respondents (each, a "Respondent") to acquire certain city-owned property in downtown Bloomington south of 11th Street and west of Morton Street, within the City's 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 & Re-development 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.

PROPERTY OVERVIEW

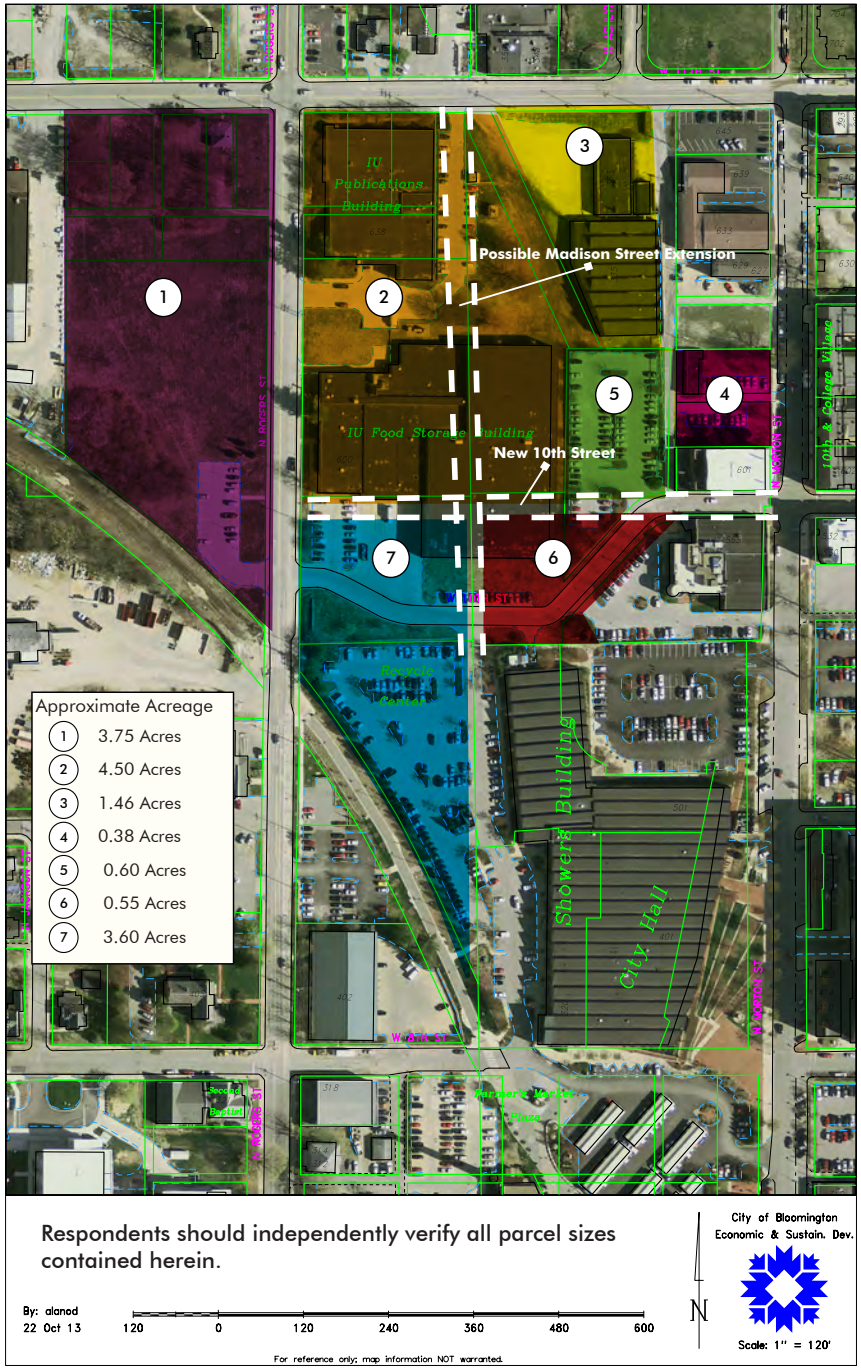
i. Current Site Conditions

Users and Owners

The subject properties are approximately ±14.84 acres and are located in urban downtown Bloomington, Indiana. The Property's recent history includes uses for Indiana University's press and food service operations. The City has recently de-molished two office and warehouse buildings located on Rogers Street: the 31,074 SF IU Publications Building at the corner of W. 11th Street and Rogers Street, and the 81,273 SF IU Food Storage Building immediately south.

The City is also in the process of acquiring the 0.85 acre Morton Street Properties parking lot located immediately south of the Dimension Mill historic building (#5).

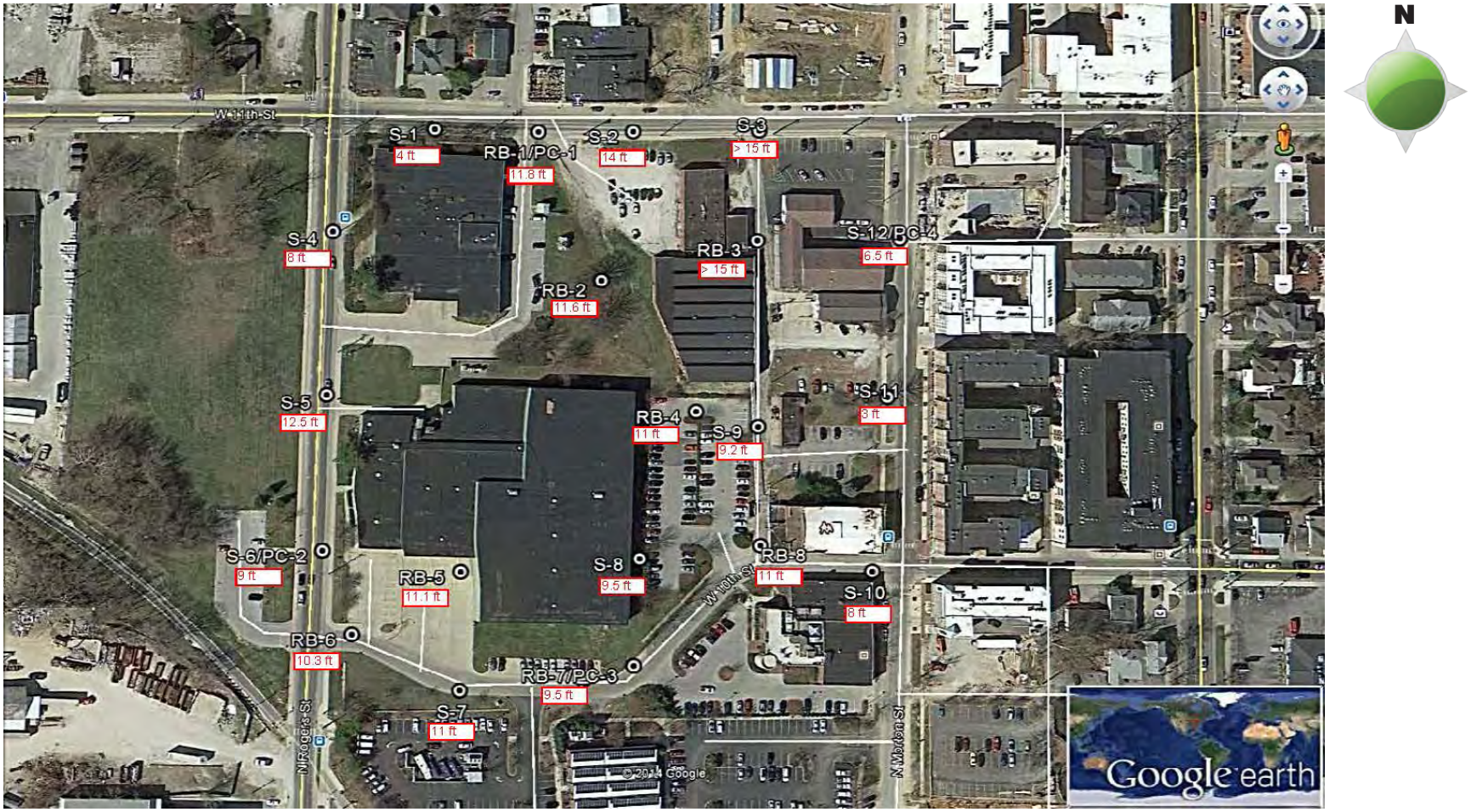
After the City's realignment of 10th Street and right-of-way dedications, the total acreage of these parcels is estimated to be 14.84 acres, more or less.



ii. Environmental Conditions

Phase I and Phase II Environmental Surveys on the Property will be available on the City website at http://bloomington.in.gov/rfp. Any prospective purchaser shall not rely on the findings as outlined in these Phase I and II reports but should independently satisfy themselves as to the condition of the Property; THE CITY MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

Depth to Bedrock

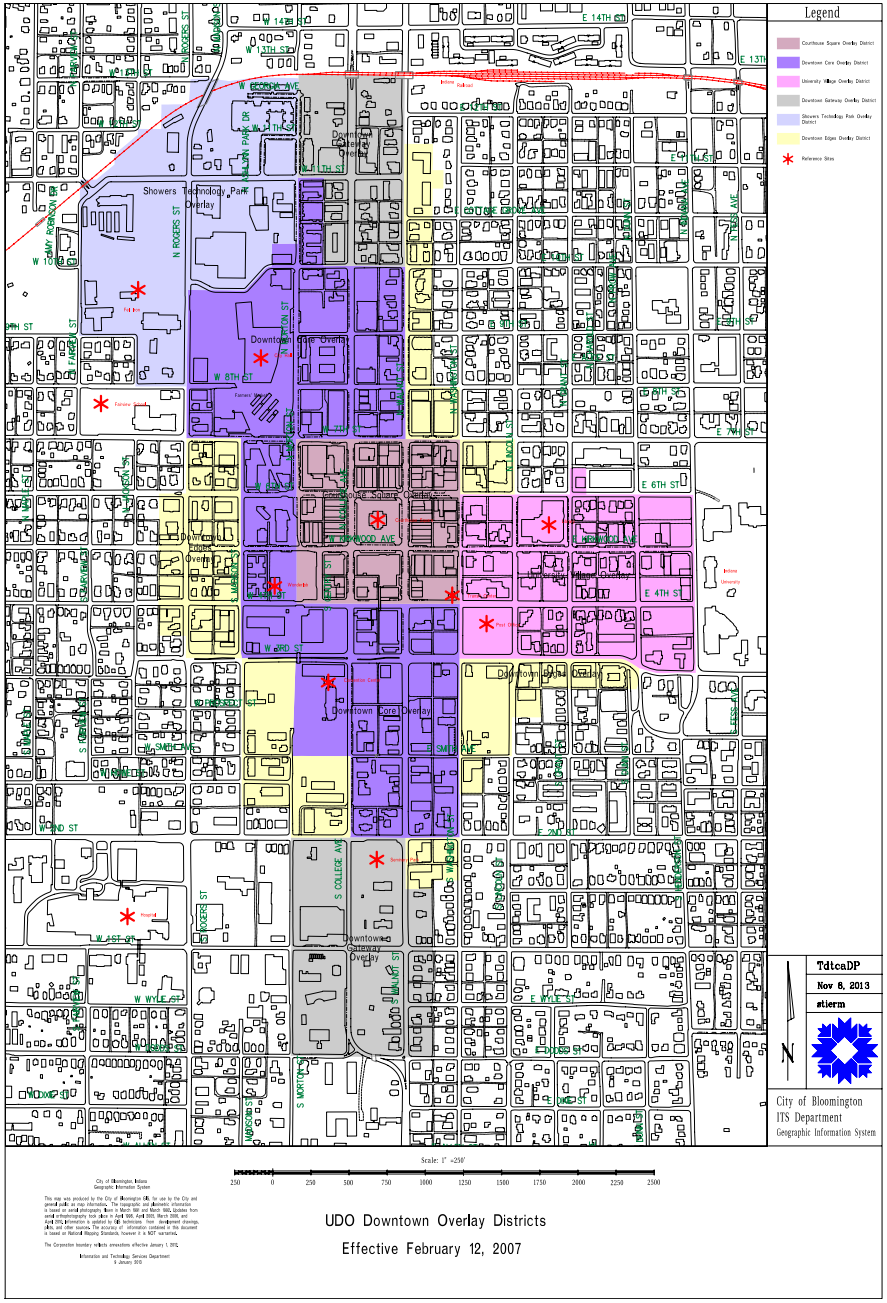


iii. Zoning

The Property is zoned Commercial Downtown (CD) and is further located within the Showers Technology Park Overlay District and partially in the Downtown Core Overlay District. Information regarding the intent, permitted uses, conditional uses, and development standards for the Showers Technology Park Overlay (STPO) District are located in Sections 20.03.360 - 20.03.420 of the City's Unified Development Ordinance, copies of which are located at http://bloomington.in.gov/rfp.

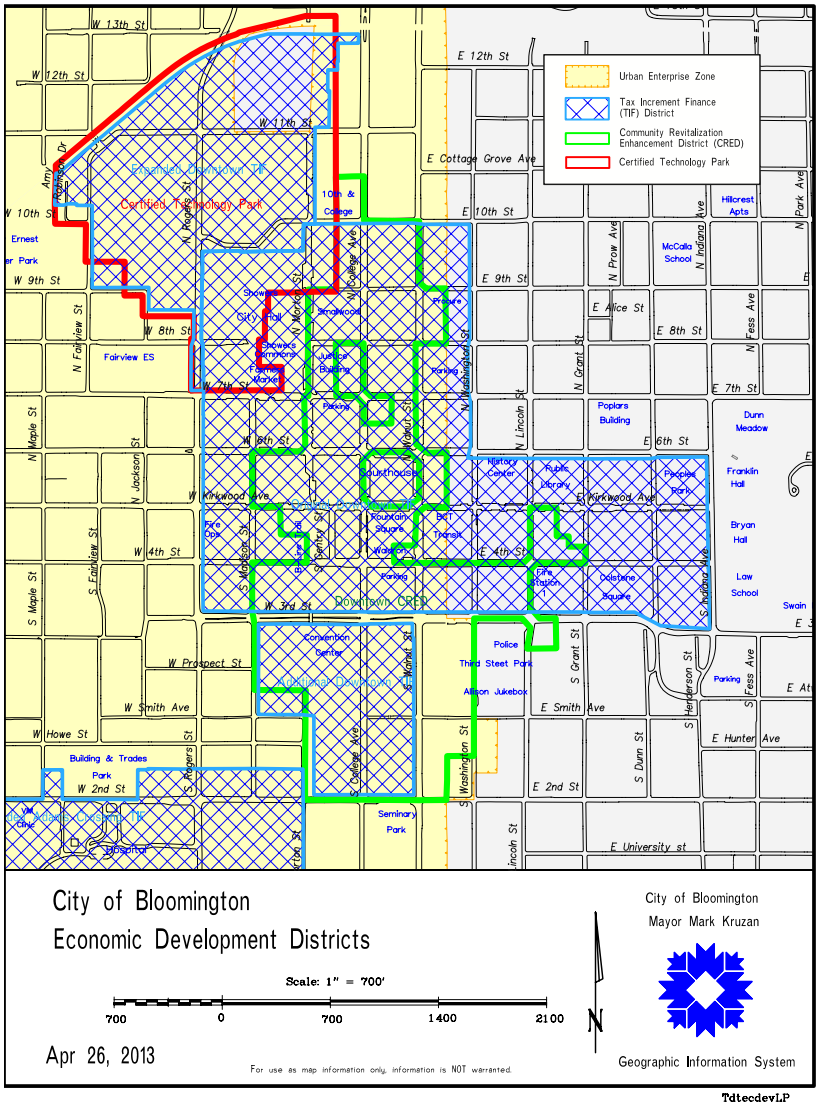
The STPO zoning permits a maximum of 15 dwelling units per acre. It is important to note that specific unit types have a dwelling unit equivalent (DUE) of less than one unit which allows for total physical units in excess of 15 units per acre. The site could also obtain an additional zoning designation of Green Development Incentives (GD) if the development plan meets sustainability components outlined in the UDO. The GD zoning designation permits a maximum of 25 dwelling units per acre with a purpose of implementing sustainability development practices. The development plan of either zoning designation would be reviewed by the Plan Commission and/or the Board of Zoning Appeals for approval.

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/development-services. Links to this relevant zoning information will also be posted as Addenda to this RFP and accessible via http://bloomington.in.gov/rfp.



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).



v. Historical Preservation

The character of the CTP area is enhanced by the storied history of the Showers Brothers Furniture Factory complex. The City seeks respondents who will revere this history through adaptive reuse of the historic buildings 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 buildings as local historic structures.

The Showers Kiln, Showers Dimension Mill, and Showers Garage are all subject to this RFP. The Showers Administration Building is subject to a separate RFP and is still available for purchase. The historic structures are 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 historic structures;
- Substantial removal or destruction of any discrete exterior portion of the structures;
- Complete or substantial removal or destruction of any porch, wing, cupola, addition or similar feature on the structures;
- Partial demolition of the structures' roof;
- Removal or obscuring from view forty percent (40%) or more of the exterior of a façade on any structure; construction or attachment of any addition to any structure; and/or
- Replacement of any window where the window opening is enlarged in such a manner as to require a building permit.

1 SHOWERS KILN	2 SHOWERS DIMENSION MILL	3 SHOWERS GARAGE	4 SHOWERS ADMINISTRATION BUILDING
1-story	1-story with basement	1-story	(Subject to Separate RFP) 2 stories
5,954 SF	23,247 SF (incl. 4,179 in B)	1,480 SF	18,444 SF
Built 1910-23	Built 1910-23	Built 1920	Built 1916
Historic Significance: Contributing	Historic Significance: Contributing	Historic Significance: Notable	Historic Significance: Outstanding

If any of the above work is to be proposed on the Property, the Respondent, if selected, will submit detailed plans of the proposed project to the Planning and Transportation 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.

Any proposal to rehabilitate any Historic Building will, at minimum, require Site Plan review by the Planning and Transportation 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. General application and permit approval procedures outlined in Chapter 20.09 of the City's Unified Development Ordinance are located at http://bloomington.in.gov/udo.

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. Please note that if a variance is to be sought the request should be discussed with City of Bloomington Planning and Transportation Department staff in advance in order to determine whether or not City staff will support said request.

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 the review the project and consider locally designating the structure if certain exterior structural changes are being proposed to be made.

vi. Use and Activities

The Master Plan envisions and encourages the following uses and activities for this Property:

- High technology, research and development and other office uses that support adaptive reuse
- Educational, cultural or institutional uses that bring employees, students, clients or visitors to activate Morton and 10th Street and the CTP
- Mixed office/retail and residential, where the residential units (market rate, mixed-income and/or affordable) meet a professional/workforce housing demand or senior housing demand. Student housing is explicitly not of interest to the City for the Subject Properties.
- Small-scale retail
- Place-making elements/ smart growth and new urbanism
- Office uses that nurture entrepreneurship and innovation such as co-work, acceleration, and/or incubation space
- Energy-Star rated, efficient buildings
- Energy innovation projects
- Green buildings, sustainable development projects
- Structured parking facility to serve overall district employment and public parking needs
- Green space for active and/or passive recreation

vii. Collaboration Across CTP Efforts

The selected Respondent for the Property 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 energy innovation 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.

viii. City Investment in Infrastructure

In 2014, the City demolished two existing warehouse buildings on Rogers Street and is preparing to 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 properties. The site plan below depicts the re-aligned 10th Street. The road improvements will be completed by 2Q 2016.

a. 10th Street design/engineering scope includes place-making and sustain ability features:

1. "Signature" street design – to emphasize unique sense of place for CTP
2. Curbless streets to accommodate green stormwater infrastructure design
3. Sustainable street infrastructure
4. Place-making elements for the street/alley
5. Design will begin December 2014, construction expected to begin 3Q or 4Q 2015

b. Utility and Stormwater Drainage Master Plan nearly complete

1. Coordinating with multiple utilities to make most efficient use of space underground;

2. Utility stormwater detention in one central location (probably underground) rather than per site development proposal (means more developable site areas on individual parcels)

c. The City will consider in coordination and in consultation with the selected developer, the possible extension of Madison Street north of the existing City Hall Building to 11th Street. This would include a significant public investment by the City and would include all applicable design elements considered for the new 10th Street. Any such investment by the City will only be considered if it contributes significantly to the private development of the Property.

ix. Surrounding Land Uses

1. Private Commercial Office (Redeveloped Historic Building)
2. Healthcare
3. Private Commercial Office
4. Brew Pub
5. Tech Offices/County Government
6. Private Commercial Office
7. Multifamily Residential
8. Mixed Use Housing / Retail
9. Hotel
10. Mixed Use Multifamily Residential/ Retail
11. Office - High Tech
12. County Government Facility
13. City Hall & Private Offices
14. Scrap Metal
15. Lumber Yard
16. Multifamily Residential
17. Parking Garage / Retail
18. Hotel
19. Artful Learning Elementary School

CITY OF BLOOMINGTON

PHYSICAL DETAILS OF SITE(S) PROPOSAL(S)

Developers are required to include a detailed and comprehensive proposal. The City reserves the right to request additional information during the evaluation of submitted proposals and to reject any or all responses. The following attributes are required:

Project Concept Summary

Provide a concise narrative summary of the project concept, including:

- General description of the vision and proposed project concept for the Property
- Breakdown of the Property's various concepts and/or uses
- Outline of Purchase Terms
- Outline of Development Terms
- Outline of economic incentives which the developer expects to apply for, if any. Developers must provide a complete outline of justifications related to its future application.
- Projected overall construction cost of development also known as "Total Project Cost."
- Proposed Development Schedule including the time necessary for execution of Purchase Agreement and Development Agreement and all zoning and approvals.
- Economic Impact of Development (including tax revenues)
- The City will consider proposals that propose developments including property not owned or contributed by the City that is adjacent to the subject property.

In addition, specifically address how the Developer's proposal meets guidelines as stated in this RFP, the City's planning guidelines and the vision of the Master Plan.

(Property and Parking Facility separately)

Physical Details

- Total Square Footage
- Total number of parking spaces within Property
- Proposed types of uses
  - Square footage of retail space (if proposed)
  - Square footage of office space (if proposed)
- Number and type of residential units (if proposed)
- Square footage and types of other uses
- Amount and type of open spaces
- Green building features

Ownership Objectives (Short / Long Term) and Financial Details

- Equity source and required approvals
- Percentage of total project costs to be funded with equity
- External equity partner(s) and urban development experience
- Source of debt funding and details
- Details of debt structure (term assumptions)
- Total Project Cost (including all developer costs and 3rd party fees)
- Developer's fee (included in Total Project Cost)
- Total cost of funds

Development Process

- Project Scope
- Design involvement
- Developer's approach to engage with City and Community
- Knowledge and involvement with/of local construction trades and MBE and WBE
- Degree of transparency (i.e. open book)
- Overview of developer's resources and process approach
- Construction Management (CM) capabilities (internal / external)
- Community relations plan

Developer Qualifications

- Ownership structure of controlling development organization
- Relationships with other firms involved in the project
- Description of firm's in-house capabilities (i.e. Design, CM, Equity position, etc.)
- Local experience / Presence
- National experience
- Number of years in business
- Case studies of urban projects
- Total SF of urban projects financed or developed in last ten (10) years.
- Specific projects similar to this opportunity
- Percent business dedicated to urban development
- Up to five (5) references for similar projects (or if working with consultants, may provide references for consultants)
- Key company principals and executives / roles
- Experience with energy and efficiency innovations in building and site development, green building and other sustainable development standards or best practices

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ADDITIONAL INFORMATION

CBRE Agency and Project Fee

CBRE is providing advisory services to the City of Bloomington and owes its duties solely to the City of Bloomington. The contract between the City of Bloomington and CBRE requires that the selected Developer compensate CBRE a project fee equal to three and a half percent (3.5%) of the Total Project Cost. Total Project Cost is defined as the total sum of the project including land, construction, architectural, and design fees of all elements of the project. Terms and conditions of the fee will be outlined in a separate agreement between CBRE and the selected Developer to be executed prior or simultaneously with the Development or Project Agreement. Such fee should be included in developer pro-formas. The City shall make all decisions concerning the selection of Respondents.

Communication Restrictions

Except for submittals of questions as described herein, 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 Provisions

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.

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). 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) 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 Wednesday, December 10, 2014 to:

City of Bloomington/Economic & Sustainable Development
Attn: Danise Alano-Martin
401 N. Morton Street, Suite 150
Bloomington, IN 47404
ctp@bloomington.in.gov

With copy to:

CBRE, Inc.
Gordon Hendry
101 W. Washington Street, Suite 1000 East
Indianapolis, IN 46204
gordon.hendry@cbre.com
FTP: https://cbftp.cbre.com

Proposals that are incomplete or delivered past the deadline will not be accepted and may be disqualified.

SELECTION PROCESS AND EVALUATION CRITERIA

Selection Process

Upon submission of the proposals, the City of Bloomington with assistance from CBRE shall evaluate all content of the proposals based upon the evaluation criteria set forth below. Each party submitting a proposal may, at the City's sole option and discretion, be provided the opportunity to present their development concept and program. Questions may be submitted by email to CBRE until the date below – these will be answered and published on the City's website on a weekly basis.

The below schedule is subject to change.

MILESTONE	DATE
RFP Posted	October 8, 2014
Non-Mandatory Pre-Proposal Mtg.	October 23, 2014 at 2:00 p.m. EST at City Hall
Question Period	October 24 - 5 p.m. December 1, 2014
Proposals Due	December 10, 2014 5 p.m. EST
Proposal Review and Evaluation	January 9, 2015
Presentations	January 9 - January 30, 2015
Possible "Best and Final Round"	TBD
Preferred Developer(s) Selection(s)	February-March, 2015 or thereafter
Upon selection of preferred developer(s) the City will engage in negotiations toward development and sales agreements.	

Evaluation Criteria

The City intends to select a development team or teams and project concept(s) for best and final negotiations based upon the following criteria in the sole opinion of the City and CBRE.

Contract Negotiations – The City will use the requirements set forth in the RFP as the basis for proposal evaluations. After identifying one or more responsive and responsible vendors who appear to be most advantageous to the City, the City may enter into contract negotiations with the vendor(s). If at any time the contract negotiations are judged to be ineffective, the City may cease all activities with a vendor and begin/continue contract negotiation and preparation activities with another vendor, and the process may continue until a contract is executed with approval of the Redevelopment Commission.

As a part of this process, the City may obtain "best and final offers" from all respondents judged to be finalists. The City reserves the right to cease all contract negotiation activities at any time and reject all proposals if such action is determined by the City to be in its best interest.

Proposals will be evaluated according to the following evaluation criteria. Proposals that significantly deviate from the City's requirements may be found "non-responsive" without further evaluation.

Selection Process

A limited number of teams will be selected through the RFP process with the City continuing negotiations with one or more of the teams thereafter.

EVALUATION CRITERIA
Financial Resources, Structure, Benefit and Value to City
Conceptual Project Planning/Design/Architecture, including alignment with stated sustainability, economic development and other goals
Proposal and Development Team Experience

For additional detail please see "Physical Details of Site(s) Proposal(s)," page 29-30 of this RFP.

ADDITIONAL RESOURCES

City of Bloomington

CTP Master Plan & Redevelopment Strategy
http://bloomington.in.gov/ctp

Bloomington Technology Partnership
http://bloomingtontech.com

City of Bloomington
http://bloomington.in.gov/

Department of Economic and Sustainable Development
http://bloomington.in.gov/economicvitality

Bloomington Historic Preservation Commission (BHPC)
https://bloomington.in.gov/bhpc

Bloomington Redevelopment Commission
https://bloomington.in.gov/bloomington-redevelopment-commission

Bloomington Economic Development Corporation
http://comparebloomington.us/

Bloomington Entertainment and Arts District (BEAD)
http://visitbead.com/

Indiana University- Bloomington
http://www.iub.edu/

Bloomington Chamber of Commerce
http://www.chamberbloomington.org/

Bloomington Economic Development Corporation
http://comparebloomington.us

Innovate Indiana
http://innovateindiana.iu.edu/

Demolition Complete

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REQUEST FOR PROPOSALS | October 2014

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CBRE