

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

This document contains responses to questions submitted to ctp@bloomington.in.gov or compiled from the information session held on October 23, 2014. Additional questions/responses and clarifications may be posted to the Addenda section of this RFP through December 5, 2014. Submit questions to ctp@bloomington.in.gov through the question period deadline as prescribed in the RFP.

1. [What would you like to see in the project? What are you looking for in a developer?](#)
 2. [What's your idea of sustainable development? LEED certification level?](#)
 3. [What are the City's plans for infrastructure investment?](#)
 4. [Detention Underground somewhere? Cost associated with that?](#)
 5. [What are the plans for public parking, particularly structured parking facility development?](#)
 6. [Environmental Issues?](#)
 7. [Will there be an expedited zoning review process for projects resulting from this RFP?](#)
 8. [How many stories can we build? Units?](#)
 9. [Must there be a for-sale housing component? Townhomes?](#)
 10. [Is there market data available on employment, housing permits, population and demographics?](#)
 11. [What are your development costs? Impact fees?](#)
 12. [Are proposals submitted by interested parties a matter of public record?](#)
 13. [Is Phase 1 development limited to the parcel of land north of 10th St, or will offers be considered for any and all properties in the CTP?](#)
 14. [Nearby properties for sale? Lumber yard? Scrap metal?](#)
 15. [What does a typical TIF deal look like?](#)
 16. [Brokerage fee of 3.5% of total project cost?](#)
 17. [Showers Admin Bldg. under contract?](#)
-

1. **What would you like to see in the project? What are you looking for in a developer?**

We are looking for projects that help the City realize the goal of creating an innovation district within the boundaries of the Downtown Certified Technology Park. Please see page 26 of the RFP for uses and expectations of projects, note also pp. 24-25 strongly emphasize historic preservation for the existing buildings. And, for an understanding of the City's vision of the innovation district redevelopment, please see the CTP Master Plan & Redevelopment Strategy referenced in the RFP (and available at <http://bloomington.in.gov/ctp>).

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

We are looking for developers who understand the City's vision and have the ability to carry out a project or projects to achieve that vision. To see what type of information we seek in submitted responses with regard to Developer Qualifications, please see page 30 of the RFP.

2. What's your idea of sustainable development? LEED certification level?

As referenced on Page 26 of the RFP, the City seeks Energy Star rating as a building standard for the projects in the Subject Properties. LEED Certification would certainly also be acceptable (and lauded), but not required. The City may post additional sustainable development values, goals or standards as Addenda to this RFP by the posting deadline. The City certainly encourages respondents to bring forward additional creative ideas related to conservation, efficiency, renewable energy and smart technologies.

In originally scoping the development of the CTP Master Plan & Redevelopment Strategy, the City put forth this vision: *Bloomington's downtown Certified Technology Park will 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.* Sustainability and innovation (creativity/entrepreneurship) are prominent themes of the vision. In addition to green infrastructure, new greenspace development, accommodating alternative transportation modes and creating an environment where new job creation can be continually nurtured, a major leap toward improving sustainability is to include innovative energy strategies and goals, specifically in the areas of conservation, efficiency, renewable energy and smart technologies. We believe that through such efforts, redevelopment projects in the tech park will serve to cultivate innovation and entrepreneurship, enhancing the economy of Bloomington and the State of Indiana.

3. What are the City's plans for infrastructure investment?

The City has invested in a Utility and Drainage Master Plan for approximately 16 acres (including the subject properties) which is currently in draft form and will be shared as an Addenda to this RFP when the draft is finalized.

The City is also about to enter into a contract to design and engineer the realignment of 10th street, alley improvements to the north-south alley just east of the Dimension Mill building, and streetscaping and amenity design for those areas. The City is prepared to invest in the construction of these improvements

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

(which will build upon the completed Utility and Drainage Master Plan and its implementation above). Design is intended to be complete in mid-2015, with construction commencing in 2015 and finishing in 2016.

The City is considering the potential extension of Madison Street (a recommendation of the Master Plan), but is not committed at this time to doing that. The City looks to the development community and the development proposals as to whether the City should invest in extending Madison Street.

Additionally, the City has already invested in the deconstruction of two large (80,000+ sq ft, and 30,000+ sq ft) warehouse buildings east of Rogers Street.

4. Detention Underground somewhere? Cost associated with that?

Within Section viii. on Page 26 of the RFP, we intended to illustrate the City's intent to invest in infrastructure related to centralizing water detention. The City of Bloomington is currently in the final engineering design phase of a Master Plan for Drainage and Utility for these acres and intends to centralize either underground or aboveground detention primarily in a southern portion of the area labeled as "5" in the map on page 20, and possibly additionally in a smaller southern portion of the area labeled as "1". It is likely that the City will seek agreement to share or bear the cost of ongoing maintenance support for this infrastructure from those acquiring the properties and being served by the detention area(s). Such costs are to be determined, but the intent of the City investing in centralizing the detention is to allow for individual development parcels to have greater amounts of land available for development rather than detention, and thereby increase potential return to developers.

5. What are the plans for public parking, particularly structured parking facility development?

Overall, parking is in demand in downtown Bloomington. The amount of publicly available parking to be developed in the subject properties, especially structured parking which is costly to develop, is to be determined, and is subject to discussion with the City relative to proposals received.

Respondents may propose structured parking solutions as part of their development proposal, whether serving their development only or multiple uses of the subject properties.

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

The Master Plan envisioned structured parking necessary to serve the overall buildout of the CTP (calling for approximately 500 spaces in a publicly available garage). The Master Plan also recommended the possible inclusion of “interim” parking lots while 10th Street is realigned or as greenspace is constructed. The interim parking would replace any displaced parking spaces during construction as well as potentially serve growing uses as development progresses in the subject properties. In general, though, the City strongly favors structured parking over surface parking lots.

Additionally, on-street parking (metered) would accompany the new street infrastructure of Madison Street (if developed) and 10th Street, available for public use.

6. Environmental Issues?

Phase I and Phase II Environmental Assessments have been completed on the area and are available as Addenda on the website of the RFP (available through <http://bloomington.in.gov/rfp>).

7. Will there be an expedited zoning review process for projects resulting from this RFP?

The City expects development projects will follow the current process in place for development review, which includes Plan Commission approval. The advantage of this process is that the Plan Commission can grant deviations from zoning; they have the ability to grant waivers for the design of the building and for site development.

8. How many stories can we build? Units?

For this information, please see Page 22 of the RFP. You may also refer to pp. 23, 81-82 in the CTP Master Plan & Redevelopment Strategy which is referenced by the RFP (and available at <http://bloomington.in.gov/ctp>). Note that the City's Plan Commission has the ability to deviate from the standards of the Unified Development Ordinance, therefore additional building height and unit density may be possible for a project that otherwise is well aligned with the City's economic development goals in the Certified Technology Park, and meet other development requirements.

9. Must there be a for-sale housing component? Townhomes?

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

The City will consider rental housing as well as owner-occupied housing for any projects which propose housing as a component of the project. As emphasized on Page 26, the City seeks "*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.*" For additional information about the types of housing envisioned, you may be interested in pp. 20, 44, 48, and 105 of the CTP Master Plan & Redevelopment Strategy referenced in the RFP (available at <http://bloomington.in.gov.ctp>).

10. Is there market data available on employment, housing permits, population and demographics?

Good sources are Hoosiers by the Numbers and Stats Indiana, both of which are maintained by the Indiana Business Research Center. There is some data available via those sites at the Bloomington-city level, but most will be at the county level (Monroe County):

- <http://www.hoosierdata.in.gov/>
- <http://www.stats.indiana.edu/>

In addition, the Market Analysis completed to guide recommendations in the CTP Master Plan & Redevelopment Strategy might provide insights. The plan was adopted in summer 2013, so the analysis is between 16-24 months old at this point. It is summarized starting on page 99 of the Master Plan document.

<http://bloomington.in.gov/ctp>

11. What are your development costs? Impact fees?

The City of Bloomington does not have impact fees. For other City of Bloomington development permitting costs, the RFP (Page 22) references <http://bloomington.in.gov/development-services> (click on "filing fees"). In addition, other Planning & Transportation Department permitting costs can be found here: <http://bloomington.in.gov/permits-and-application-forms> (those include grading permits, work in the right-of-way, signage permits, etc.) There would also building permit fees (through the Monroe County Building Department:

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.a.spx>) and utility hook-on fees (City of Bloomington Utilities).

12. Are proposals submitted by interested parties a matter of public record?

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

Proposals submitted to the City are subject to Indiana's public records laws. Here's what the RFP says (page 33):

The information supplied by a respondent as part of an RFP response will become the property of the City. Proposals will be made 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.

13. Is Phase 1 development limited to the parcel of land north of 10th St, or will offers be considered for any and all properties in the CTP?

Only specific properties owned by the City or currently in the process of being acquired by the City are being made available by the City through this RFP. These properties total about 14.84 acres. The area certified by the state as the CTP is actually approximately 65 acres, most of which are privately owned and not included in this RFP. There is one exception: one parcel is currently privately owned but in the process of being acquired by the City, and is included within this RFP. That particular parcel is noted in the asterisk at the bottom of Page 4 and is labeled as Area 5 in the map on Page 20. In addition, respondents certainly are permitted to propose that they will aggregate adjacent privately-owned land with the land offered by the City if it makes sense for their redevelopment proposal (see Page 29, last bulletpoint, first column). Finally, the redevelopment proposals being sought don't necessarily need to be constrained to the activities or goals labeled as the "Phase 1" recommendations of the CTP Master Plan & Redevelopment Strategy (<http://bloomington.in.gov/ctp>). Other goals, activities or considerations that the Master Plan may have recommended as phases for later consideration are certainly eligible to be proposed for the properties made available via this RFP.

14. Nearby properties for sale? Lumber yard? Scrap metal?

Respondents are free to contact adjacent property owners and inquire about the availability of these or other properties.

15. What does a typical TIF deal look like?

The City evaluates incentive projects on a case-by-case basis, where the type and level of incentive is related to the projected public benefits and how it fits with

Addenda Posted 11.13.2014

Downtown Redevelopment Opportunity RFP Clarifications

the City's economic development and redevelopment goals. Related to TIF, the City of Bloomington's primary uses of TIF funds are for City projects of public infrastructure and publicly owned facilities. We do have historical instances of utilizing TIF as an incentive to support employee training needs of major employers, and to offset portions of private development costs of public infrastructure such as water, street, and sewer improvements.

16. Brokerage fee of 3.5% of total project cost?

Eligible project costs will be negotiated clearly up front with selected developers. CBRE is the City's adviser on this complex public-private partnership project (or projects). This fee is based upon creating development value for the City of Bloomington consistent with the community's developed vision for the area. This value is created further by CBRE's ability to leverage resources and relationships, and so this brokerage fee is not simply a commission on a land transaction.

17. Showers Admin Bldg. under contract?

As of this writing, 11/13/2014, the building is not under contract, but the City is reviewing offers. Any additional Letters of Interest/Offer to Purchase should be submitted to alanod@bloomington.in.gov and to gordon.hendry@cbre.com by 5pm, Monday, December 1, 2014.