City of Bloomington
Common Council

Legislative Packet - Addendum

Issued on Tuesday, 06 December 2022

Wednesday, 07 December 2022

Regular Session at 6:30 pm

401 N. Morton Street
PO Box 100
Bloomington, IN 47404

Office of the Common Council
Website: www.bloomington.in.gov/council
council@bloomington.in.gov

(ph:) 812.349.3409
(f:) 812.349.3570

CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA:
REGULAR SESSION
WEDNESDAY | 6:30 PM
7 December 2022

Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:
https://bloomington.zoom.us/j/89056934818?pwd=VWhEbzVjSC9GRmYwK0pjY3NIT3Irdz09

I. ROLL CALL

II. AGENDA SUMMATION

Note: A motion to amend tonight's agenda is anticipated for the purpose of delaying consideration of Ordinance 22-35 until a later date.

III. APPROVAL OF MINUTES *None*

IV. REPORTS (*A maximum of twenty minutes is set aside for each part of this section*.)

A. Councilmembers

B. The Mayor and City Offices

a. Report on Accessible Transportation and Mobility Principles, alongside ADA Transition Plan Resolution

b. Bloomington Commission on Sustainability Reports from 2021 & 2022

C. Council Committees

D. Public*

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

A. Resolution 22-19 – To Approve an Update to the City of Bloomington's Americans with Disability Act Transition Plan

Committee recommendation: N/A

B. Appropriation Ordinance 22-05 – To Specifically Appropriate From the General Fund, Public Safety LIT Fund, ARPA Local Fiscal Recovery Fund, Parks and Recreation General Fund, CC Jack Hopkins Fund, the Rental Inspection Program Fund, Local Road and Street Fund, Parking Facilities Fund, Solid Waste Fund, Fleet Maintenance Fund, and Housing Development Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund, Public Safety LIT Fund, ARPA Local Fiscal Recovery Fund, Parks & Recreation General Fund, Local Road and Street Fund, Parking Facilities Fund, Solid Waste Fund, Fleet Maintenance Fund, and Appropriating Additional Funds from the CC Jack Hopkins Fund, Rental

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Auxiliary aids are available upon request with adequate notice. Please call (812) 349-3409 or email council@bloomington.in.gov.

Inspection Program Fund, and the Housing Development Fund)

Committee recommendation: 6-3-0

C. Ordinance 22-30 – An Ordinance Authorizing the Issuance of the City of Bloomington, Indiana, General Revenue Annual Appropriation Bonds, Series 2022, to Provide Funds to Finance the Costs of Certain Capital Improvements for Public Safety Facilities, Including Costs Incurred in Connection with and on Account of the Issuance of the Bonds, and Appropriating the Proceeds Derived from the Sale of Such Bonds, and Addressing Other Matters Connected Therewith

Committee recommendation: 2-2-5

D. Ordinance 22-35 --To Amend the Traffic Calming and Greenways Program Incorporated By Reference Into Title 15 ("Vehicles and Traffic") of the Bloomington Municipal Code - Re: Amending the Traffic Calming and Greenways Program Incorporated by Reference into Bloomington Municipal Code Section 15.26.020

Committee recommendation: 4-3-1

VII. LEGISLATION FOR FIRST READINGS

A. Ordinance 22-36 – To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Proposal to Amend Chapter 20.02 "Zoning Districts" and Related Sections to Establish an Overlay District and Related Development Standards for the Hopewell Neighborhood

B. Ordinance 22-37 – To Amend the City of Bloomington Zoning Maps by Adding the Transform Redevelopment Overlay (TRO) to Certain Below-Described Property

C. Ordinance 22-39 – To Amend Title 2 of the Bloomington Municipal Code Entitled "Administration and Personnel" – Re: Creation of Joint City-County Human Rights Commission and Transfer from Chapter 2.21 (Department of Law) to Chapter 2.23 (Community and Family Resources)

VIII. ADDITIONAL PUBLIC COMMENT* (*A maximum of twenty-five minutes is set aside for this section.*)

IX. COUNCIL SCHEDULE

A. 2023 Annual Council Legislative Schedule

X. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Auxiliary aids are available upon request with adequate notice. Please call (812) 349-3409 or email council@bloomington.in.gov.

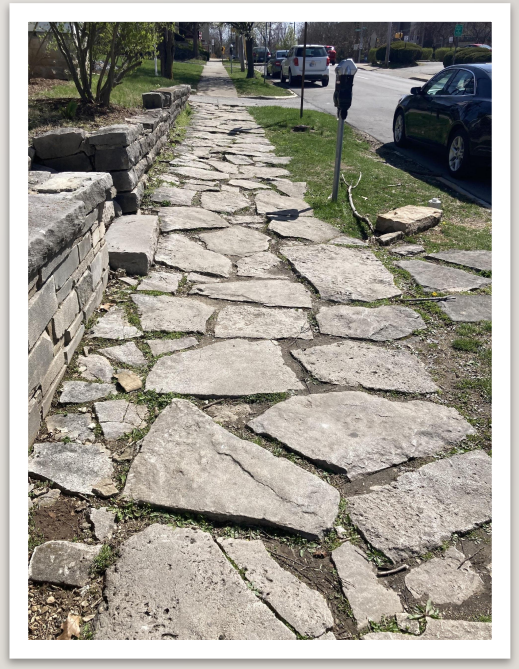
ACCESSIBLE TRANSPORTATION AND MOBILITY PRINCIPLES

A STEP IN THE RIGHT DIRECTION

ADVANCING TRANSPORTATION EQUITY

A WALK TO BRYAN PARK

A DOWNTOWN CHALLENGE



ACCESSIBLE TRANSPORTATION AND MOBILITY PRINCIPLES
STATEMENT OF PURPOSE

- To guide how the City of Bloomington plans and implements accessible transportation and mobility considerations for persons with disabilities.
- To inform city-wide improvements and developments of public spaces so that legislation and infrastructure truly reflect the needs of our diverse community.

COUNCIL FOR COMMUNITY ACCESSIBILITY

- A volunteer group that advocates for the interests of people with disabilities, promotes awareness of the challenges faced by people with disabilities, and works to develop solutions to problems of accessibility in the community.
- CCA Transportation and Mobility Committee June 2021 workshop: *Increasing Pedestrian Accessibility Opportunities for All*

TECHNICAL ASSISTANCE FROM HEALTH BY DESIGN

We are grateful for the support of a Complete Street Technical Assistance award from Health By Design that funded guidance on this project from their staff:

- Marjorie Hennessey, Active Living Program Manager
- Taylor Firestine, Walk & Bike Program Coordinator

ATMP STEERING COMMITTEE

- Deborah Myerson, Chair
- Michael Shermis, staff, Community and Family Resources Department, City of Bloomington
- Michelle Hahn
- Kristen King
- James McClary
- Michelle Moss
- Barbara Salisbury

A COLLABORATIVE EFFORT

- Office of Mayor John Hamilton, City of Bloomington
- Beverly Calender-Anderson, Community and Family Resources Department
- Scott Robinson, Beth Rosenbarger, and Mallory Rickbeil, Planning and Transportation Department
- Andrew Cibor, Engineering Department, City of Bloomington
- Councilmember Matt Flaherty
- Councilmember Isabel Piedmont-Smith
- Councilmember Ron Smith, City of Bloomington
- Transportation and Mobility Committee, Council for Community Accessibility, City of Bloomington

PRINCIPLE 1: ADOPT INCLUSIVE PROCESSES

- Establish an equitable process
- Involve people with disabilities in transportation decisions
- Seek meaningful input and a fully inclusive process

PRINCIPLE 2: SEEK EQUITABLE OUTCOMES

- Goal: an equity-based transportation network
- Connect people with disabilities to places where they can live, work, and play.

PRINCIPLE 3: PURSUE PLANNING

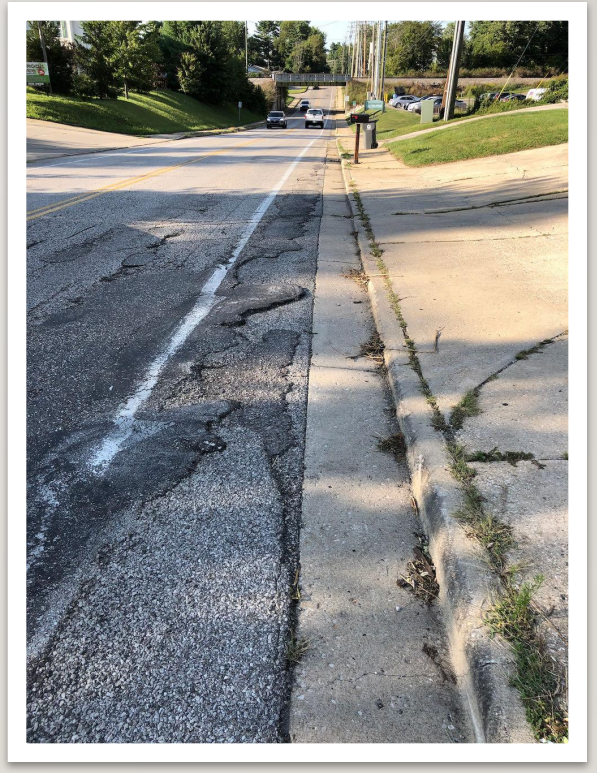
- Implement the ADA Transition Plan to improve accessibility.
- Details how the City will ensure all of its facilities, services, programs, and activities in the public right-of-way are accessible to all individuals.

PRINCIPLE 4: PRIORITIZE SAFE ACCESS

Design and repair sidewalks, streets, public rights-of-way, and other transportation facilities to prioritize safety and reduce risk for the most vulnerable users

PRINCIPLE 5: ANTICIPATE AND REPORT IMPACTS

- Evaluate the impacts of transportation decisions on people with disabilities
- Review and refine the implementation of these Principles



MORE IN THE PRINCIPLES

- Recommendations on implementation
- Indicators for accessibility
- Examples of accessibility in Complete Streets policies
- Glossary & resources
- FULL DOCUMENT: https://tinyurl.com/ATMPrinciples

NEXT STEPS

Adopt and implement the Accessible Transportation and Mobility Principles to accompany the city's ADA Transition Plan

Responses to Council Questions re: Ord 22-30, 12/2/22

Assuming passage of Ord 22-30 (and, if needed, an appropriation ordinance to appropriate the proceeds), will any of the capital projects listed in Exhibit A require further Council review/approval at any stage? If so, please describe.

- Council's role involves voting to approve the bonds, to appropriate bond proceeds, and to approve a purchase price for CFC Showers that exceeds $5M. Council's earlier vote to approve ED-LIT reflected its approval of using ED-LIT funds for debt service on bonds to upgrade public safety facilities, and Council will of course also review and vote on annual budgets that reflect such use of ED-LIT funds.
- In terms of the actual design, renovation, and construction work, as with other capital projects, Council does not have a formal role, unless there is a required zoning change.
- The administration always welcomes input, and Council priorities would be sought for anything affecting the Council's own space and facilities.

If the Council wished to fund some but not all of the projects listed in Exhibit A, how would the administration respond to an amendment to reduce the total bond amount and/or to revise the list of projects?

The administration does not support amendments generally to this ordinance. If there are specific amendments or issues being considered, we would encourage a discussion of those ahead of time.

Could the administration provide a comprehensive list of all city-owned properties and indicate which might be suitable for vetting for a new police/fire public safety campus?

The combined public safety complex/campus option was dismissed as a viable option due to parcel size and location limitations for Fire Station #1. (See next question for more details.)

Can the administration provide any additional information related to other locations analyzed for police or fire headquarters, including rehabs of current headquarters, including reasons why the administration felt like other locations were not suitable for the city's needs?

- Initial research looked at three potential scenarios for Police HQ, Fire HQ, and Fire Station #1:
    - Combined public safety complex/campus for all three items: Dismissed as a viable option due to parcel size and location limitations for Fire Station #1.

    - Three separate facilities: Dismissed due to property costs, timeline to complete, and construction costs.
    - Two facilities–a separate Fire Station #1 from Police and Fire HQ: Chosen scenario based on feasibility of options, cost savings by combining the two HQs, and the opportunity to increase interdepartmental functions.
- List of sites considered for Fire Station 1:
    - 42 total properties were reviewed, with most options dismissed due to size, location, zoning, lack of infrastructure, and/or accessibility problems.
    - Initially, the current site was not seen as feasible due to the flooding issues that prevented apparatus response from the station. However, CBU later provided modeling reports–which are still in draft form–indicating that the potential for future flooding was reduced to an acceptable risk.
        - This is the recommendation due to overall cost, potential timeline that would not jeopardize our ISO rating and the feasibility of the project.
        - Completed a due diligence study in October 2022 that redesigned the building to eliminate flooding risk from poorly designed plumbing and drainage systems, removed the basement, and brought the facility up to current standards.
    - Other sites considered as realistic options
        - 220 E. 3rd St
        - 229 W. 1st St
        - 503 N. Rogers St
        - 327 W. 1st St
        - 421 W. 1st St
        - 519 W. 11th St
        - Multiple properties coupled together to become feasible
            - 529 S. College Ave
            - 532 S. Walnut St
            - 542 S. Walnut St
        - Multiple properties along Convention Center Expansion Site
- Station 3 and the station 3 site option
    - Evaluated current site, which is appropriate but needs significant repairs/remodeling to address issues identified in the 2019 Fire Station Assessment Study
    - Discussions with IU about the need to replace Station 3 led to a feasibility/due diligence study of land owned by IU. The specific address was requested by IU to not be released publicly; however, the due diligence study completed in 2021 indicated the proposed site was appropriate and a new station would cost between $10.5 -$12.6 million (no

inflation costs were included in the estimate). This equates to $530-$580 per square foot.

Can the administration provide the facility studies completed for the potential projects, including those that came from the first two architects/public safety experts that JS Held/Deb Kunce drew from?
See attachments

Pros of the Showers purchase specifically:

- BFD has the eventual goal of physically locating all administrative staff in one place. From this perspective, the Showers building offers enough space for now–plus opportunities for future growth–while providing efficiencies for people who engage in our services or between other departments.
- BFD staff can stop by more departments during one trip to City Hall. Fire administration staff routinely travel several times a day to City Hall for mail, meetings, and to engage with other City Hall staff members.
- It will be advantageous for BFD Mobile Integrated Healthcare personnel to be near or co-mingled with the BPD Social Workers and Community Service Specialists plus CFRD staff.
- BPD would benefit from about 50% more square footage with the project.
- BPD would benefit from much higher quality space–including windows–compared with current basement and decades-old office space.
- BPD would benefit from additional coordination with BFD administration and city government as a whole.
- BPD would have access to more on-site parking and covered parking in the Trades District Garage.
- Constituents at City Hall could more easily access public safety services at same time (e.g. building permit review and BFD review).

What are comparables that helped us get the $3mm estimate on selling the Police station?

- Current police station is 1.08 acres, and comparables indicate that the $3mm figure is extremely conservative.
- The Turquaz property (NE Corner of 3rd & Lincoln) sold on 11-29-22 for $2,750,000. It's 15,000 SF on 0.2 acres. This is a great comp in regards to location; however, it is an income-producing property so value is derived from profit and loss statements. It is also a much smaller property.
- The former Zinman property plus 3 adjacent properties (NE corner of 3rd & Grant) sold on 8-30-16 for a total of $1,425,000. It's now 4 vacant parcels totaling 0.38 acres. This property sold for $82 a sq.ft. Using these numbers,

the minimum market value of the police station would be $4,040,900. Property was purchased for development. Current building values are not reflected in market value.

- The former Bunger & Robetson property (S College between W 4th & W 3rd) sold on 7-15-19 for $4,995,000. It's 39,045 SF on 1.6 acres. This property sold for $71 a sq.ft. Using these numbers, the minimum market value of the police station would be $3,372,490. Property was purchased for development. Current building values are not reflected in market value.

Options for other access points to CFC Showers (going west)

(also included in updated slide deck)

More info about timeline in general:
If we do not break ground on Station 1 by the second quarter of 2023 we risk losing our ISO 1 rating since the temporary fire station does not meet the requirements to count as a legitimate fire station.

Why did we offer more for Showers than appraisal?
The appraisals were based on the income that the property was producing. This would be critical if we were purchasing the property as an investor, however we are converting its use into owner occupied. Replacement value is a better indicator for our needs. We

consulted with local commercial real estate brokers David Hardstead and Chris Cockerham and arrived at a conservative price per square foot value between $200 to $225. When multiplying $200/sq.ft. by the total finished square footage of 64,000, we can conclude that anything under $12,800,000 is reasonable for an owner-occupied purchase.

What is “Plan B”?

If the Council were to reject the plans for the Showers building purchase for a new public safety headquarters, we would focus on the achievable, key needs within our budget resources. ($26 million net bond proceeds and $3-5 million CRED). Our most critical needs are the renovations and/or replacements of Fire station #1 and Fire station #3, as the creation of a training/logistics center due to the lease not being renewed on the current facility, and a location for fire administration. With those needs met, we would not have sufficient funds to do a new or major expansion of a police headquarters, so we would plan a renovation at the current police station–to improve its condition–with no increase of square footage and still using the basement. We would likely invest on the order of $3 million ($150 per square foot) on those improvements. Fire administration would need to be housed, likely in the new training/logistics center which would increase the project price perhaps $1 million. These investments of approximately $14-15 million would allow meeting of critical current needs, but would not create the integration of public safety services, the substantial expansions and improvements for police headquarters and operations, or position us well for future growth.

PROPOSED PROJECTS

• CFC Showers Building –Purchase	$8.75M
• CFC Showers Renovation	$14.75M
• Fire Station #1 – Rebuild	$5.5M
• Fire Station #3 – Remodel	$2.5M
• New BFD Training / Logistics Center and Storage Facility	$2.5M

INITIAL RESEARCH – 3 POTENTIAL SCENARIOS

- Combined public safety complex with Police HQ, Fire HQ, and Fire Station #1
  - Due to location limitations for the fire station #1 and parcel size this was dismissed as a viable option
- Three separate facilities
  - This option was dismissed due to property cost, timeline to complete, and construction costs
- Separate Fire Station #1 from Police and Fire HQ
  - This was the chosen scenario based on feasibility of options, cost savings by combining the two HQs, and to increase interdepartmental functions.

PUBLIC SAFETY HQ CONSIDERED

- **Initially reviewed larger sites owned by the City**
- **Considered properties on the market near the center city**
- **Approached property owners of ideal sites "not on the market" without success**

	Approx. Site Size	Fire Station #1 (0.4 acres)	Public Safety HQ (BFD + BPD)	Both	Notes
Trades District	1.3 acres or 2.0 acres	Yes	Yes	Yes	Close proximity to future housing planned within Trades District, loss of opportunity for new businesses, and overall costs of new construction
Legacy Hospital – Block 8	2.0 acres	Yes	Yes	Yes	Close proximity to housing, loss of 50 housing units, and overall costs of new construction
542 S. Walnut (former carwash)	0.5 acres	Yes	Yes	Yes	Site is too small, site drainage issues, and overall costs of new construction
Existing BPD	0.9 acres (plus 0.3 acres of adjacent city parking	Yes	Yes	No	New addition is possible but does not allow for future expansion without land acquisition and future new construction. Total new build causes temp. locations for BPD for 24 months and higher costs.
CFC Showers Bldg	0.9 acres (plus Trades Garage parking)	No	Yes	No	Recommended to best value and future expansion

OPTION: EXPANSION TO EXISTING BPD

FIRE STATION #1 CONSIDERATIONS

- Current recommendation due to overall cost, potential timeline that would not jeopardize our ISO rating and the feasibility of the project.
- 42 total properties were reviewed, most were dismissed due to size, location, zoning, lack of infrastructure, or accessibility problems. Other sites considered as realistic options
    - 220 E. 3rd St
    - 229 W. 1st St
    - 503 N. Rogers St
    - 327 W. 1st St
    - 421 W. 1st St
    - 519 W. 11th St
    - Multiple properties coupled together to become feasible
        - 529 S. College Ave
        - 532 S. Walnut St
        - 542 S. Walnut St
    - Multiple properties along Convention Center Expansion Site
- Final recommendation is to reconstruct at the current site as recommended in the Feasibility Study (provided separately)

FIRE STATIONS

- **Fire Station #1 – Rebuild at 300 E. 4th St**
- **Fire Station #3 – Remodel 810 N. Woodlawn Ave**
- **New BFD Training/Logistics Center and Storage Facility at 3230 South Walnut**

Fire Station #1

BPD and BFD FACILITY STUDIES

- CFC Showers Building Space Analysis and Architectural Assessment: Spring Point Architects in association with KBA Architects (police/security expert)
- CFC Showers Building Life Safety, Mechanical, and Electrical : Tabor Bruce Architects
- Fire Department Due Diligence and Redesign: Martin Riley Architects & Engineers
- JS Held took this information, validated space assumptions with the Police team, incorporated preliminary study information, and applied current cost models

What has changed since these studies

- Space validation with BPD leadership
- Square Footage reduction
- Dispatch to remain at current location
- Training/workout space to remain at current BPD Training facility
- Reusing more existing walls and layouts
- Consulted ITS to verify approximate IT needs
- Some equipment can be relocated
- Reduced ballistic glass
- Eliminated separate mechanical or electrical system
- Determined generator must serve the entire CFC showers building

PUBLIC SAFETY BUILDING OPTIONS CONSIDERED

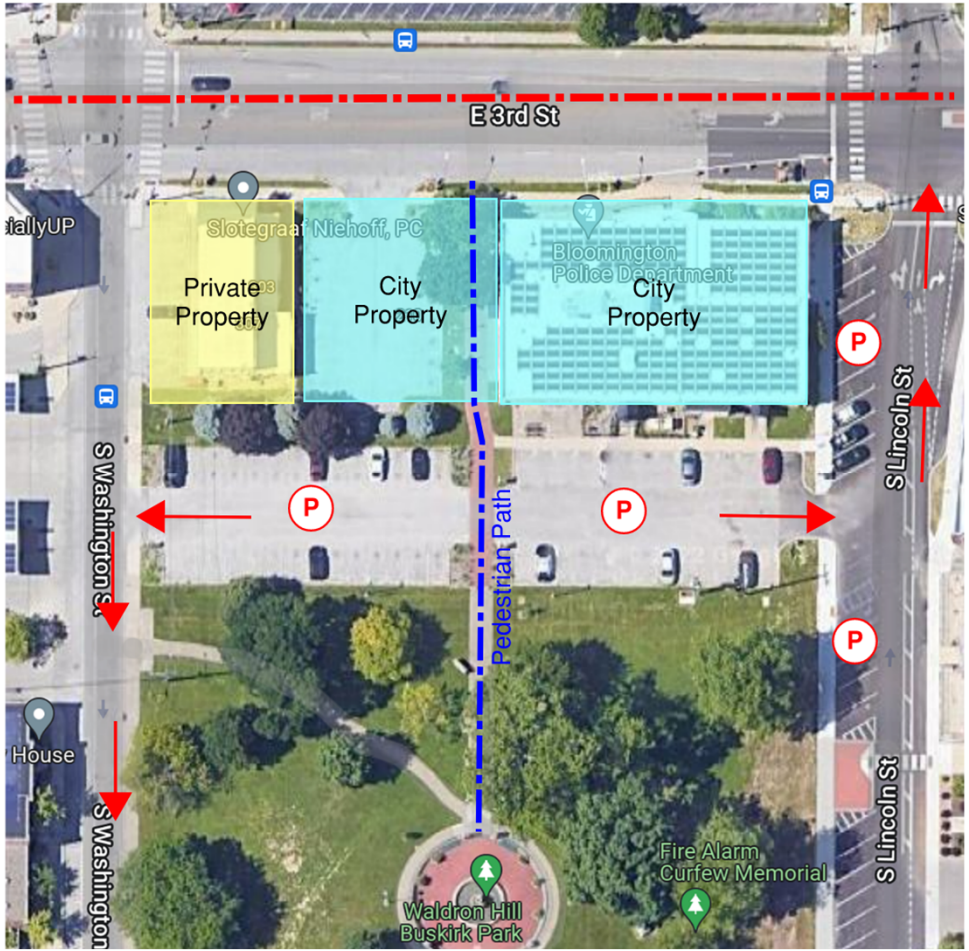
- **Purchase and Renovation of CFC Showers Building**
- **Expansion to existing BPD**
- **New construction of entire facility (without regard to location)**

All options to maintain CALEA certification.

CFC SHOWERS RENOVATION – SPACE PROGRAM

	Square Footage	Staffing Accommodated
• Fire Administration	4,725 SF	30 ppl (20 current + 10 growth)
• Police	29,000 SF	109 ppl (includes all budgeted positions)
	33,725 SF	
• Other Hallways/Circulation	12,000 SF	
• Other Build-Out Opportunities	18,275 SF	
• CFC Showers Building Total	64,000 SF	

VEHICLE ACCESS - BPD Existing Site



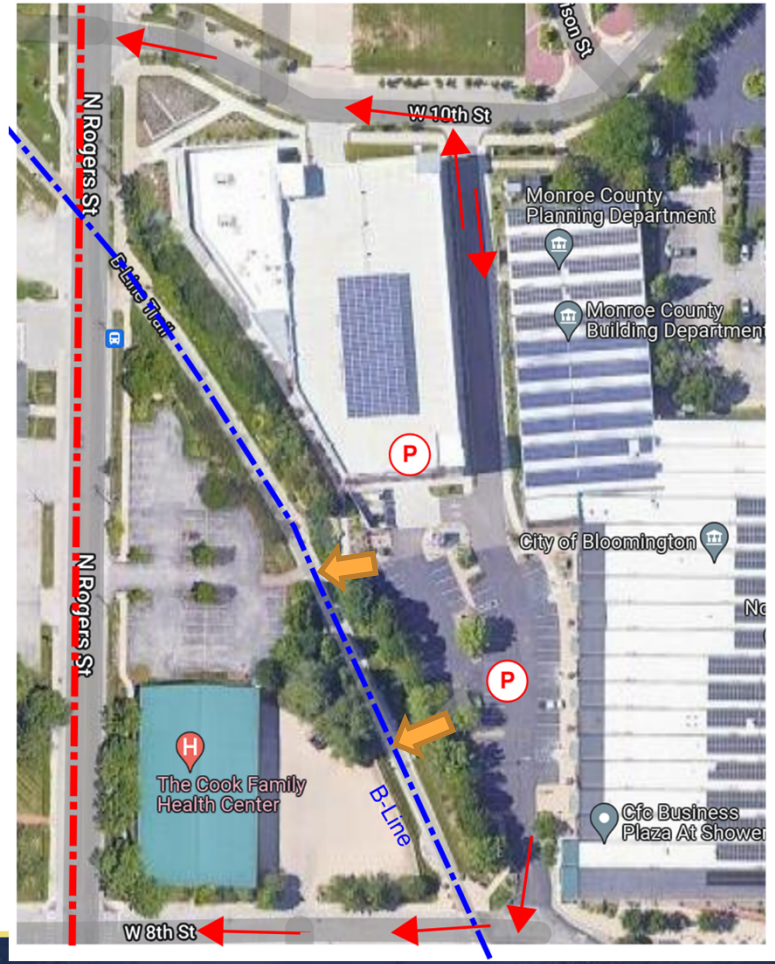
BPD Surface Parking – 50 spaces

BPD Street Parking – 10 spaces

Total – 60 spaces

VEHICLE ACCESS - Public Safety Building @ Showers Site

Designates Emergency route if north and south routes blocked



Proposed Parking

Guest Parking dedicated – 10 spaces

Showers Surface parking– 35 spaces

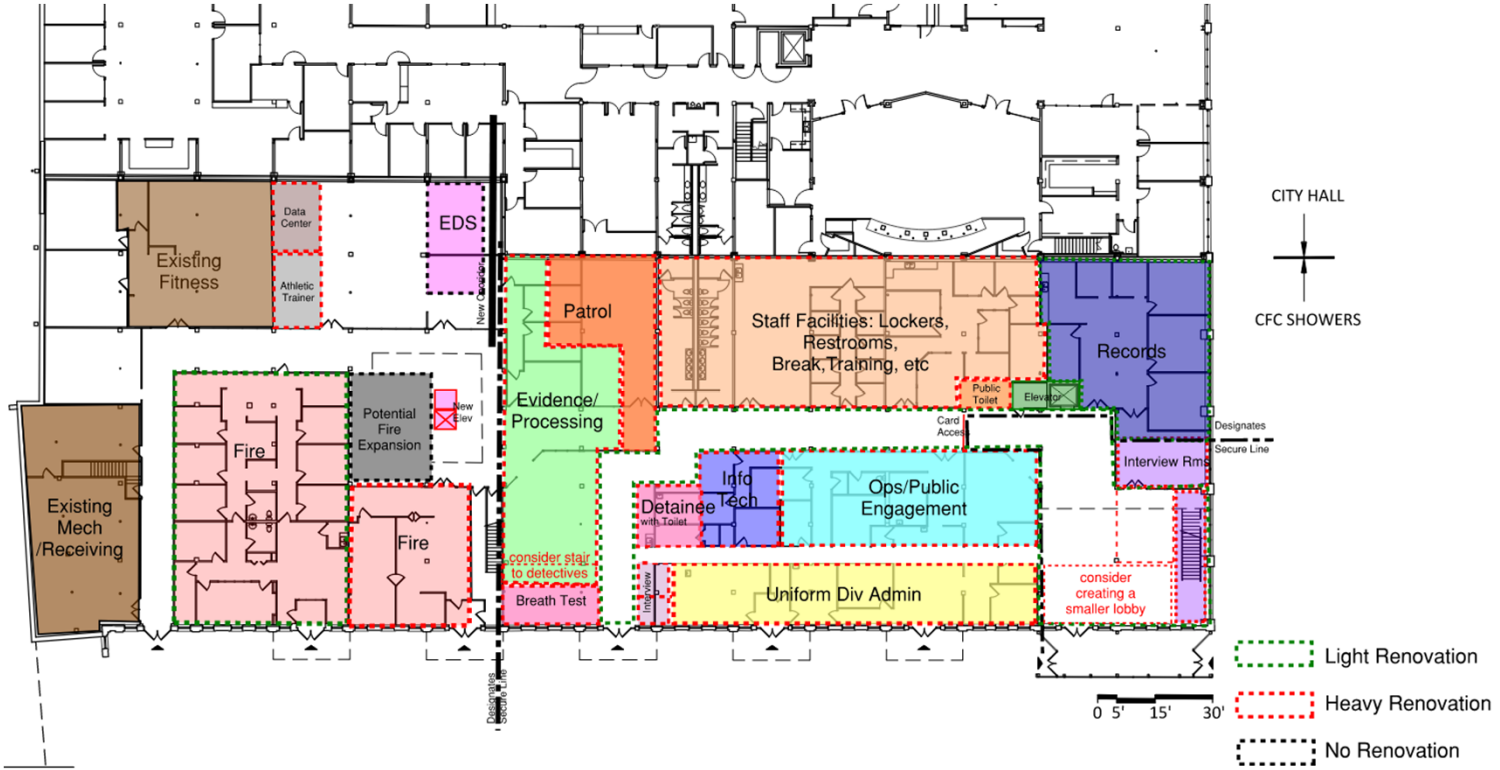
Garage Lower-level– 55 spaces

Main-level parking east side– 40 spaces

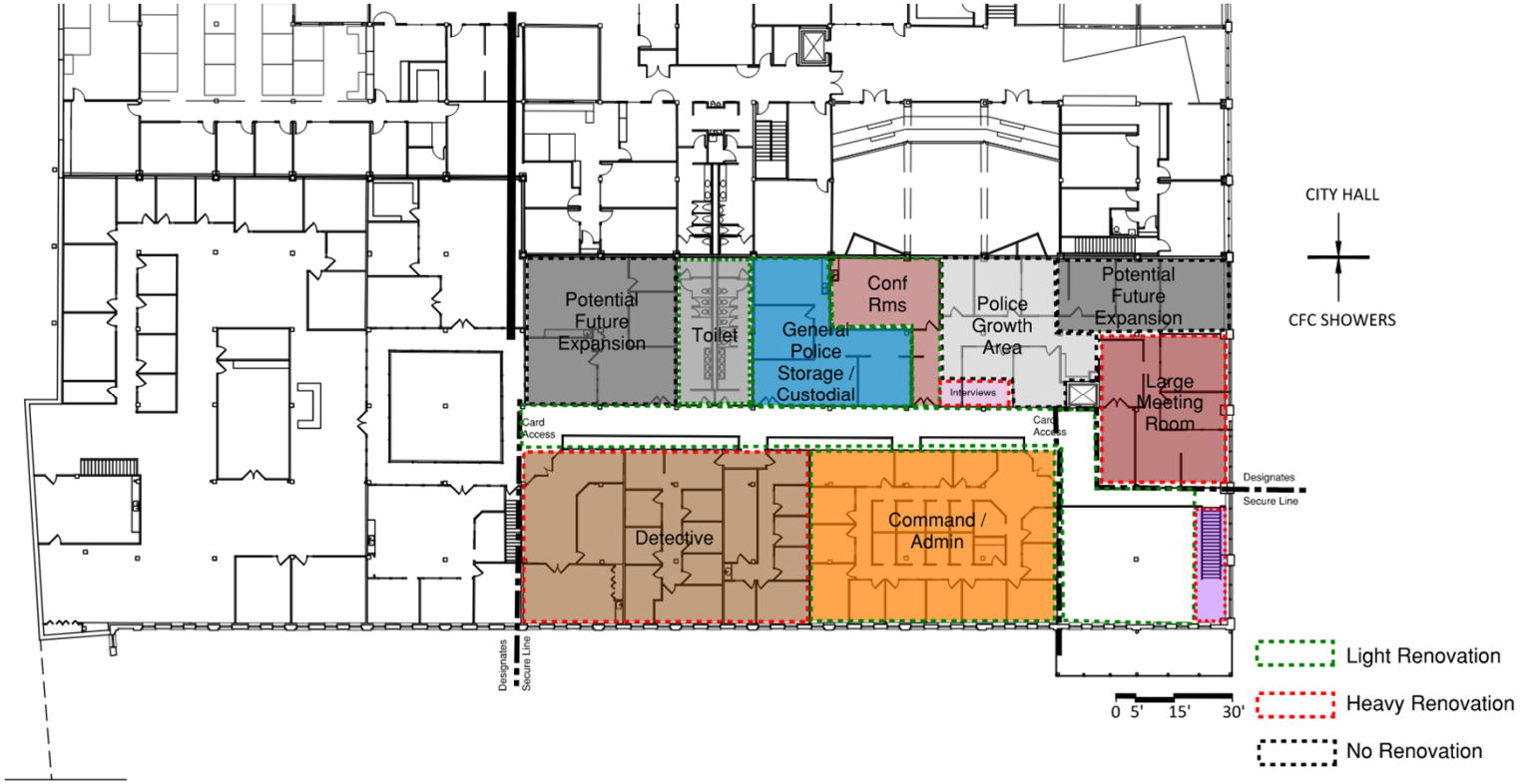
Remaining garage – 255 spaces

NOTE: Critical Incident Response Vehicle will remain at Training Facility

CFC SHOWERS BUILDING RENOVATION – 1ST FLR



CFC SHOWERS BUILDING RENOVATION – 2ND FLR



COST COMPARISON

	BFD + BPD Renovate at Showers	BFD + BPD Expand at BPD	BFD + BPD New Building
Total Construction Costs	$14,750,000	$25,272,750	$28,519,300
Add Land/Building Purchase	$ 8,750,000	$ 0	$ 3,000,000
Grand Total	$23,500,000	$25,272,750	$31,519,300
Total Assigned SF	**33,725 SF**	**35,000 SF**	**35,000 SF**
Constr Costs / Assigned SF	**$437/SF**	**$722/SF**	**$814/SF**
Total Cost / Assigned SF	**$697/SF**	**$722/SF**	**$900/SF**
Total Building SF	**64,000 SF**	**35,000 SF**	**35,000 SF**
Total Cost / Total Building SF	**$367/SF**	**$722/SF**	**$900/SF**

DRAFT

FEASIBILITY STUDY

FOR

NEW BLOOMINGTON P.D. HEADQUARTERS IN CFC SHOWERS

320 West 8th Street
Bloomington, Indiana

October 26, 2022

springpoint ARCHITECTS PC

TABLE OF CONTENTS

INTRODUCTION

BACKGROUND

The Showers building in downtown Bloomington was originally constructed as the Showers Brothers Furniture Factory in 1910. In the mid-1990's the building was renovated and divided into three sections: Bloomington's City Hall (east side of building), Monroe County offices (north end of building) , and leasable office space owned by the developer "CFC" (west side of building).

The existing Bloomington Police Department headquarters are housed in a 20,000 square foot building on two levels constructed in the 1960s. The building has been renovated over time to respond to department and societal changes. The department has outgrown the current building and the basement experienced severe flooding in June of 2021 which disrupted several police department operations, including offices and locker rooms.

The City of Bloomington has an accepted offer to purchase the CFC portion of the Showers building (approximately 64,000 square feet on two levels) and enlisted Springpoint Architects to investigate the relocation of the Bloomington Police Department in a portion of that space.

CONSULTANT TEAM

Springpoint Architects teamed with public safety architectural firm Kaestle Boos of Massachusetts to assist with the BPD study. Kaestle Boos was chosen not only for their extensive work with public safety buildings but also their experience with adaptive reuse of historic buildings into police stations.

Springpoint also enlisted the assistance of Fink, Roberts and Petrie, structural engineers, of Indianapolis to review the existing structural components of the building related to Building Risk Category 4 in the adopted 2014 Indiana Building Code.

In addition, Bloomington PD sought the assistance of the United States Department of Homeland Security, Cybersecurity and Infrastructure Security Agency to have a Protective Security Advisor review the CFC Showers building and site with respect to it becoming a police headquarters.

SUMMARY

The City of Bloomington has a unique opportunity to unite additional departments in one centralized location. While constructing a new police department is ideal from a site and current police operations approach, it is a costly building type. The renovation of a portion of the CFC Showers into the Bloomington Police Department headquarters would allow the department to move out of their current, problematic headquarters building.

REVIEW OF EXISTING BLOOMINGTON P.D. HEADQUARTERS BUILDING

BLOOMINGTON P.D. HEADQUARTERS IN CFC SHOWERS

REVIEW OF EXISTING HEADQUARTERS BUILDING

The existing Bloomington Police Department headquarters building at 220 East 3rd Street was constructed in the 1960s. Upon completion, the City administration at that time decided to use the building as City Hall in lieu of police headquarters. In the mid-1990's when City Hall moved to the renovated Showers Building, the building on East 3rd was renovated to house the Bloomington Police Department.

LOCATION

The location on East 3rd is centrally located in the City and allows quick access to all directions.

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING HEADQUARTERS BUILDING

BUILDING ENTRANCES

The building has a prominent public face and entrance along East 3rd. Officer/staff entrances are located on the west and south sides of the building.

FRONT ENTRY (PUBLIC) RAMP

WEST (STAFF) ENTRANCE

REVIEW OF EXISTING HEADQUARTERS BUILDING

SITE

The site contains approximately fifty-five (55) officer and fleet parking spaces along with sixteen (16) public parking spaces. There are approximately six (6) additional street spots allocated to the police department. The two entrances to the officer and fleet parking lot have been problematic with the public using the drive lane as a cut through street.

STAFF/FLEET PARKING LOT

PARKING AND REAR (STAFF) ENTRIES

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING HEADQUARTERS BUILDING

INTERIOR LAYOUT & AESTHETICS

The interior layout of the main floor has been modified over time. The patrol area is awkwardly arranged. There is a lack of general and detective office space in the building. The records area is undersized. The basement flooded in June 2021 and was only recently reconstructed as useful program space. Water problems in the basement have been ongoing.

PUBLIC WAITING AREA

24/7 PUBLIC SERVICE WINDOW

REVIEW OF EXISTING HEADQUARTERS BUILDING

INTERIOR LAYOUT & AESTHETICS

The ceilings are low, the existing fluorescent lighting is dim and there are very few windows (less than 5 in the building). Most of the interior partition walls are painted masonry block.

WORKROOM

LOCKER ROOM (POST FLOOD)

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING HEADQUARTERS BUILDING

TRAINING ROOM

INTERNAL CIRCULATION

REVIEW OF CFC SHOWERS BUILDING

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

The Showers Building is located NW of the Bloomington Courthouse Square in downtown Bloomington. The building was renovated in the mid-1990's and was divided into three properties at that time, consisting of Bloomington City Hall, Monroe County Building and CFC Showers.

CFC Showers Building

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

BUILDING HISTORY AND STRUCTURE

The building was originally constructed in 1910 as a furniture factory and features a brick façade with a sawtooth roof structure which provides natural light to the interior of the building. The heavy timber floor and roof frame were reinforced with steel framing in the mid-1990's renovation project.

Southwest Entrance Atrium

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

CURRENT USE

The CFC Showers Building has been used as leasable office suites. There are seven (7) entrances to the building. Some of the entrances lead directly into office suites and some are access points to the shared hall and atrium spaces or stairs.

Exterior walls within the office suites have been furred out with additional framing and insulated. Interior partitions are primarily framed with drywall. Ceilings at the lower level are suspended acoustical tile. Ceilings at the upper level are open to the sawtooth structure with roof monitor windows.

There are many glazed openings between the suites and circulation areas which contribute to the lively atmosphere and abundant daylight in the building.

Building Entrances

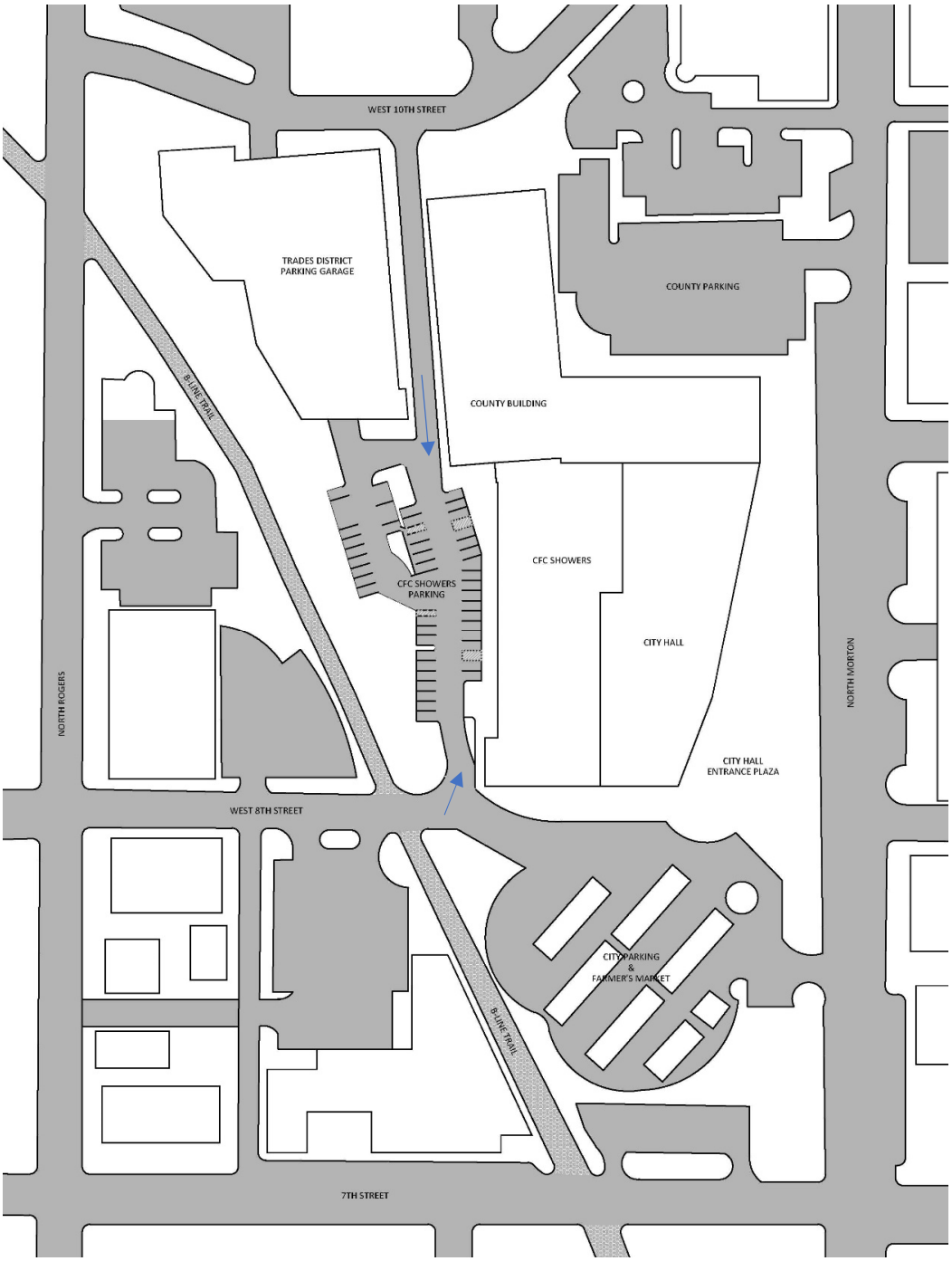
Interior Circulation with Roof Monitors

BLOOMINGTON P.D. HEADQUARTERS IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

ACCESS to SITE

The CFC Showers property is accessed from West 8th Street or West 10th Street on the east side of Rogers Street. The B-Line Trail runs diagonally between the access points, crossing West 8th Street and Rogers Street south of West 10th Street.



BLOOMINGTON P.D. HEADQUARTERS IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

View of CFC Parking Lot

PARKING

The existing parking lot to the west of the building on the CFC site contains 49 parking spaces. The new City of Bloomington Trades District parking garage is to the north of the CFC Showers parking lot with access directly from the CFC lot and off of West 10th Street.

The existing parking lot to the south of the building serves City Hall employees and guests.

Bloomington Community Farmer's Market

FARMER'S MARKET AND EVENTS

The Bloomington Community Farmer's Market is held in the City Hall parking lot directly south of the CFC Showers building. The farmer's market is every Saturday from 8am-1pm from April through October. A Holiday Market is also held on the Saturday of Thanksgiving weekend. In the past, Taste of Bloomington, which celebrates Bloomington's dining offerings has also been held in the City Hall parking lot.

Entrance to CFC Site from West 8th Street

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

REVIEW OF EXISTING CFC SHOWERS BUILDING

INTERIOR ENVIRONMENT

The interior of the CFC Showers building features two (2) 2-story atriums and ample natural daylight at the upper floor areas through the monitor windows on the sawtooth roof. The building is divided into suites with main circulation halls stacked on both levels.

The punched openings on the south and west exterior walls provide daylight on both levels.

PRELIMINARY REVIEW OF BUILDING CODE FOR POLICE STATION

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

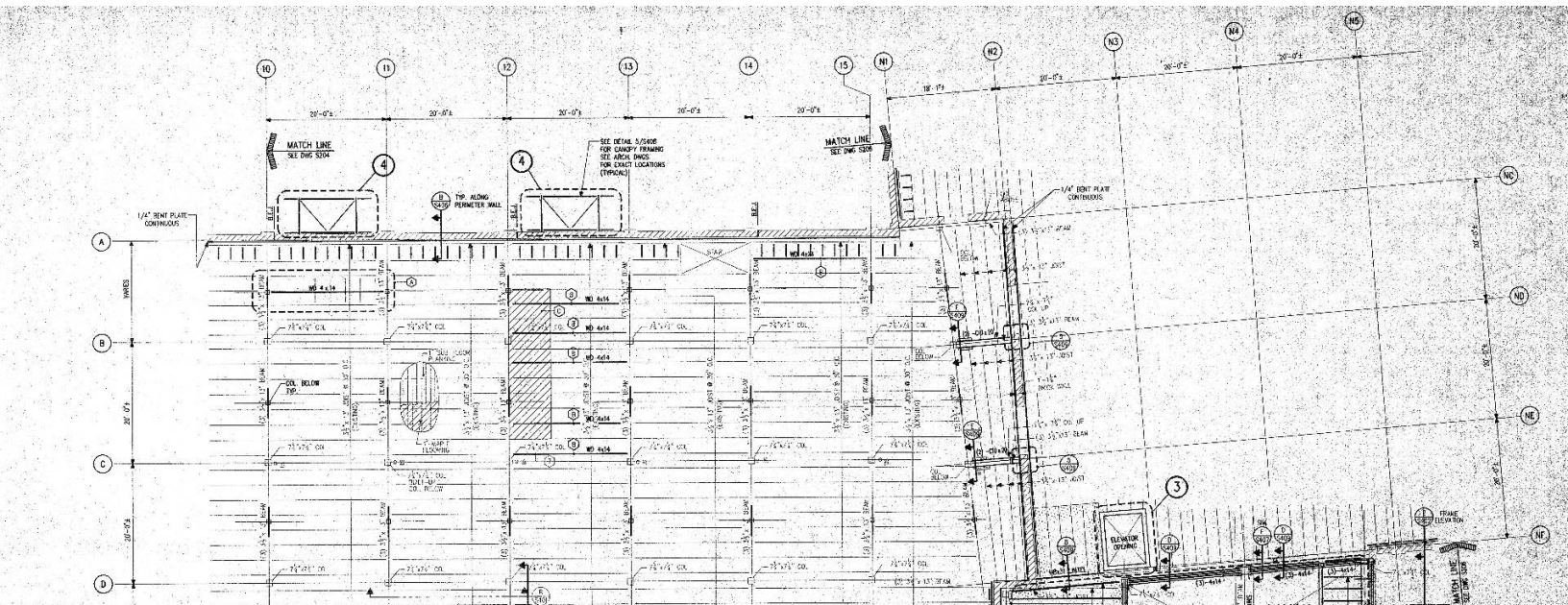
PRELIMINARY REVIEW OF BUILDING CODE

OCCUPANCY and BUILDING RISK CATEGORY

Under the adopted 2014 Indiana Building Code, a police station is considered the same occupancy type as the existing office use in the building. Both are considered a "B/Business occupancy so there is no "change of use" that would have required the building be brought up to current building code requirements for the new use.

The construction of a new police station, or a "change of use" renovation for a police station would necessitate that the building meet the requirements of Table 1604.5 "Risk Category of Buildings" in the adopted 2014 Indiana building code. Police Stations in that table are identified as "essential facilities" which need to meet higher structural standards to ensure their strength in the event of a seismic, wind or snow event. The state of Indiana does not require that a non-change of use for occupancy meet the Building Risk Category for the new use. Reference Exhibit A, email from Craig Burgess, Indiana State Building Commissioner, clarifying this issue.

When asked by the City Legal Department if the building could possibly be retrofitted for Building Risk Category 4, a preliminary review was conducted by Bill Horton of Fink, Roberts and Petrie (FRP). Mr. Horton had access to the mid-1990's structural design and borings reports as FRP was the structural engineer for the renovation project at that time. In reviewing the documents and reaching out to the geotechnical engineer firm that had worked on the mid-1990's renovation, he concluded that it was likely that the building would be able to meet Risk Category 4 as it pertains to snow and wind load without extensive alterations. However, the seismic requirements could not likely be met. This is due to two requirements for Risk Category 4: 1) the soil borings showing that the rock depth below the building foundation is greater than 10-feet along the south end of the CFC Showers building, and 2) the unreinforced masonry walls at the building exterior are not allowed. Reference Exhibit B, Bill Horton's letter to Jayne York dated 9/15/22, as well as Exhibit C, email from Tom Struewing of Atlas to Bill Horton.



FEASIBILITY STUDY FOR BLOOMINGTON PD IN CFC SHOWERS

BLOOMINGTON P.D. HEADQUARTERS
IN CFC SHOWERS

PUBLIC SAFETY FEASIBILITY STUDY FOR BLOOMINGTON POLICE DEPARTMENT HQ IN CFC SHOWERS

KAESTLE BOOS
associates, inc

PUBLIC SAFETY FEASIBILITY STUDY FOR CFC SHOWERS

Kaestle Boos Associates is an architectural firm with offices in Massachusetts and Connecticut. Their extensive public safety building portfolio includes public safety buildings, police stations, and fire departments. Kaestle Boos Associates provided the Feasibility Study for the Bloomington Police Department relocation to CFC Showers.

A R C H I T E C T ' S R E P O R T

BLOOMINGTON POLICE DEPARTMENT
CFC SHOWERS BUILDING RENOVATION
Bloomington, IN
KBA #
Prepared by: Todd M. Costa

Date: October 24, 2022

Note: *These notes represent the thoughts of the author and do not represent an conclusions or recommendation that are the product of a thorough evaluation of the facility or analysis of the Department's operational and space needs.*

Standards for Evaluation:
Kaestle Boos Associates' (KBA) evaluation of the CFC Showers Building (CSB) for use by the Bloomington Police Department (BPD) is based on a number of factors including: a working knowledge of police department operations, recommended guidelines for designing police stations as established by the International Association of Chiefs of Police (IACP), the National Fire Protection Association (NFPA) – 1221 recommendations for essential facilities and communications facilities, The Commission on Accreditation for Law Enforcement Agencies (CALEA) standards for department operations, as well as best practice for department operations.

Site Evaluation:
The existing CSB is located on a site of approximately 60,000 sf or 1.37 acres at 320 W. 8th Street. It is situated West of N. Morton Street, East of N. Rogers Street, South of W. 10th Street and North of W. 8th Street. The B-Line Trail bisects the city block. The Bloomington Community Farmers Market also takes place in the plaza to the South of the building; this plaza includes public parking for access to City Hall and the Police Department. The farmers market occurs on a weekly basis between 8am – 1pm every Saturday from April to October.

Adding the BPD as a tenant to the CSB will require modifications to the site in order to provide optimal operations and security. To begin with KBA recommends the addition of perimeter fencing around the site and around the 49 spaces that will be designated to meet parking requirements for daily operations of the BPD. As the surface parking located to the West of the CSB is less than the parking requirements for the department's daily operations it is also recommended that a portion of the parking garage on the main level be designated for BPD use only and secured. The addition of perimeter security fencing is recommended to increase safety for members of the BPD as well as to protect city assets against vandalism.

Two points of egress for emergency vehicles from any public safety site is a minimum requirement for safe and effective operations. The CSB site does provide the minimum two access points, however safety and security will require careful planning during the months the plaza is utilized by the Farmers Market.

The glass box entry lobby at the Southwest corner of the building provides a safe entry point for members of the community seeking to conduct business with the BPD. The elevated concrete walkway provides a level of passive security for the building that will guard against accidental or intentional vehicle penetration into the building. The same elevated sidewalk design provides blast protection for the building as recommended by NFPA – 1221, by providing both a horizontal and vertical separation between the glass entry and the proximity of vehicular access.

General Building Evaluation:
The CSB was originally constructed in 1910 as a factory. It was renovated in the mid-1990s and divided into 3 sections: Bloomington City Hall, Monroe County offices, and leasable office space for the developer. The portion of the CSB being evaluated for the BPD is located on the Southwest side of the building and consists of 64,000

A R C H I T E C T ' S R E P O R T

BLOOMINGTON POLICE DEPARTMENT
CFC SHOWERS BUILDING RENOVATION
Bloomington, IN
KBA #
Prepared by: Todd M. Costa

Note: *These notes represent the thoughts of the author and do not represent an conclusions or recommendation that are the product of a thorough evaluation of the facility or analysis of the Department's operational and space needs.*

square feet spread out over 2 stories. The exterior envelope construction is double-wythe masonry, with furring and insulation added during the mid-1990s renovation. Large glass "mill style" windows are located on South side of the building, with smaller double hung windows placed in a regular rhythm along the west side of the building. The entry lobby is a 2-story glass volume located at the Southwest corner of the building. The north facing saw-tooth roof design brings a consistent amount of natural light into the building on the second level, and with the use of floor penetrations some of that light is brought to the main entry level as well.

The double-wythe exterior construction of the building provides a good level of ballistic protection, as recommended by the NFPA – 1221 standard, however, the windows are a weak point in the exterior wall system. Consideration should be given to the level and necessity of the ballistic rating of the windows. Ballistic rating of the existing historic windows can be achieved by placing ballistic glazing within the opening on the inside of the building. The double hung windows located on the west elevation of the building also require consideration for being operable windows. Many building occupants appreciate the use of operable windows, but within a police station these provide a breach of security and safety to the building's occupants, especially on the main level.

The building's mechanical systems will require modification and adjustment in order to accommodate the unique operations of the police department. The entire BPD mechanical system should remain on an independent system that is capable of being programmed to handle some areas of the building as a 24/7 operation, while other sections are 9-5 for 5 days a week. Additionally, within the police department there are operations that require independent mechanical systems. This requirement reduces risk for the occupants of the BPD, as well as to those of the City Hall and Monroe County offices. Specifically, the locker room for the officers of the BPD requires ventilation of police specific lockers. Increased exhaust demands of a locker room are code requirements, but more importantly the locker room is used by officers to store their gear after a full day's work in any kind of weather. This is important, as rainy days as well as hot humid days produce an increased amount of moisture that is imperative to remove to maximize the life of the department's investments to the fullest extent possible. Equipment like body armor, firearms and radios are typically stored within the locker room and can be adversely affected by prolonged exposure to moisture. Next, CALEA has specific requirements for the handling and processing of evidence within the building. While most of the requirements are operational or procedural in nature, the building will need to support these procedures and conform to the strict requirements for maintaining evidence as established by state and federal mandates. Some evidence is required to be maintained indefinitely. The different types of evidence being stored also have slightly different requirements. Paper documents and firearms require conditioned air at specific moisture levels to preserve them. Drug evidence requires a high level of independent exhaust, both to avoid circulating smells and to eliminate the risk of more volatile substances being circulated throughout the building and shutting down BPD operations. Finally, the report writing area as well as the evidence processing area require independent mechanical system and exhaust. Much like the drug storage area, the report writing and evidence processing areas are locations where the handling of some drug evidence can potentially expose the room and building's occupants to higher levels or risk. To minimize that risk these rooms should be independently conditioned and at a higher level of exhaust than those rooms adjacent, by

doing this the room operates under negative pressure, keeping the potential risk from spreading through the mechanical system to the rest of the building.

The building's electrical service should also be separated, and the main distribution equipment located within a secure area of BPD operations. This simplifies operations of the electrical system as well as the addition of an emergency generator that conforms to the national electrical code requirements of Critical Operations Power Systems (COPS). It is recommended that the COPS generator have an independent, locally stored, fuel source in sufficient quantities to permit the operations of the entire station for at least 72 hours. Meeting the COPS requirement allows the department to operate at full capacity during emergency events that have taken utility service offline for an extended period of time.

Ground Level:
The interior ground level of CSB appears to be constructed of metal studs covered with a layer of gypsum wall board on each side. These partitions compartmentalize the building area into office suites and restroom facilities for the current building occupants. It is unclear at this time if the wall construction used for these partitions holds any level of sound control to limit the transmission of noise and conversations between adjoining offices. This type of wall construction will not support the CALEA recommendations for the evidence areas, PD spaces adjacent to other tenants, interview rooms, and any office area that may adjoin spaces regularly accessed by members of the public. As mentioned in the general building section of this report, the special ventilation requirements of report writing, evidence processing and storage, and the locker room will require partition walls to extend and seal to the underside of the structure above in order to achieve the recommended ventilation requirements.

Interior partitions that adjoin adjacent tenants and the public lobby space will be required to be filled with soundproof insulation eliminating the transmission of sound, and the installation of ballistic wall protection panels from floor to underside of structure above to reduce any attack risks. Organizations such as IACP, NFPA, and the Department of Homeland Security recommend the use of blast protection for public safety departments. Through careful collaboration and consideration with BPD, the design team will determine what level of blast protection is required for this project.

Upper Level:
The interior upper level of CSB appears to be constructed of metal studs covered with a single layer of gypsum wall board on each side, consistent with the ground level. As with the ground level these partitions compartmentalize the area into office suites. These may be possible for the department to utilize in their current configuration. Further exploration of the arrangement of the offices will determine how much reconfiguration of the existing walls will be required to accommodate the operations of the BPD. The sawtooth roof design allows for the use of natural light well into the building, but the extension of the interior soundproof partitions to the underside of the roof is a requirement to make certain important and confidential conversations are controlled

A R C H I T E C T ' S R E P O R T

BLOOMINGTON POLICE DEPARTMENT
CFC SHOWERS BUILDING RENOVATION
Bloomington, IN
KBA #
Prepared by: Todd M. Costa

Note: *These notes represent the thoughts of the author and do not represent an conclusions or recommendation that are the product of a thorough evaluation of the facility or analysis of the Department's operational and space needs.*

between offices, public areas and adjacent building tenants. Finally, like the ground level, ballistic treatment to partitions that separate BPD from adjacent tenants and the public lobby should extend to above the ceiling. Thorough and careful consideration with BPS will be necessary for the implementation of blast protection requirements on the upper level.

EXHIBITS

EXHIBIT A

Jayne York

From: Burgess, Craig <CBurgess@dhs.IN.gov>
Sent: Wednesday, August 17, 2022 11:33 AM
To: Jayne York
Cc: Burgess, Craig
Subject: RE: Risk Category Requirements in Renovations

As I told Mr. Larue yesterday, I don't know of any regulation that requires upgrading an existing building to a higher risk category if the project does not include a change of occupancy group or subgroup.

It's true that the current Indiana Building Code says that police stations must be Risk Category IV, but the GAR's 12-4-11(a) and (b) prevent the IBC from ever coming into play on the question of updating or upgrading the existing structure, unless the proposed occupancy group or subgroup represents a change from the existing classification. Occupancy Group B has no subgroups, so the general office that was a B remains a B when it becomes a police station (note that even in existing buildings, new construction must always comply with the current codes).

If people are concerned about this, keep in mind that the codes represent only the minimum standard to which we have to build. Everyone is free to exceed them if they wish.

Craig E. Burgess AIA CPE CBI LEED AP
Indiana State Building Commissioner
Indiana Department of Homeland Security
302 W Washington St., Room E241
Indianapolis, IN 46204-2739
317.232.2222

From: Jayne York <jayne@springpointarchitects.com>
Sent: Tuesday, August 16, 2022 4:55 PM
To: Burgess, Craig <CBurgess@dhs.IN.gov>
Subject: Risk Category Requirements in Renovations

Mr. Burgess,

I believe our County Building Commissioner, Robert Larue, has also inquired about this issue as we discussed it yesterday. We are looking for information on whether a renovation project is required to meet the structural requirements (IBC Chapter 16) for a higher Risk Category when there isn't a "change of use/occupancy".

In this particular case we will be putting together a feasibility study to examine an existing building currently containing office lease space being converted into a police department (remains B occupancy). A new police building would be considered Risk Category 4.

EXHIBIT B

FINK ROBERTS & PETRIE, INC.

Structural Engineers

Established in 1944

3535 East 96th Street
Suite 126
Indianapolis, Indiana 46240

http://www.frpinc.com

317-872-8400 *Telephone*
317-876-2408 *Fax*

September 15, 2022

Ms. Jayne York
Springpoint Architects, PC
PO Box 1117
Bloomington, IN 47402

Re: CFC Showers

Dear Jayne:

We have reviewed the existing Showers Building for the possibility of changing the building risk category to Risk Category IV. The Showers Building is an existing wood and masonry building that was first construction in 1910 and underwent a renovation in the 1990's.

Original existing documents are not available for the building. The 1992 renovation project used field investigation of the existing structure as the basis for the structural work. Drawings and calculations for the 1992 project were found in our archives.

Building Risk Category IV requires additional structural capacity and detailing above that required for a typical office building, which would be Building Risk Category II. The basic additional provisions are a slightly higher wind speed requirement, a higher importance factor on snow and seismic loading and a more stringent requirement for seismic design category. An exhaustive design analysis was not completed for the building at this time, but preliminary review of the existing information available suggests that it is likely the structure would meet the additional requirements for wind and snow. The seismic design requirements, however, do not appear that they can be met without extensive structural rehabilitation.

A review of the information indicates that a Risk Category IV classification would require the structure to conform to Seismic Design Category C. The unreinforced masonry walls that make up the majority of the buildings lateral load resisting system are not allowed in Seismic Design Category C. It is also unlikely that the wood diaphragm would meet all the requirements of Design Category C.

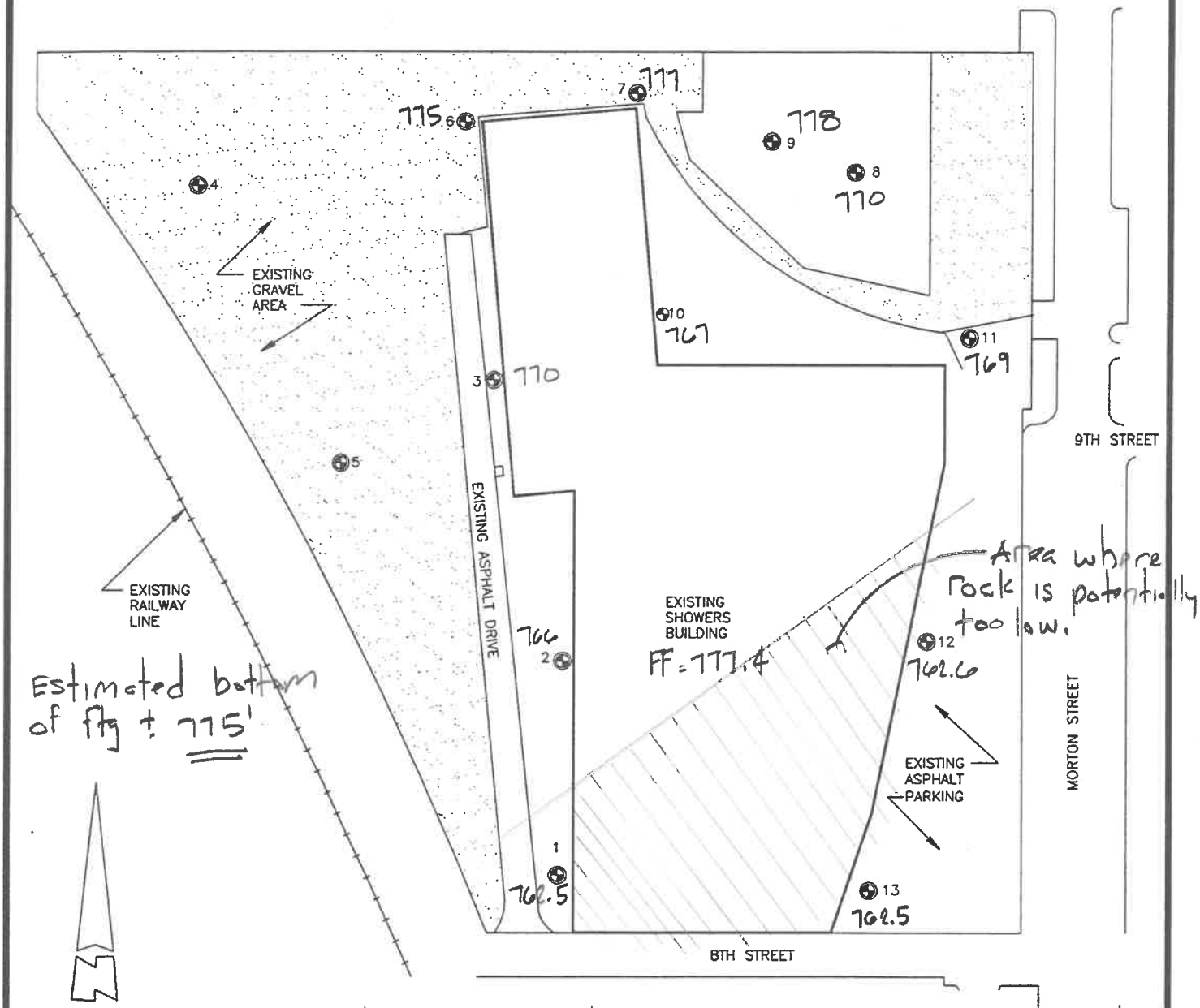
If the soil profile at the site could be classified as a Soil Class B for rock rather than Soil Class C, then the seismic design category would change to Seismic Design Category A for a Risk Category IV structure. The existing building would likely meet these requirements. A review with two geotechnical firms indicated that additional soil testing (a shear wave velocity test) may find soils indicative of soil class of B which is a rock profile. However, the code has an additional stipulation that a Soil Class B cannot be used if there is more than ten feet of soil between the bottom of the footings and the rock surface.

A review of the soil borings that were completed in 1992 indicates that the footings in the south portion of the building would have more than ten feet of soil between bottom of footing and rock elevation (a plan of borings is included). Based on this information it does not seem feasible that the building could be assigned to a Risk Category IV for the structure without extensive additional analysis and retrofit.

Should you have any additional questions concerning this matter, please contact our office.

Sincerely,

William G. Horton, S.E., R.A., LEEP AP
President



BORING PLAN
PROPOSED SHOWERS BUILDING
RESEARCH AND OFFICE PARK CENTER
BLOOMINGTON, INDIANA

PROJECT NO.	21-03-92-00066
SCALE	1" = 100'
FIGURE NO.	2

ATEC

EXHIBIT C

Jayne York

From: Bill Horton <whorton@frpinc.com>
Sent: Tuesday, September 6, 2022 9:38 AM
To: Jayne York
Subject: Showers building Geotech

Jayne,

Enclosed is an email from Tom Struewing at Atlas (they are a continuation of what was ATEC who did the original report in 1992).
He took some time to review the original report and it isn't that promising although he does suggest a path that might lead to a site class B with additional testing, but of course it may not.

Bill,

Using the data presented in the report that Mark Carlson and Dave Warder generated back in 1992 (two very reliable engineers I might add), it appears that the following characteristics exist:

1. Finish Floor is at El 778.0. This appears to be reasonably well confirmed based upon Google Earth estimates with the asphalt pavement being estimated at about EL 777 to 778 outside the west building entrance where the pavement is only curb height below finish floor. This would need to be confirmed based upon actual survey but appears to be reasonable accurate.
2. The footings that were investigated bear approximately 1.5 ft to 4.0 ft below finish floor elevation. It would be reasonable to assume that typical interior footing bearing depths (bottom of footings) are likely 2 ft to 2.5 ft below finish floor elevation. Thus the interior footings likely bear at about El 776 to El 775.5 +/-.
3. The bedrock surface generally varies from about El 762.2 at the SE corner to about El 778.6 at the North end. However, most of the SE part of the building appears to have bedrock surface below El 763, and in most of the building area the bedrock is below about El 772.
4. Most of the existing footings likely bear on some thickness of soil, except perhaps at the far north end of the building. In the SE part of the building, the thickness of soil between bottom of footing and top of bedrock appears to be approximately 12 to 13 ft. +/-.
5. ASCE 7-10, Chapter 20, Section 20.1, states that Site Class B shall not be used if there is more than 10 ft of soil between the bottom of footing and bedrock.

Based upon this information, the site would be assigned Site Class C. Even if the measured shear wave velocity for the upper 100 ft was calculated to be greater than 2,500 ft./sec. taking into account the upper soil layer, it would not be possible to override the simple and direct criteria described in Item No. 5 above. It is also possible that even if it could be reasonably concluded that less than 10 ft of soil exists at all footing locations, the measured shear wave velocity in the upper 100 ft may not exceed 2,500 ft./sec. due to factoring in the upper soils that might have a shear wave velocity of about 800 ft./sec. which could drag down the much higher shear wave velocities of the deeper rock (the formula is not a straight average, but rather a weighted average that applies much more weight to a lower value since the thickness is divided by the shear wave velocity and summed in the denominator).

The only option that I can see that could result in concluding that this is Site Class B is:

1. Making excavations at the existing footing locations (inside the building) to determine whether the footings in the SE part of the building can reasonably concluded that less than 10 ft of soil exists below the bottom of footing and the bedrock surface.

2. Perform shear wave velocity testing to estimate the weighted shear wave velocity in the upper 100 ft to determine whether it exceeds 2,500 ft/sec., including the thickness of soil that exists between footing and rock.

As I mentioned earlier, it seems clear to me that Site Class B and A are intended to be for footings bearing on competent, massive bedrock, with virtually no amplification of ground motions due to less stiff soil. Site Class B is the basis or baseline site class and has amplification factors of 1.0 and based on characteristics of ground motions of only rock, no soil. The code may be somewhat generous in allowing the 10 ft of soil. If the footings were all bearing on bedrock, the site would be classified as Site Class B. However, even if all footings could be reasonably assumed to have 10 ft or less of soil, the shear wave velocity testing would need to be performed to determine the actual site class.

If the desire is to push ahead, the owner can retain a contractor to determine bearing depth below finish floor for footings in the SE part of the building. If it can be reasonably concluded that less than 10 ft of soil exists between bottoms of footings and top of bedrock, then shear wave velocity testing could be performed. A variation of this would be that if the shear wave velocity testing shows site class B with up to 10 ft of soil, then the footings in the SE part could be underpinned in some fashion to result in less than 10 ft of soil.

Obviously, this is not going to be completed by the end of September. Also, it is not possible to just ignore a clear and simple requirement of the code that appears to actually be a generous concession to the overarching concepts of the amplification or attenuation of the ground motions.

We can perform the shear wave velocity testing if it goes that far, but the assessment of the thickness of soil between bottom of footing and top of rock is a massive adventure that we would expect the owner to contract and arrange for.

Tom Struewing
Principal Engineer

ATLAS

7988 Centerpoint Drive, Suite 100
Indianapolis, IN 46256
O: 317.579.4006 | **C:** 317.439.7885
OneAtlas.com I LinkedIn I Facebook I Twitter

Apparently its not just about getting a site class B but also at what elevation the rock is relative to the actual ftgs. So there may be additional testing required within the building.
I would think if that was to be done we could rationalize checking a representiative number of footings and not every column location.

I have reached out to another testing company to see about a timeline for the shear wave velocity testing.
Then the question is should some preliminary borings inside the building be done first to verify we meet the less than 10 ft of soil requirement before you even spend the money on soil testing.

As far as wind and snow changes go I was able to dig up some of our calculations from the 1992 project which would help in that analysis. The additional requirements are not that great and I don't think it would be an issue meeting the requirements for wind and snow.
I would take a little time to determine the code load and compare it to what was used in 1992 but likjely you could rationalize that.
The Sesimic issue is the main one.

I'll let you know if I get a timeline for potential soil testing.

Bill.

FINK ROBERTS & PETRIE, INC.

STRUCTURAL ENGINEERS

William Horton, SE, RA
President
3535 East 96th Street, Suite 126
Indianapolis, IN 46240
O: 317.872.8400 | D: 317.671.7111
M: 317.443.9047 | whorton@frpinc.com

EXHIBIT D

City of Bloomington, IN

Public Safety Facility
Space Needs Assessment

October 7, 2022

KAESTLE BOOS associates, inc

Area/Room Title	Rm. Type	Occup's	No.of Rms	Rm. Area	Subtotal	Total
Public						
Lobby Area						
Vestibule	13.2	0	1	80 sf	80 sf	
Lobby/Waiting	13.1	8	1	400 sf	400 sf	
Public Toilets	7.3	0	2	160 sf	320 sf	
Safe Room / Interview	6.6	2-3	1	100 sf	100 sf	
Background Check / interview (prints)	6.6	2	1	100 sf	100 sf	
				Public Lobby Area Total:		**1000 sf**
Command / Administration / Support						
Command						
Admin. Assistant	1.3	1	1	130 sf	130 sf	
Visitor Waiting	6.1	2	1	30 sf	30 sf	
Office Mgr.	1.3	1	1	130 sf	130 sf	
Secure File Area	6.3	0	1	40 sf	40 sf	
Chief's Office	1.8	1	1	250 sf	250 sf	
Deputy Chief's Office	1.6	1	1	200 sf	200 sf	
Captain of Administration	1.5	1	2	175 sf	350 sf	
Captin of Operations	1.5	1	2	175 sf	350 sf	
Conference Room	3.2	12	1	300 sf	300 sf	
Coffee Area	6.1	0	1	15 sf	15 sf	
				Command Total:		**1795 sf**
Administration						
Admin. Sergeant	1.3	1	1	130 sf	130 sf	
Director of Civilian Operations	1.4	1	1	150 sf	150 sf	
Public Engagement (Calea)	1.3	1	1	130 sf	130 sf	
Clerical	2.2	3	1	225 sf	225 sf	
CAD/RMS Coordinator	1.2	1	1	120 sf	120 sf	
General Files	6.5	0	1	80 sf	80 sf	
Department Supplies	6.1	0	1	15 sf	15 sf	
				Administration Total:		**850 sf**
Information Technology						
IT Staff Workroom	1.2	1	1	120 sf	120 sf	
Testing/Burn-in/Parts area	6.4	0	1	60 sf	60 sf	
Computer Network Equipment Room	14.1	0	1	250 sf	250 sf	
Radio Equipment Room	6.6	0	1	100 sf	100 sf	
IDF Closets	6.2	0	2	25 sf	50 sf	
				IT Support Total:		**580 sf**

Area/Room Title	Rm. Type	Occup's	No.of Rms	Rm. Area	Subtotal	Total
Records/Data Processing						
Public Information Counter	6.3	1	1	40 sf	40 sf	
Records Manager + Asst. Mgr	2.3	2	1	180 sf	180 sf	
Clerical Area (Data Input)	2.2	6 - 8	1	500 sf	500 sf	
Work Room	6.6	0	1	100 sf	100 sf	
Files (HD Sys)	6.9	0	1	200 sf	200 sf	
Department Supplies	6.2	0	1	25 sf	25 sf	
				Records/Data Processing Total:		**1045 sf**
Dispatch Center						
Dispatch Manager	1.3	1	1	130 sf	130 sf	
Training Coordinator	1.2	1	1	120 sf	120 sf	
Communications Positions	4.2	4	1	700 sf	700 sf	
Main Desk	6.5	1	1	80 sf	80 sf	
Supervisor's Office						
Lockers	8.1	10	1	25 sf	25 sf	
Unisex Toilet	7.1	1	1	65 sf	65 sf	
Break Room/area	13.3	2	1	80 sf	80 sf	
Equipment Room	6.9	0	1	200 sf	200 sf	
E-911 Equipment Room	6.3	0	1	40 sf	40 sf	
				Communications Center Total:		**sf**

Operations

Uniform Division Administration						
Patrol Lieutenant's Offices	1.4	1	3	150 sf	450 sf	
Patrol Sergeants' Shared Office	2.3	3	4	270 sf	1080 sf	
Library	6.5	0	1	80 sf	80 sf	
Div.Supplies Storage Room	6.2	0	1	25 sf	25 sf	
				Uniform Administration Total:		**1635 sf**
Patrol Operations						
Roll Call (Squad) Room	3.1	30	1	600 sf	600 sf	
Mail+ Radio/Taser Storage/Checkout	6.2	0	1	25 sf	25 sf	
Report Preparation	3.4	10	1	350 sf	350 sf	
				Patrol Operations Total:		**975 sf**

Area/Room Title	Rm. Type	Occup's	No.of Rms	Rm. Area	Subtotal	Total
Operations Support						
Sr. Social Worker	1.3	1	1	130 sf	130 sf	
Social Workers (1 works w/Disatch)	2.3	4	1	360 sf	360 sf	
Data Analysis (Transit?)	2.3	2	1	180 sf	180 sf	
Public Engagement / CALEA	1.3	1	1	130 sf	130 sf	
Armory	6.6	0	1	100 sf	100 sf	
Armorers	2.1	2	1	120 sf	120 sf	
Weapons Cleaning (2 Stations)	6.5	0	1	80 sf	80 sf	
				Operations Support Total:		**1100 sf**
Detective Division						
Det. Lieutenent's Office	1.4	1	1	150 sf	150 sf	
Det. Sergeant's Offices	1.3	1	3	130 sf	390 sf	
Detectives Work Space	2.3	8	1	720 sf	720 sf	
Clerical	1.1	1	1	100 sf	100 sf	
Interview Rooms	5.5	2	3	80 sf	240 sf	
SIU Sergeant's Office	1.3	1	1	130 sf	130 sf	
SIU Office	2.3	5	1	450 sf	450 sf	
Video Observation Room	6.4	0	1	60 sf	60 sf	
Equipment/Supplies Storage	6.3	0	1	40 sf	40 sf	
				Investigative Division Total:		**2280 sf**

Evidence & Detainee Processing

Detainee Processing						
Temporary Holding	5.1	3	1	75 sf	75 sf	
Detainee Toilet/Shower (Decon)	7.2	0	1	70 sf	70 sf	
Interrogation Room	5.1	3	1	75 sf	75 sf	
Non-status Offender Holding Room	10.1	1	1	60 sf	60 sf	
				Prisoner Processing Total:		**280 sf**

Area/Room Title	Rm. Type	Occup's	No.of Rms	Rm. Area	Subtotal	Total
Evidence and Property						
Crime Scene Equip. Storage	6.4	0	1	60 sf	60 sf	
Evidence Technicians	2.3	2	1	180 sf	180 sf	
Clerical	1.1	1	1	100 sf	100 sf	
Evidence Receiving (Pass-Through Lkrs)	6.4	0	1	60 sf	60 sf	
Evidence Drying Cabinet	6.1	0	1	15 sf	15 sf	
Evidence Processing Laboratory	6.7	0	1	120 sf	120 sf	
Evidence Storage	14.3	0	1	400 sf	400 sf	
Drug Room	6.5	0	1	80 sf	80 sf	
Weapons Room	6.6	0	1	100 sf	100 sf	
Valuables (Safe)	6.3	0	1	40 sf	40 sf	
Biological Evidence	6.5	0	1	80 sf	80 sf	
Found Property Holding	6.8	0	1	150 sf	150 sf	
				Evidence and Property Total:		**1385 sf**
Staff Support						
Training Facilities						
Lg. Meeting/ Training Classroom	3.2	40	1	1000 sf	1000 sf	
Training Prop Storage	6.5	0	1	80 sf	80 sf	
Writing Table and Chair Storage	6.6	0	1	100 sf	100 sf	
Kitchenette	6.6	0	1	100 sf	100 sf	
Simulator	3.2	35	1	900 sf	900 sf	
Furniture Storage	6.4	0	1	60 sf	60 sf	
Wellness Center	14.7	0	1	800 sf	800 sf	
Equipment Storage	6.5	0	1	80 sf	80 sf	
				Training Facilities Total:		**3120 sf**
Staff Facilities						
Male Staff Locker Room	8.4	100	1	1650 sf	1650 sf	
Male Toilets	7.5	0	1	240 sf	240 sf	
Male Showers	9.1	4	1	120 sf	120 sf	
Female Locker Room	8.4	25	1	400 sf	400 sf	
Female Toilets	7.3	0	1	160 sf	160 sf	
Female Showers	9.1	2	1	60 sf	60 sf	
Civilian Staff Locker Room	8.4	12	1	180 sf	180 sf	
Break Room	3.2	12	1	300 sf	300 sf	
Vending Area	6.2	0	1	25 sf	25 sf	
Miscellaneous Toilets	7.2	0	4	70 sf	280 sf	
				Staff Support Total:		**3415 sf**

Area/Room Title	Rm. Type	Occup's	No.of Rms	Rm. Area	Subtotal	Total
Building Support Facilities						
Storage						
General Storage Room	14.1	0	1	250 sf	250 sf	
Supplies Storage	13.4	0	1	100 sf	100 sf	
					Storage Total:	**350 sf**
Facility Maintenance						
Receiving	13.4	0	1	100 sf	100 sf	
Custodial Workroom	13.6	0	1	150 sf	150 sf	
Equipment Storage	13.3	0	1	80 sf	80 sf	
Custodial Closets	6.2	0	4	25 sf	100 sf	
					Facility Maintenance Total:	**430 sf**
Vertical Circulation						
Stairs		0	4	225 sf	900 sf	
Elevator		0	1	100 sf	100 sf	
Elevator Machine Room		0	1	50 sf	50 sf	
					Vertical Circulation Total:	**1050 sf**
Building Services						
Mechanical Room		0	1	300 sf	300 sf	
Sprinkler Equipment	6.8	0	1	150 sf	150 sf	
Electrical Room	6.9	0	1	200 sf	200 sf	
Emergency Electrical Room	6.5	0	1	80 sf	80 sf	
Emergency Generator		0	0	400 sf	0 sf	
Air Handling Equipment		0	1	500 sf	500 sf	
					Building Services Total:	**1230 sf**
Net to Gross Adjustment						
Total Net Area						22,520 sf
Net to Gross Adjustment (Net Area x 0.4)						9,100 sf
Gross Area Total:						**31,620 sf**

EXHIBIT E
BPD IN CFC SHOWERS:
MAIN FLOOR
PRELIMINARY LAYOUT

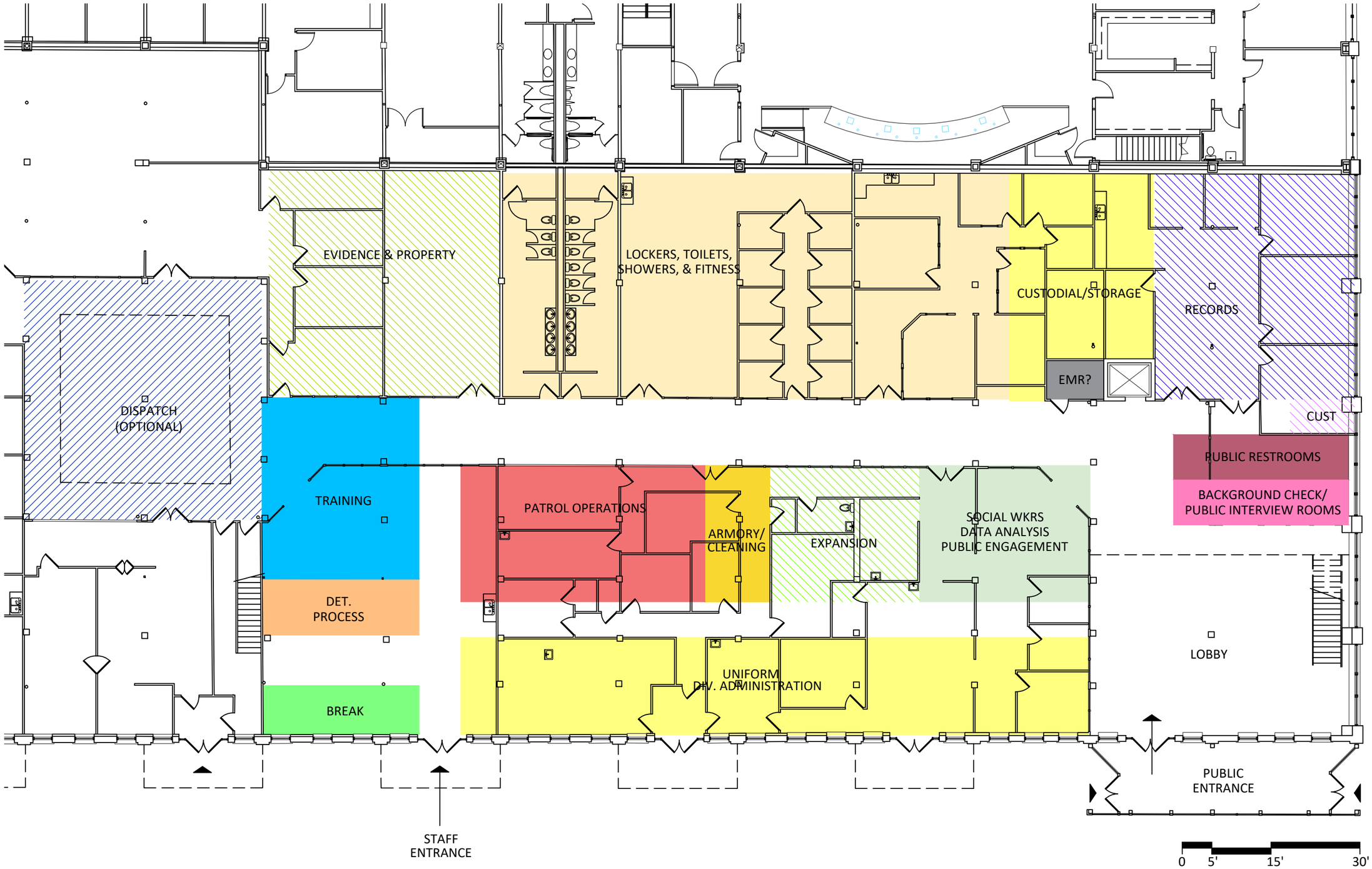
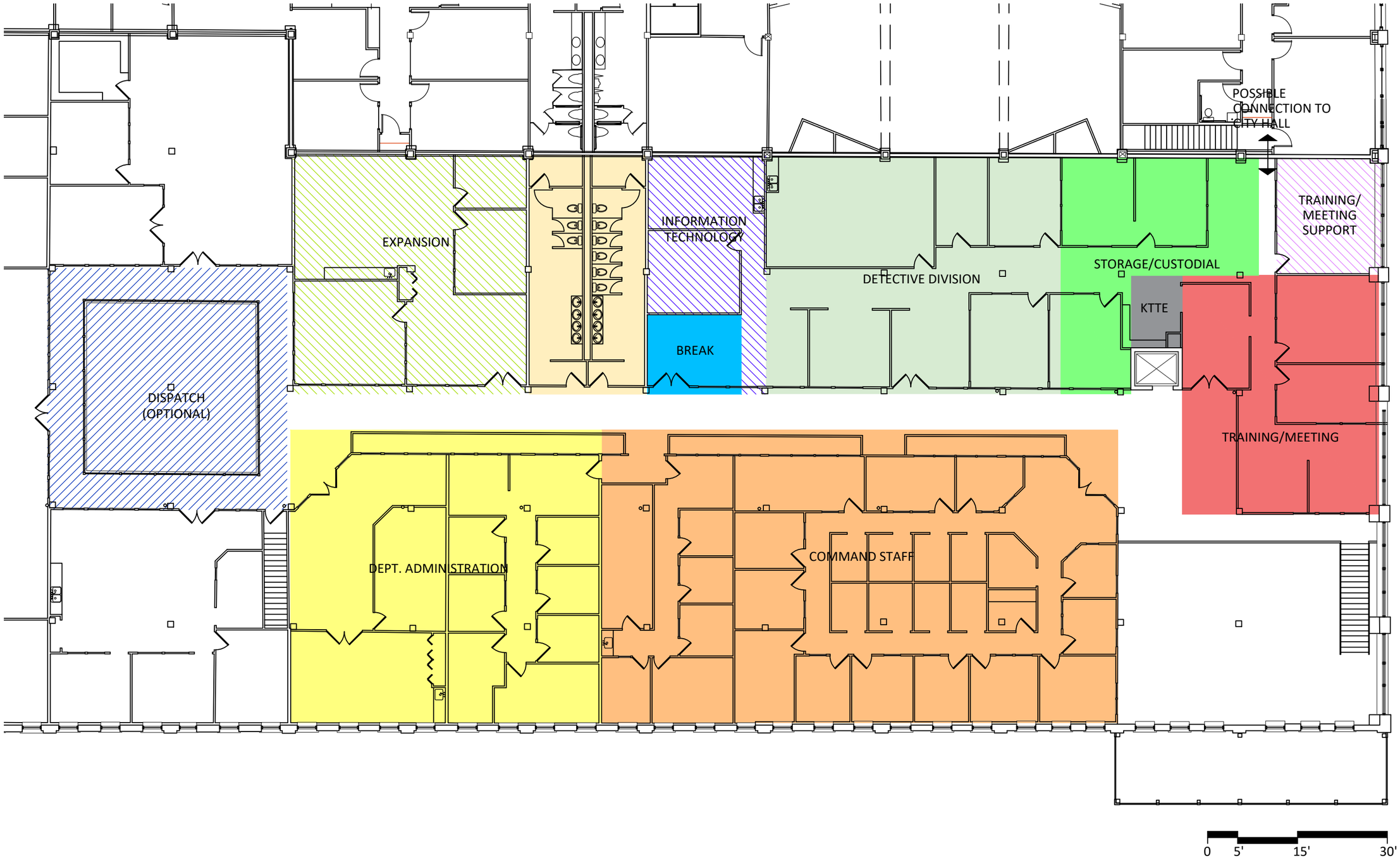


EXHIBIT E
BPD IN CFC SHOWERS:
UPPER FLOOR
PRELIMINARY LAYOUT



Bloomington Police Station

Conceptual OPC

20-Oct-22

KAESTLE BOOS associates, inc

Description			Subtotal	Totals	Notes
Sitework Costs:					
Demo			$25,000		
Abatement			$0		
Site Development Main		Allow.	$775,000		
				$800,000	
Renovation Costs:					
* CF Showers Building	36,400	SF	$12,012,000		
				$12,812,000	
Design & Pricing Contingency		15%	$1,922,000		
				$14,734,000	
Escalation (to Q4 2023)		6.38%	$940,000		
Probable Construction Cost *(Summer, 202x)* **:**				**$15,674,000**	
Equipping Costs:					
IT Equip.			$364,000		
Network Equipment			$125,000		
Computer Equipment			$145,600		
Telephone Equipment			$109,200		
Access Control / CCTV			$691,600		
Audio Visual Equipment			$473,200		
Comm. WorkStations			$600,000		
Antenna Tower			$120,000		Verify
Radio Communications Equip			$400,400		Verify
Loose Equipment			$182,000		
Simulator			$130,000		
Furnishings, Furniture			$436,800		
Escallation to Summer 2024		3.5%	$132,000		
Probable Equipment Costs:				**$3,909,800**	
Owner's Indirect Costs:					
Land Survey			$25,000		
Moving Cost			$50,000		
Traffic Study (if required)			$20,000		
Arch.& Eng.Fees			$1,958,000		
Reimbursables/Add Service Allowance			$275,000		
Structural Peer Review			$0		
Utility Backcharges		Allow.	$70,000		
Reproduction / Miscellaneous			$15,000		
Internet Based CA Management			$0		
Legal / Advertising			$10,000		
Material Testing			$10,000		
Owner's Contingency (10% of All Costs)			$2,200,000		
Probable Owner's Indirect Costs:				**$4,633,000**	
Total Projected Project Cost:				**$24,216,800**	Opinion of probable cost includes assumptions for equipment and services to be refined during project

* Dispatch is included

** No value has been included to change the existing structure to risk category 4

BLOOMINGTON POLICE AND FIRE DEPARTMENT ADMINISTRATION

12/2/22

SUMMARY OF OPTIONS	POLICE	FIRE	
CFC Showers Building purchase + renovation for Public Safety	$ 21,771,823	$ 1,716,913	**$ 23,488,735**
Public Safety Building: Addition & renovation to BPD	$ 21,661,300	$ 3,611,450	**$ 25,272,750**
Public Safety Building: New construction (includes $3mm est. for land purchase)	see total	see total	**$ 31,519,300**

	POLICE @ SHOWERS BUILDING 29,000 SF Cost/SF						FIRE @ SHOWERS BUILDING 4,725 SF Cost/SF						TOTAL
Site Work Allowance				$ 200,000						$ -			
New Construction	-	SF		$ -			-	SF		$ -			
Police - 2nd Flr Renovation - Light	7,241	SF	$100	$ 724,100			-	SF	$100	$ -			
Police - 2nd Flr Renovation Heavy	5,445	SF	$250	$ 1,361,250			-	SF	$250	$ -			
Police - 1st Flr Staff Facilities Renovation	4,000	SF	$350	$ 1,400,000			-	SF	$350	$ -			
Police - 1st Flr Renovation - Light	5,124	SF	$100	$ 512,400			-	SF	$100	$ -			
Police - 1st Flr Renovation - Heavy	7,076	SF	$250	$ 1,769,000			-	SF	$250	$ -			
Fire - 1st Flr Renovation - Light	-	SF	$100	$ -			3,150	SF	$100	$ 315,000			
Fire - 1st Flr Renovation - Heavy	-	SF	$250	$ -			1,575	SF	$250	$ 393,750			
Connect to City Hall - 1st & 2nd Floor	700	SF	$250	$ 175,000			-	SF	$250	$ -			
Generator				$ 1,000,000						$ -			
Elevator	288	SF		$ 300,000				SF		$ -			
Design Cont/Escalation				$ 550,000	7%					$ 50,000	7%		
CONSTRUCTION SUBTOTAL					$ 7,991,750	59%					$ 758,750	59%	
IT				$ 250,000	wiring is above					$ 10,000	wiring is above		
Security				$ 660,000						$ 15,000			
AV				$ 500,000						$ 5,000			
Antenna/Radio Comm				$ 200,000						$ -			
Escalation				$ 130,000	7%					$ 10,000	25%		
EQUIPMENT SUBTOTAL					$ 1,740,000	13%					$ 40,000	3%	
Bond Costs/Fees				$ 250,000						$ 50,000			
Fees (AE, Owner's Rep, etc)				$ 1,654,398						$ 135,788			
Furn, Fixtures, Equip				$ 800,000						$ 200,000			
Relocation				$ 50,000						$ 15,000			
Owner's Contingency				$ 973,175	10%					$ 79,875	10%		
FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL					$ 3,727,573	28%					$ 480,663	38%	
													@ Showers Building
TOTAL without Bldg/Site Purchase					$ 13,459,323						$ 1,279,413		**$ 14,738,735**
TOTAL with Bldg/Site Purchase				$ 8,312,500	$ 21,771,823					$ 437,500	$ 1,716,913		**$ 23,488,735**

	POLICE @ BPD WITH NEW ADDITION							FIRE @ BPD NEW ADDITION							TOTAL POLICE & FIRE	
	30,000	SF	Cost/SF					5,000	SF	Cost/SF						
Site Work Allowance				$	800,000											
Parking Level	5,000	SF	$400	$	2,000,000			-	SF	$400	$	-				
New Construction	10,000	SF	$500	$	5,000,000			5,000	SF	$500	$	2,500,000				
Police - Basement Renovation - Light	-	SF	$100	$	-			-	SF	$100	$	-				
Police - Basement Renovation Heavy	10,000	SF	$250	$	2,500,000			-	SF	$250	$	-				
Police - Main Flr Renovation - Light	-	SF	$100	$	-			-	SF	$100	$	-				
Police - Main Flr Renovation - Heavy	10,000	SF	$250	$	2,500,000			-	SF	$250	$	-				
Fire - Main Flr Renovation - Light	-	SF	$100	$	-			-	SF	$100	$	-				
Fire - Main Flr Renovation - Heavy	-	SF	$250	$	-			-	SF	$250	$	-				
Connect to City Hall - 1st & 2nd Floor	-	SF	$250	$	-			-	SF	$250	$	-				
Generator				$	800,000						$	-				
Elevator	288	SF		$	300,000				SF		$	-				
Design Cont/Escalation				$	750,000	5%					$	50,000	2%			
CONSTRUCTION SUBTOTAL						$	14,650,000	68%					$	2,550,000	71%	
IT				$	250,000	wiring is above					$	25,000	wiring is above			
Security				$	660,000						$	35,000				
AV				$	500,000						$	15,000				
Antenna/Radio Comm				$	-						$	-				
Escalation				$	130,000	8%					$	10,000	12%			
EQUIPMENT SUBTOTAL						$	1,540,000	7%					$	85,000	2%	
Bond Costs/Fees				$	250,000						$	50,000				
Fees (AE, Owner's Rep, etc)				$	2,752,300						$	447,950				
Furn, Fixtures, Equip				$	800,000						$	200,000				
Relocation				$	50,000						$	15,000				
Owner's Contingency				$	1,619,000	10%					$	263,500	10%			
FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL						$	5,471,300	25%					$	976,450	27%	
															@BPD	
TOTAL without Bldg/Site Purchase						$	21,661,300						$	3,611,450	$	**25,272,750**
TOTAL with Bldg/Site Purchase						$	21,661,300						$	3,611,450	$	**25,272,750**

	POLICE AND FIRE ADMIN FOR ALL NEW CONSTRUCTION							
	35,000	SF	Cost/SF					
Site Work Allowance				$	1,000,000			
Parking Level	-	SF	$400	$	-			
New Construction	35,000	SF	$500	$	17,500,000			
Police - 2nd Flr Renovation - Light	-	SF	$100	$	-			
Police - 2nd Flr Renovation Heavy	-	SF	$250	$	-			
Police - Main Flr Renovation - Light	-	SF	$100	$	-			
Police - Main Flr Renovation - Heavy	-	SF	$250	$	-			
Fire - Main Flr Renovation - Light	-	SF	$100	$	-			
Fire - Main Flr Renovation - Heavy	-	SF	$250	$	-			
Connect to City Hall - 1st & 2nd Floor	-	SF	$250	$	-			
Generator		sf		$	800,000			
Design Cont/Escalation				$	750,000		4%	
CONSTRUCTION SUBTOTAL						$	20,050,000	70%
IT				$	250,000	wiring is above		
Security				$	660,000			
AV				$	500,000			
Antenna/Radio Comm				$	-			
Escalation				$	130,000		8%	
EQUIPMENT SUBTOTAL						$	1,540,000	5%
Bond Costs/Fees				$	250,000			
Fees (AE, Owner's Rep, etc)				$	3,670,300			
Furn, Fixtures, Equip				$	800,000			
Relocation				$	50,000			
Owner's Contingency				$	2,159,000		10%	
FEES, FURNITURE, RELOC, CONTINGENCY SUBTOTAL						$	6,929,300	24%
								@ New Site
TOTAL without Bldg/Site Purchase						$	28,519,300	**$ 28,519,300**
TOTAL with Bldg/Site Purchase				$	3,000,000	$	31,519,300	**$ 31,519,300**

TABOR
BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 FACSIMILE: (812) 332-8658

September 1, 2021

JD Boruff
Operations and Facilities Director
City of Bloomington Public Works
401 N Morton St.
Bloomington, Indiana 47404

Re: Facility Assessment-320 West 8th Street.

Dear JD:

I have attached our evaluation of 320 West 8th Street. The evaluation was based on life safety, mechanical and structural surveys we performed. These reviews were to consider the life span of the existing facility, no destructive testing was performed.

Based on these reviews, it is our opinion that the existing building is in sound shape and should meet the desirable goal of a 3 to 5-year lifespan. For the relocation of Police and Fire headquarters, there are various code issues they would need to be addressed but methods in the 2018 Indiana Building Code allow for a review to meet those requirements.

Please let me know if I can answer any other questions or review information in this evaluation that may not come across clearly, we have strived to simplify it in a manner that is best understood. We did not complete a "destructive" survey to look into walls and ceilings and only made observations where we could get easy access, sometimes items may be left unseen that could have an impact on our assumptions and materials and labor costs are becoming a moving target. This evaluation should act as a guide for you to look down the road for a more detailed scope of work and refined numbers if you decide on a future relocation or addition of city offices.

Sincerely,

Howard Douglas Bruce
President-Architect
Tabor/Bruce Architecture & Design, Inc.

TABLE OF CONTENTS

INTRODUCTION

This study is to focus on the existing condition of 320 West 8th St. for the City of Bloomington. The focus is on Life Safety. plumbing, electrical, mechanical systems, and structural evaluation to an existing two story, 64,000 structure.

Tabor/Bruce Architecture & Design has been commissioned to provide an evaluation of the structure, and produce a report to accomplish the following goals:

1. Review of existing HVAC and mechanical systems.
2. Review existing structural systems
3. Provide cost numbers for repairs if needed.

We consulted with both Jim Lewis of LJ Engineering, a structural engineering consultant, and The Engineering Collaborative to review the mechanical, electrical, plumbing systems. This evaluation occurred on August 15th and 16th of 2022.

INDIANA BUILDING CODES

The Structure falls under the jurisdiction of the current 2018 Indiana Building Code. This is a combination of the 2012 International Building Code adopted and modified with Indiana Amendments.

The two-story building is comprised of exterior brick masonry unit bearing walls with a post and beam framing system. The entire existing structure measures approximately 192,000 square feet and was constructed in 1910 and renovated into office use in 1990.

RULES FOR EXISTING BUILDINGS

Existing buildings that were constructed in accordance with the rules of that time of existence are permitted to have their existence continued without having to be altered to comply with current rules. There are two exceptions to this:

1. The use of the building is changed which causes the building to be classified into a different occupancy group or a different division within the same occupancy group.
2. New work or alterations to the existing building must comply with the provisions of the current code. Portions of the structure not altered and not affected by the alternations are not required to comply with the code requirements for a new structure.

The Structure has been renovated under the 1988 Indiana Building code and underwent a change in use from factory to office. Code regulations only require any building alterations or change in use, to meet current code requirements.

OCCUPANCY and CONSTRUCTION TYPE

The Structure is classified as a Type M and B Occupancy use. The second floor is currently only a B use.

The building is a Type III-B Construction. This indicates that all exterior walls are created of a noncombustible material while interior building materials may be of combustible materials. The building may rise to four stories in height total, 55 feet maximum. The 'III-B' classification signifies that the building is a non-rated building with no required, rated fire protected structural members, however the structure appears to have a NFPA sprinkler system throughout.

OCCUPANT LOAD

B, Business occupancy allows for a minimum floor area per occupant of 100 square feet. Total occupant loads are outside of this evaluation, however, the required number of exits and stairs for each floor were met for the current uses and required egress.

DRINKING FOUNTAIN

Current building codes stipulates that there should be one drinking fountain for this use and one is provided.

MEANS OF EGRESS (Exiting from spaces)
One exit is required from individual rooms or spaces containing less than 50 persons in an Assembly Occupancy. For spaces over 50 persons (750 square feet), two exits are required.

EXIT TRAVEL DISTANCE
Exit access travel distance for business (B) or retail (M) occupancy allows a maximum of 300 linear feet from occupied space to the exterior in a building without a sprinkler system (1016.2). A minimum of two independent exits from occupied spaces to exterior are required in a building with occupancy under 500 persons (1015). These seemed to all be met in the current floor plan layout.

MAJOR ALTERATIONS or REMODELLING
The Indiana General Administrative Rules allows for the use of Chapter 3410 Code Review in an existing building to review if the building can be renovated and not need to meet all of the conditions for the current building codes. It is a scoring system that provides positive points for life safety items to exceed points deducted for deficiencies.

The potential exists that we could use the Chapter 3410 matrix on any renovations to the existing structure which may not require a major renovation to that portion to meet the new building codes. This would be required to place a high risk occupancy such as police headquarters or fire department headquarters within the building. These high risk uses are discussed in Table 1604.5, Risk Category. Seismic requirements would require substantial upgrades, or the entire structure would need to be evaluated per Chapter 3410.

ACCESSIBILITY
Chapter 11 of the Indiana Building Code prescribes standards and accommodations that must be followed to provide access to public and commercial buildings by disabled persons. These standards require that reasonable accommodations be made to allow a person to obtain access to the main level of a building. Any specific feature or experience within the building must be provided on that floor.

The basic premise of Chapter 11 requirements is to provide an accessible route to the building and to public use spaces within the building. The code is compatible with American's with Disabilities (ADA). Guidelines. In regard the Structure, it does fulfill the requirements for accessibility. There are designated handicapped parking spaces. The west entry enters the first floor of the building at grade. There is an existing elevator for second level access. This permits acceptable clearances for a person in a wheelchair access these spaces.

Restrooms in the building seem to meet ADA / Chapter 11 requirements. There is however, no signage indicating an accessible route.

INTERIOR REVIEW

FIRST FLOOR
No issues evident-all mechanical units reviewed.
Common toilet rooms/corridor-No issues found-plumbing was in working order.

SECOND FLOOR
No issues evident-all mechanical units reviewed.
Common toilet rooms/corridor-No issues found-plumbing was in working order.

ELEVATOR
A detailed inspection was not performed-the elevator was used and found to be in operating order. The elevator equipment room was entered and no leaks were evident.

ROOF CONDITION
Firestone membrane roof-no evidence of issues present in flashings/gutters. Roof was not inspected as we had no access, however, the roof installer was contacted and the roof is only a few years old and has a transferrable warranty.

EXTERIOR
The exterior appearance of the building had no visible issues. Some tuckpointing has recently taken place. No evidence of window issues or skylight issues was readily apparent, and they all seemed in working order.

HEATING/COOLING/ELECTRICAL/PLUMBING and CONDITION ASSESSMENT/ANALYSIS
See the attached exhibit of those systems.

September 2, 2022

Mechanical, Electrical, and Plumbing Systems

ANALYSIS OF EXISTING CONDITIONS

for the

Showers Building (CFC)

122 W. Walnut St.
Bloomington, Indiana

prepared by

THE ENGINEERING COLLABORATIVE
2410 Executive Drive, Suite 100
Indianapolis, Indiana 46241
317.636.3941

Introduction

This report will include the following sections:

I. Physical Description
II. Condition Assessment
III. Code Review
IV. Recommendations: Immediate, Mid-term, and Long-term
V. Summary

I Physical Description

All systems have been visually reviewed in the field. In general, there are existing and functional electrical (power, lighting, and telephone) systems throughout the building, functional plumbing including domestic hot water, and functional heating and cooling throughout (with mechanical ventilation). There are active natural gas, domestic water, fire protection water, telephone, and power utility services,

Site Utilities

POWER
The building has an underground 2,500 amps at 277/480 v., 3 ph. power service, fed from a Duke Energy pad-mount transformer.

WATER
The meter is in the northwest corner of the mechanical room and it appears to be a 2" service line. There is no visible Reduced Pressure Zone Backflow Preventer (RPZBP).

SANITARY SEWER
The sanitary sewer was not visible on site, but it is shown on the 1994 drawings to exit to the south.

COMMUNICATIONS
There is a conventional telephone service.

NATURAL GAS
There is no natural gas service.

I Physical Description *(continued)*

Building Systems

MECHANICAL – Heating, Ventilating, and Air-conditioning
The building has a closed-loop water-source heat pump system with two (2) electric boilers for supplemental heating and a cooling tower for excess heat rejection. The latter was replaced last year. Most of the individual heat pumps have been replaced but a few original units remain.

ELECTRICAL
The 2,500 a. 277/280 v., 3 ph. service should be more than adequate for the building and the equipment is in very good condition, in the Main Distribution Panel (MDP), the dry-type transformer to 120/208 v., 3 ph., the 120/208 v. MDP, and all branch circuit panels boards.

Interior wiring appears to been have completely updated in the 1994 renovation and it appears to be in very good condition.

Lighting appears to date to the 1994 renovation. Some re-lamping with LED lamps has been done but most of the lighting uses the original lamping.

PLUMBING
All of the piping and fixtures appear to date to the 1994 renovation and they appear to be in good condition. The water heater in the mechanical room appears to be relatively new and it is in good condition. Lavatory faucets have been replaced with automatic units. There is an issue with floor-drying and associated sewer gas in some of the restrooms.

FIRE PROTECTION
The building is fully sprinklered and there is an addressable fire alarm system.

II Condition Assessment

Most of the equipment is in good to excellent condition and there should be no major issues in the short- or mid-term future. More than 10 years out, more equipment is likely to require replacement.

Power: the equipment appears to be in good condition and should be useable for a few more decades.

Lighting: the lighting is antiquated and re-lamping with LED sources or full fixture replacement should be done as soon as it is affordable.. Energy rebates may be available to reduce the cost of this work.

Plumbing: the plumbing appears to be functional and in good condition.

III Code Review

Even though all existing mechanical, electrical, and plumbing systems may have been in compliance with design and construction standards at the time of construction and newer work may have been in nominal compliance with Indiana Codes in the past, all new work undertaken in the facility in the future must be in full compliance with all current applicable rules, except the 2010 Indiana Energy Code. Due to its age, the building is entirely exempt from all requirements of the 2010 Indiana Energy Code.

A relatively minor code issue is that additional fire alarm visual notification devices will probably be need if areas are renovated because current rules require such devices in most spaces (anywhere there could be two or more occupants plus others).

IV Recommendations: Immediate, Mid-term, and Long-term

IMMEDIATE (as soon as feasible)
No items

MID-TERM (1-5 years)
E1.1 Replace all lighting.

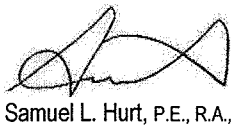
LONG-TERM (greater than 5 years)
H1.1 Replace some heat pumps.

V Summary

Overall, the systems in building are in very good condition and little work will be needed in the near future..

Submitted by

THE ENGINEERING COLLABORATIVE



Samuel L. Hurt, P.E., R.A., R.I.D.
LC, LEED® AP, HFDP
Principal

STRUCTURAL EVALUATION

See the attached exhibit for the structural evaluation.

L.N.J. ENGINEERING, LLC
P.O. Box 1365 · Columbus, IN 47202
812.372.3732 · www.engineeringLJ.com

August 19, 2022

Tabor Bruce Architecture
1101 S. Walnut St
Bloomington, IN 47401

RE: CFC Tenant Space (Showers Building); 401 N Morton, Bloomington, IN

I visited the above building space on August 16, 2022, to walk through and around the tenant space providing a visual assessment of the building structure for use as a police and fire department.

This use classifies the structure as a risk category IV per ASCE-7 (2014 Indiana Building Code). This classification requires the increase in design loads and forces to maintain the safety and continued use of the facility. The importance factors for a category IV structure increases the current design loadings for snow by 20%, ice thickness 25% and earthquake (seismic) by 50%. In addition, there are overstrength factors and deflection amplification factors that affect connections and material uses.

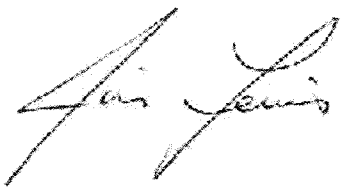
Based upon the above requirements, my opinions and observations are as follows:

- The building was built in 1910 and had some remodeling done in 1994.
- South exterior wall: a few limestone window sills should have their horizontal deteriorations cement filled to prevent further infiltration and deterioration.
- West exterior wall: there are a few, hit and miss, locations that should have some brick tuck pointing done for long term integrity.
- The exterior walls are two wythe brick. These walls are not reinforced, they have aged mortar and, in most locations, are load bearing. Therefore, it is my opinion that these walls would not meet the required design loadings for the proposed use.
- The interior framing is considered heavy timber post and beam with load bearing exterior walls. These timber connections were built with mainly vertical loading requirements and will not meet the required seismic provisions without significant upfit.
- The interior main support beams are supported by and bolted to the exterior walls. These connections will not satisfy the connection requirements of the applicable codes and will, therefore, require significant upgrade and retrofit.
- On the second floor, above the hallway, there were noticed three horizontal beams that have a horizontal split (or check) almost extending the full length of the beam. These should be addressed by either adding reinforcement or injecting an adhesive bonding agent to maintain the integrity of the wood member. It is estimated that these costs could range from $5000 to $8000.
- The saw-tooth roof system with its wood truss supports will not meet the required seismic provision due to their compression web members being only compression-fit

connections. These trusses would have to be upfit with mechanical connections to hold all members to the top and bottom chords.

Overall, the building appears to be in good structural condition, especially considering the '94 remodel. However, it is my opinion, that without significant structural upfit, this building will not meet the proposed requirements. Also, these structural modifications will require a large amount of interior finishes to be removed and redone to allow for the structural work to be done.

Sincerely,



Jim Lewis, S.E., P.E.

Bloomington Fire Department
Station 1: Redesign
Due Dilligence

CHIEF JASON MOORE
300 EAST 4TH STREET
BLOOMINGTON, IN 47408
MOORJA@BLOOMINGTON.IN.GOV
31 OCTOBER 2022

MARTINRILEY
architects · engineers

REPORT AUTHOR'S

JACK E. DANIEL
Principal-In-Charge
Email: jdaniel@martin-riley.com
Phone: 260-422-7994
MARTINRILEY architects-engineers

NOAH P. DONICA
Project Manager
Email: ndonica@martin-riley.com
Phone: 260-422-7994
MARTINRILEY architects-engineers

INITIAL INFORMATION

MartinRiley was contacted after a series of investigations beginning in 2019 for due diligence regarding Bloomington Fire Department Stations 1-5. The focus of the following due diligence study is to focus on the reuse of Fire Station 1, which originally served as the headquarters for Bloomington Fire Department.

The study of Station 1 originally began in 2021 and laid out revisions to the existing structure with a focus on laying out individual bunkrooms/bathing facilities, and updating the kitchen/living areas. Since this original due diligence was completed, flooding and damage to the building resulted in the relocation of the building's program to a temporary facility. Additionally, the culverted portion of a local waterway (Jordan River), was updated. This culvert runs diagonally through the building's site and results in the "stepped" plan of the building. With the recent improvements to the adjacent culvert and flood damage necessitating extensive repairs to the original structure, MartinRiley was asked to revisit the original study focusing on a new set of parameters.

Major program and scope changes in this portion of the work include:

- Removal of the Administrative Headquarters program of the building (to be located off site in another facility)
- Focus in removing all program from the basement level (specifically mechanical/electrical)
- Full mold remediation of the two story portion of the building
- Investigate the elimination of the sanitary sewer lift station in favor of a gravity system.
- Relocation of generator to avoid exhaust entering building
- Parking lot repaved with concrete in lieu of asphalt
- The exploration of additional square footage added to the building

EXECUTIVE SUMMARY:

The study began with an investigation into the work performed by the city utilities on the updates to the Jordan River Culvert. In an exhibit attached to this document titled "City of Bloomington Jordan River Storm Culvert Reconstruction […]" the extents of the culvert construction updates are seen in relation to the existing site. These drawings were provided by the City of Bloomington Utilities department. Additionally provided, is the document survey of Parcel 11 noting the easement of this new utility. Both documents were used in conjunction with the previous study's 3D scan of the building to create a schematic plan of the building site extents.

The study continued with a further examination of the city zoning requirements for greenspace, setbacks, parking etc..

Site Zoning: MD-UV

Landscaped Area: 15% at grade and not covered by a building or hardscape must be retained as planted or vegetated area. A reduction of 5% is allowed with the installation of Public Art. There is a public art installation already present on site.

- -Site Acreage 0.4 =17,424SF * 10% = 1,742.4SF greenspace required

Parking: MD districts do not have a limit for Police, Fire or Rescue Stations per table 4-10 (pg148 of Zoning ordinance)

Setbacks: Existing structure conforms.

Build-to Range: 0-15 ft

Building Façade at build-to Percentage: 70%

Side/Rear yard: None

Primary structure height (max): 3 stories not to exceed 40ft

Following the initial due diligence research, MartinRiley developed and evaluated various design concepts for this study. These are documented as an attachment at the conclusion of this study. The three schemes presented at this preliminary meeting were focused on 1) the original footprint with the exclusion of the administrative program. 2) a small addition (in compliance with the city required ordinance) growing the building to the East. 3) A selective demolition of the 2-story portion of the building and replacement with a new 3-story portion in a similar footprint as the original structure.

The third option (focused on demolition and new construction of a 3-story addition) yielded a significant additional usable square footage. The original structure had a usable square footage of 2,350 SF (not including the lower level as this was off limits for renovation). The newly proposed structure would be an addition of approximately 4,710 SF. This would result in an additional 2,360 SF.

The final resulting study focused on the creation of preliminary schematic plans for this addition, as well as, the rearranging of spaces within the existing building remodel. The results of this study are provided as an attachment to this document. Ultimately, this addition solves key issues related to the station.

1. It allows for additional usable square footage on a compact site
2. It removes the "problem" portion of the building (i.e. mold remediation, consistently flooding basement, etc…)
3. It allows for the station to operate closer to modern safety standards for fire departments. Including an "airlock" separation space between the apparatus bay and the living/working quarters of the building
4. It separates program areas that are difficult to isolate acoustically (living space and sleeping/ study space)
5. Gear lockers are centralized and no longer split between north/south of building.
6. Current semi-residential style Mechanical systems can be eliminated and updated with a proposed commercial style system. Roof Top Units and partially zoned systems for the new sleeping and living quarters.
7. Full remodel allows for the complete addition of a commercial fire sprinkler system

Improvements to the culverted Jordan River are noted to have greatly improved the flooding hazard on site; however, at the time of this study, the station is reported to have approximately one foot of residual water from previous flooding in the basement. It is with this information, along with the list above, that the early schematic drawings were sent to The Hagerman Group, a general contractor engaged as a consultant by MartinRiley, to assist in providing an Opinion of Probable Cost. This document is included at the end of this

report as an attachment.

The schemes as presented in the attachment show a conservative spatial configuration that does encroach the 10 feet easement for the culvert. Discussions with the City Utilities department have suggested a path to a reduction in easement to 5 feet. The current layout has a generous greenspace allotment and is not expected to exceed the zoning requirements even with the addition of space allotted by the reduction of the easement if pursued.

A final portion of the early schematic design and due diligence resulted in a series of conceptual sketch renderings of what the addition to Station 1 might look like. These are listed in the attachments at the conclusion of this document.

Additionally, throughout the studies, MartinRiley evaluated the conditions of the plumbing civil connection and determined that it is likely that an updated renovation and elimination of the lower level can allow a fully gravity fed system on site.

PROJECT OPINION OF PROBABLE COST BUDGET:

Total Hard Cost **$5,396,502**

- **Sub-Total (Construction)** *$4,327,466*
- **Escalation** ..... *$259,648 -- 6% (6 months)*
- **Design and Estimating Contingency** ..... *$550,454 -- 12%*
- **Contractor Fee** ..... *$205,503 -- 4%*
- **Contractor Performance and Payment Bond** ..... *$53,431 -- 1%*

Project Construction Contingency ..... **$269,825** *-- 5% of hard costs*

Soft Costs (Total) **$723,469**

- **A/E** ..... *$509,969 -- Architect/Engineering fees*
- **FFE** ..... *$200,000 --Furniture, Fixtures, Equipment*
- **Permit** ..... *$1,500 -- State/Local fees*
- **Misc Test/Other** ..... *$12,000 -- Soils, Survey, etc...*

TOTAL PROJECT BUDGET **$6,389,796**

**Note: Values from Hard Costs are further broken out in the attached OPC in attachment #5.*

***Note: See attachment #5 for additional Add alternate of $83,387 for concrete proposal on 4th St.*

CONSIDERATIONS AND ADDITIONAL NOTES:

Further investigation regarding the addition of a mezzanine atop the gear storage. Located in the south-west corner of the first floor, the appropriate use of this area in relation to the gear storage space below will be further explored during a schematic design phase of a renovation to Station 1. Further investigation might yield a use of this space as mechanical or additional storage due to height limitations in the space.

Reinstatement of the Fire Pole.
Additional consideration will be required during the schematic design phase of the project in order to determine the best use for the existing fire pole. Notes regarding the pole are listed below.

- NFPA 1500 10.1.8* states, “Stations utilizing poles to provide rapid access to lower floors shall ensure that the area around the pole is secured by a means of a cover, enclosure, or other means to prevent someone from accidentally falling through the pole hole.”
- Recommendations for retaining the pole, if desired, entail an ability to provide a “clear space” around the point of exit from the pole as well as an air tight access door from the living quarters to the pole itself. Additionally it is recommended to follow the guidelines set by U.S. Fire Administration, “Safety and Health Consideration for the Design of Fire and Emergency Medical Services Stations,” published in May 2018.

ATTACHMENTS:

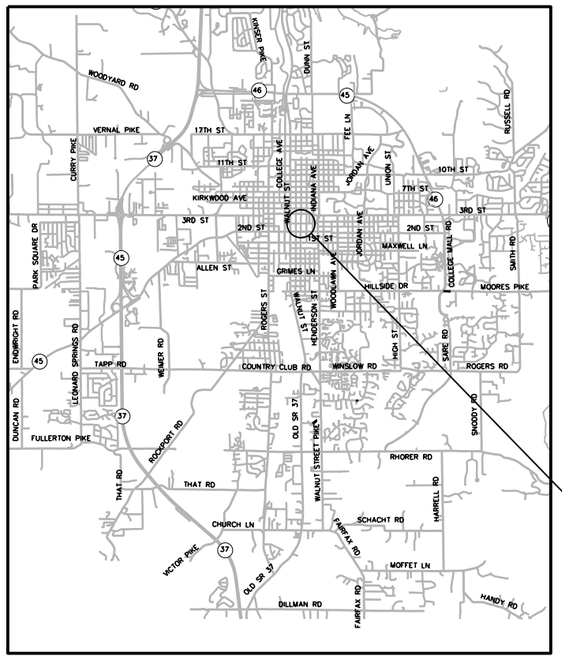
1. City of Bloomington Jordan River Storm Culvert Reconstruction […]
2. Site Survey of Easement
3. October 6, 2022 Meeting Presentation (3 scheme investigation)
4. Early Schematic drawings of Addition
5. Opinion of Probable Cost prepared by The Hagerman Group (based upon Early Schematic Plans and previous 2021 study)
6. Concept Sketches of Station 1 Addition

ATTACHMENT 1:

City of Bloomington Jordan River Storm Culvert Reconstruction […]

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON

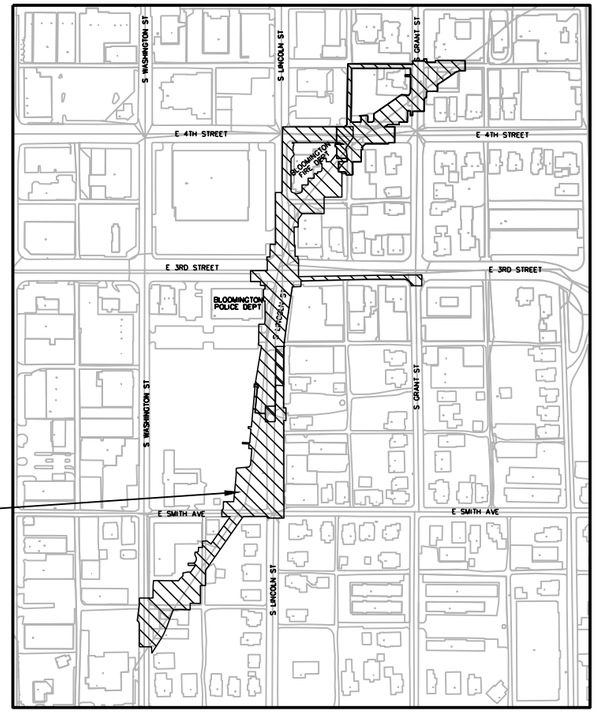
CITY OF BLOOMINGTON, INDIANA
OCTOBER 2020



PROJECT LOCATION MAP

SCALE N.T.S.

THIS PROJECT



PROJECT SITE MAP

SCALE: N.T.S.

DRAWING NO.	SHEET NO.	TITLE
-	1	TITLE SHEET
G1-1 TO G2-1	2-3	CIVIL LEGEND / GENERAL NOTES
E1-1 TO E1-2	4-5	EASEMENT AND PROPERTY USE PLAN
L1-1 TO L1-2	6-7	CULVERT LAYOUT AND GEOMETRICS
AL1-1 TO AL1-2	8-9	SITE LAYOUT AND GEOMETRICS
EC-1 TO EC-6	10-15	EROSION CONTROL
CK-1 TO CK-2	16-17	SHEET LAYOUT OVERVIEW
CRU-1 TO CRU-7	18-24	BURIED UTILITY REMOVAL PLANS
CRS-1 TO CRS-7	25-31	SURFACE REMOVAL PLANS
CU-1 TO CU-10	32-41	PLAN AND PROFILE: PROPOSED SANITARY SEWER AND FORCEMAIN
CP-1 TO CP-8	41-49	PLAN AND PROFILE: PROPOSED CULVERT, STORM SEWER, & WATER
SR-1 TO SR-7	50-56	SURFACE RESTORATION PLANS
PM-1 TO PM-7	57-63	PAVEMENT MARKING AND SIGNAGE PLANS
CD-1 TO CD-4	64-67	CURB RAMP DETAILS
TS-1	68	TRAFFIC SIGNAL PLAN
M-1 TO M-5	69-73	MISCELLANEOUS DETAILS
MTRAF-1 TO MTRAF-12	74-85	MAINTENANCE OF TRAFFIC PLANS
S-1 TO S-13	86-99	CULVERT STRUCTURE AND OTHER STRUCTURAL DETAILS
CS-1 TO CS-35	100-134	CROSS SECTIONS

CERTIFIED: **PAUL N. ELLING, P.E.**

DATE: **10-1-2020**

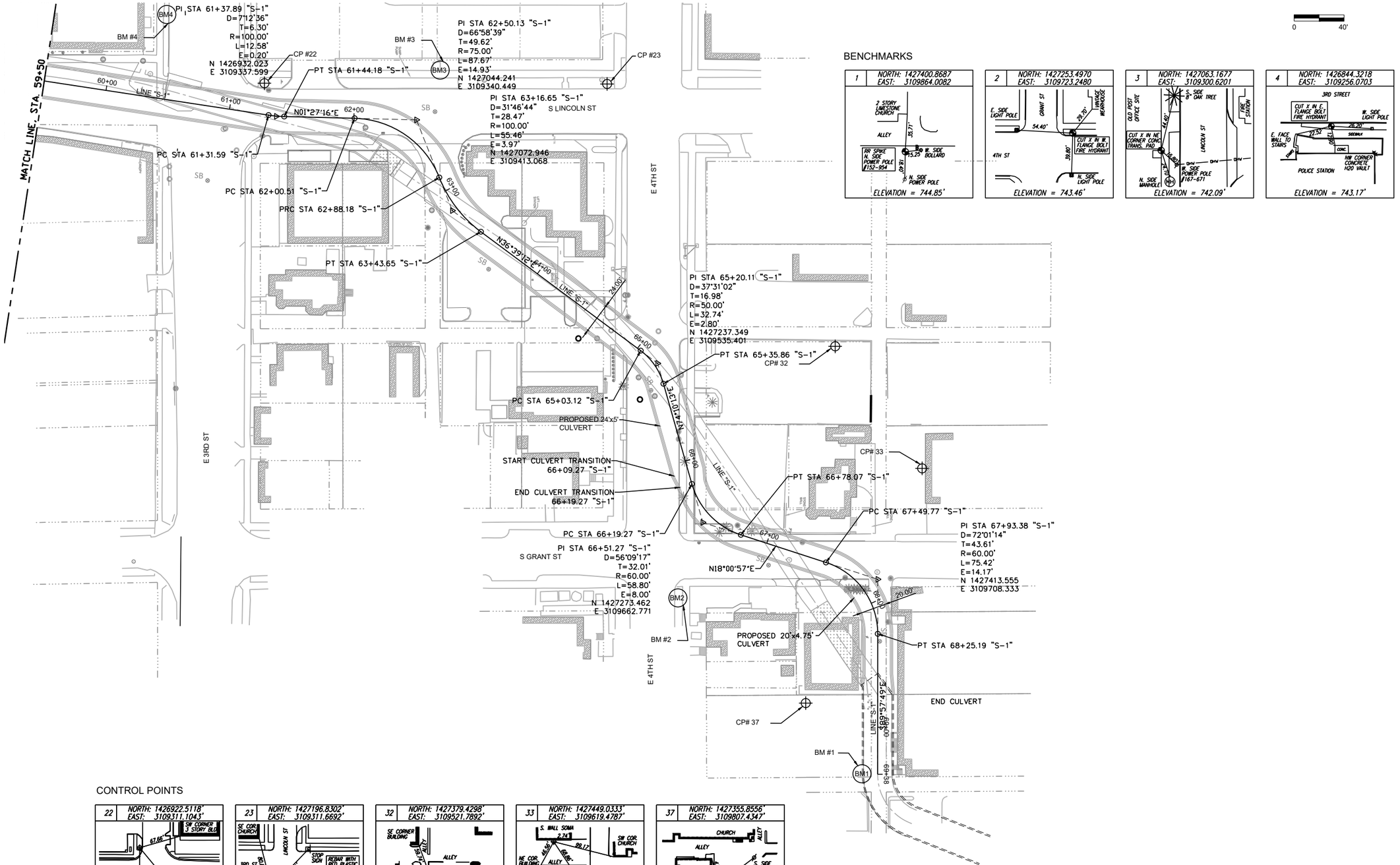
PAUL N. ELLING REGISTERED NO. 690275 STATE OF INDIANA PROFESSIONAL ENGINEER 10/1/20

PREPARED FOR

CITY OF BLOOMINGTON
UTILITIES - STORM / SANITARY / WATER IMPROVEMENTS

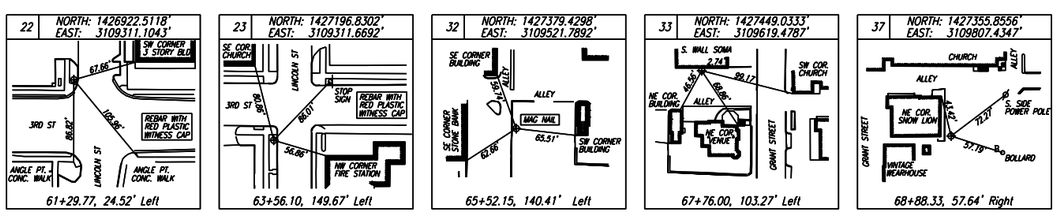
PREPARED BY

DONOHUE
101 WEST OHIO STREET, SUITE 820
INDIANAPOLIS, INDIANA 46204
TELEPHONE.....(317) 267-8200
FAX.....(317) 267-8201
PROJECT NO.....12594



BENCHMARKS

CONTROL POINTS



Revision Number	Revision Description	Date
00		00

Drawn By 00 | Checked By 00

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002-L-1-1.DWG
Project No.	12594
Project Date	10/01/20

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

CULVERT LAYOUT AND GEOMETRICS

PAUL N. ELLING REGISTERED NO. 890275 STATE OF INDIANA PROFESSIONAL ENGINEER
10/1/20

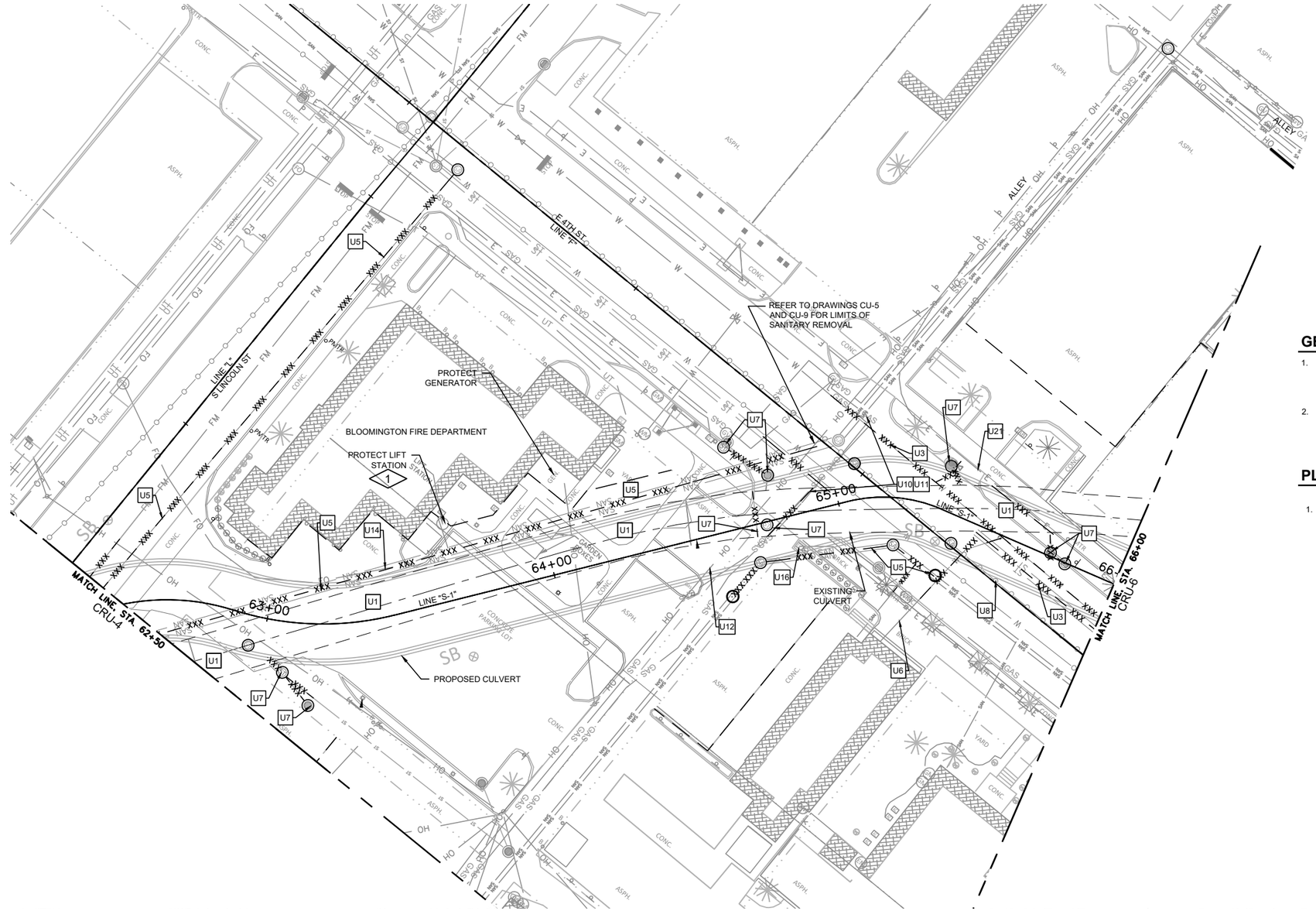
DONOHUE

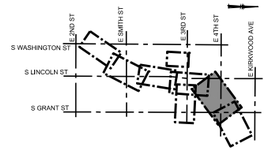
Sheet No. 007

Drawing No. **L1-2**

UTILITY REMOVALS:

- U1 EXISTING CULVERT REMOVAL
- U3 EXISTING WATER MAIN REMOVAL
- U5 EXISTING SANITARY SEWER REMOVAL, INCLUDES STRUCTURES
- U6 EXISTING SANITARY LATERAL RECONSTRUCT
- U7 EXISTING STORM SEWER REMOVAL, INCLUDING STRUCTURES
- U8 PREVIOUSLY ABANDONED UTILITY, REMOVE AS NEEDED
- U10 EXISTING GAS LINE TO BE REMOVED AFTER ABANDONMENT
- U11 EXISTING GAS LINE TO BE RELOCATED BY OTHERS
- U12 EXISTING OVERHEAD LINES TO BE PROTECTED
- U14 EXISTING CITY OF BLOOMINGTON FIBER OPTIC CONDUITS AND LINE TO BE REMOVED AND REPLACED
- U16 EXISTING ELECTRICAL VAULT, REMOVE AND REPLACE
- U21 EXISTING UNDERGROUND ELECTRIC TO BE RELOCATED BY OTHERS





0 20'

GENERAL NOTES:

1. WATER AND SEWER SERVICE LINES WHICH ARE REPLACED WITH NEW SERVICE LINES ARE TO BE ABANDONED/REMOVED AS REQUIRED. PLUG ENDS OF SERVICE LINES ABANDONED IN PLACE. REMOVE ABANDONED METER PITS AND METERS.
2. REMOVE ALL UTILITY CASTINGS FOR UTILITY LINES WHICH ARE TO BE ABANDONED. FILL ALL STRUCTURES TO BE ABANDONED WITH SAND.

PLAN NOTES:

1. CONSTRUCT NEW FORCEMAIN PER DRAWING CU-5. PROVIDE TEMPORARY BYPASS PIPING PRIOR TO REMOVAL OF EXISTING SANITARY SEWER.

PAUL N. ELLING REGISTERED NO. 8902275 STATE OF INDIANA PROFESSIONAL ENGINEER
10/1/20

Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002-CRU-1.DWG
Project No.	12594
Project Date	10/01/20

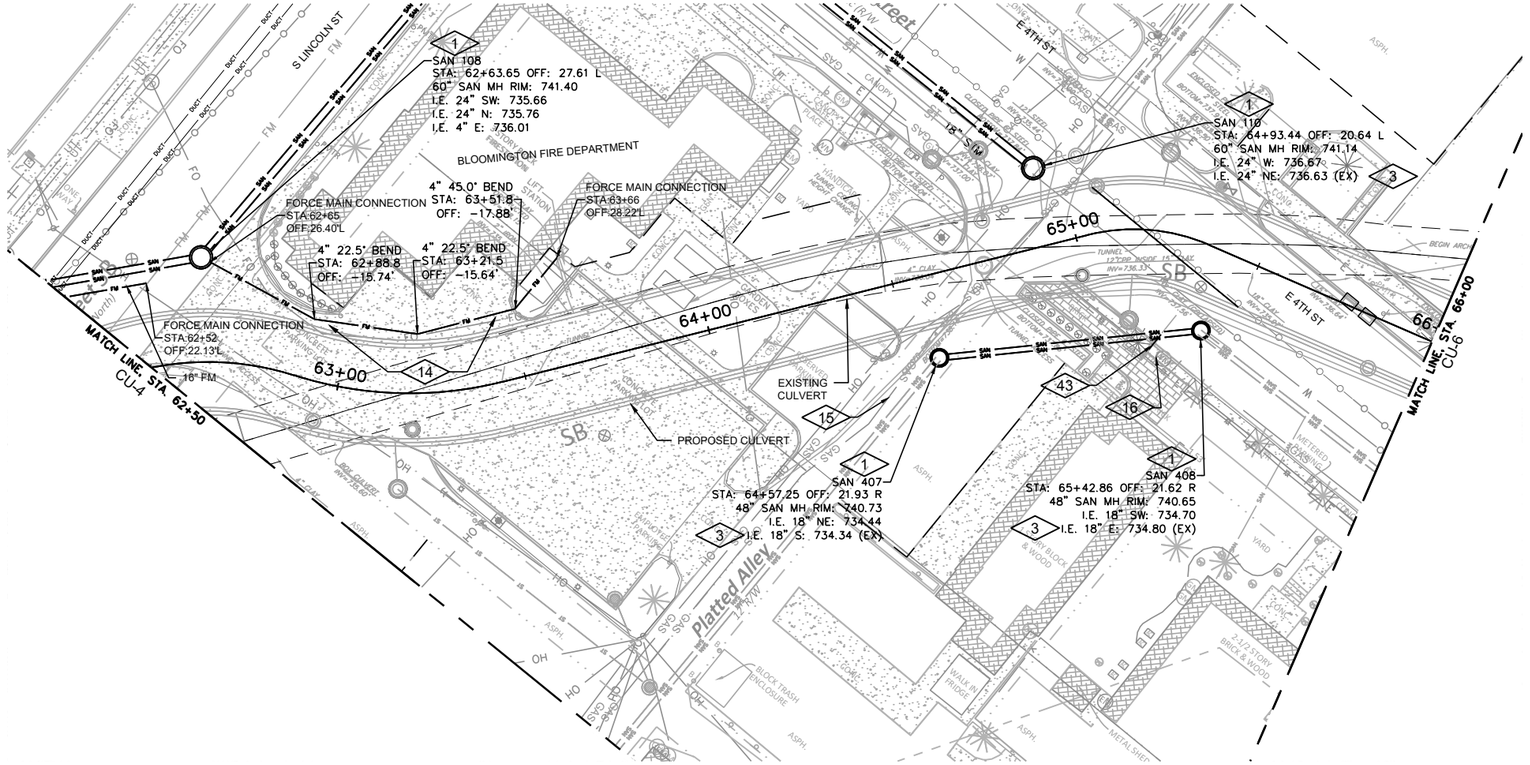
CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

PLAN VIEW
BURIED UTILITY REMOVALS

DONOHUE

Sheet No. 022

Drawing No. **CRU-5**

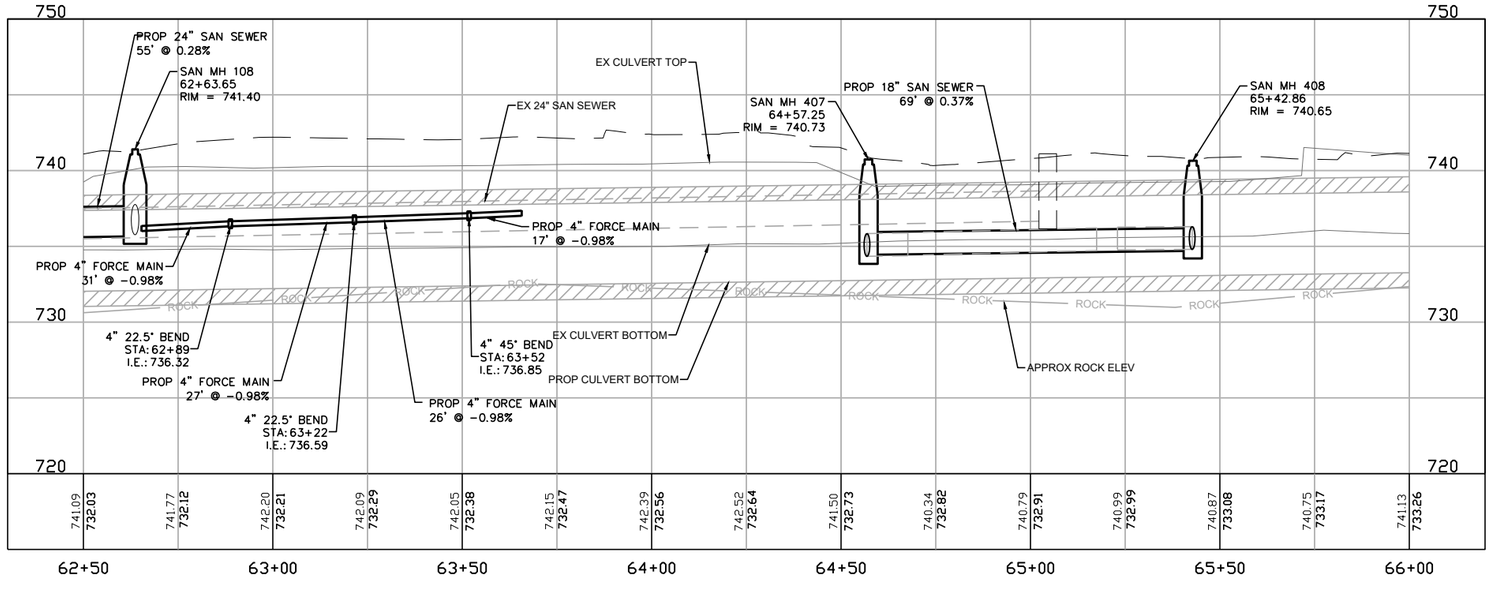


GENERAL NOTES:

1. ALL EXISTING PIPING AND UTILITIES SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION. CONTACT ENGINEER IF UNKNOWN CONFLICTS EXIST.
2. INSTALL PIPING WITH APPROPRIATE TRENCHING, BEDDING, AND BACKFILL REQUIREMENTS. SEE C500 C506 C507
3. RESTORE ALL DAMAGED TURF AREAS WITH SEED AND MULCH. SEE C050
4. GRAVITY PIPING WHICH CROSSES THE PROPOSED ALIGNMENT SHALL BE REPAIRED IN ACCORDANCE WITH DETAIL. SEE C301
5. PROVIDE RESTRAINED JOINTS AT ALL FORCE MAIN BENDS AND DEFLECTIONS.
6. GAS, ELECTRIC, TELEPHONE, FIBER, STORM, WATER, AND PREVIOUSLY ABANDONED UTILITIES NOT SHOWN IN PROFILE VIEW.

PLAN NOTES:

1. SANITARY MANHOLE PER DETAIL C201
3. CONNECT EXISTING PIPE TO PROPOSED SANITARY STRUCTURE
14. PROTECT EXISTING TELEPHONE/FIBER FACILITIES
15. PROTECT EXISTING GAS LINE UNTIL ABANDONED.
16. PROTECT EXISTING WATER LINE UNTIL NEW WATER SERVICE LINE IS IN SERVICE.
8. PROVIDE NEW 6-IN SDR-26 SANITARY LATERAL CONNECTION TO SEWER.



Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002-CU-1.DWG
Project No.	12594
Project Date	10/01/20

Revision Number | Revision Description | Drawn By | Checked By | Date

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

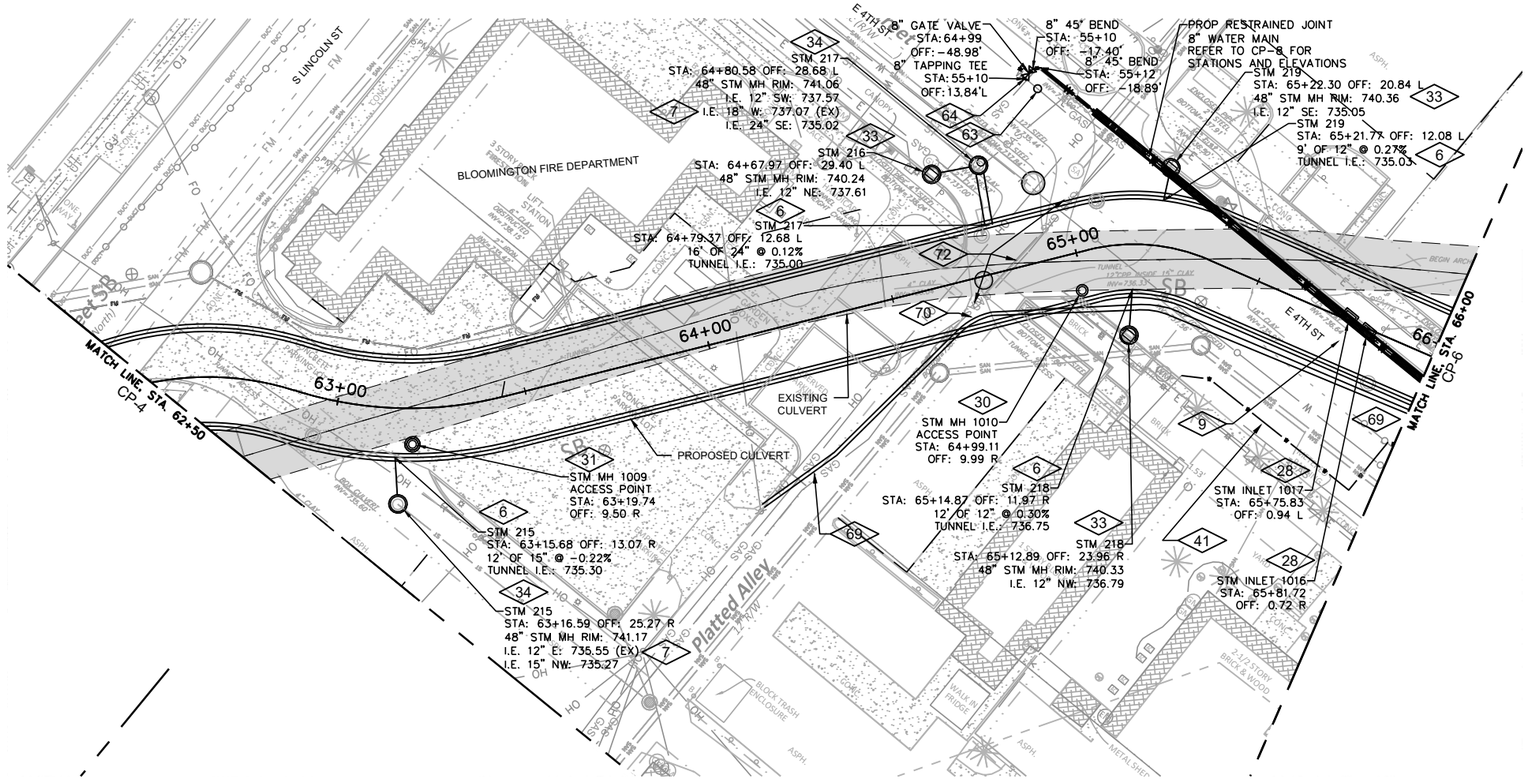
PLAN & PROFILE
PROPOSED SANITARY SEWER & FORCEMAINS

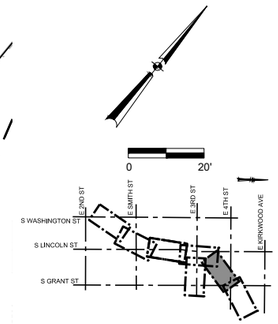
DONOHUE

Sheet No. 036

Drawing No. **CU-5**

PAUL N. ELLING REGISTERED NO. 890275 STATE OF INDIANA PROFESSIONAL ENGINEER
10/1/20



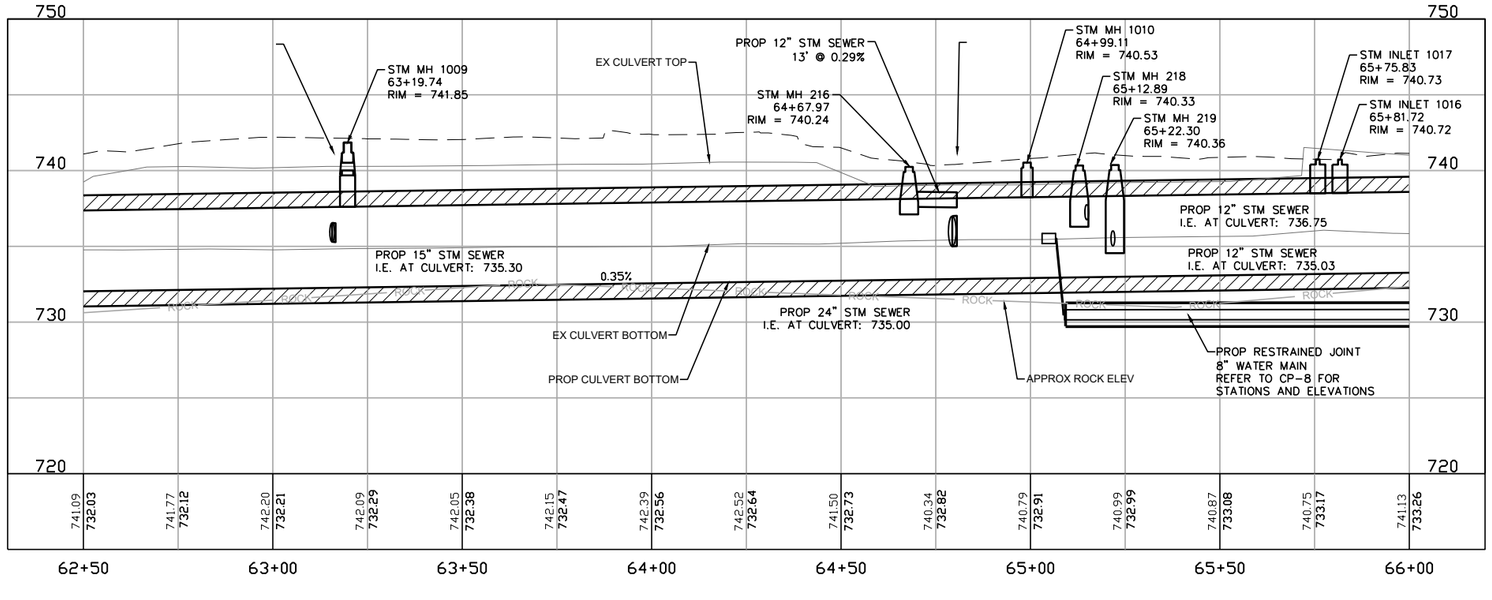


GENERAL NOTES:

1. ALL EXISTING PIPING AND UTILITIES SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION. CONTACT ENGINEER IF UNKNOWN CONFLICTS EXIST.
2. INSTALL PIPING WITH APPROPRIATE TRENCHING, BEDDING, AND BACKFILL REQUIREMENTS. SEE C500 C506 C507
3. RESTORE ALL DAMAGED TURF AREAS WITH SEED AND MULCH. SEE C050
4. GRAVITY PIPING WHICH CROSSES THE PROPOSED ALIGNMENT SHALL BE REPAIRED IN ACCORDANCE WITH DETAIL. SEE C301
5. PROVIDE RESTRAINED JOINTS AT ALL BENDS AND DEFLECTIONS.

PLAN NOTES:

6. CONNECT STORM SEWER TO PROPOSED CULVERT
7. CONNECT EXISTING PIPE TO PROPOSED STORM STRUCTURE
9. STEEL CASING PIPE AND CARRIER PIPE PER DETAIL C540
28. NEW TYPE "10" CASTING, ON MODIFIED INLET TYPE "J", ON 2-FT X 3-FT CULVERT OPENING
30. NEW TYPE "4" CASTING, ON 2-FT DIAMETER MANHOLE, ON 2-FT DIAMETER CULVERT OPENING
31. NEW TYPE "4" CASTING, ON 2-FT X 3-FT X 18-IN CONCENTRIC CONE, ON 3-FT DIAMETER MANHOLE, ON 3-FT DIAMETER CULVERT OPENING
33. NEW TYPE "10" CASTING, ON MANHOLE TYPE "C" WITH FLAT TOP LID
34. NEW TYPE "4" CASTING, ON MANHOLE TYPE "C"
41. NEW 2-IN WATER SERVICE LINE, WATER METER AND BOX, AND UNIONS.
63. INSTALL 8-INCH LINE STOP AND CAP LIVE WATERMAIN AFTER NEW WATERMAIN IS IN OPERATION.
64. PROVIDE HOT TAP CONNECTION TO EXISTING WATERMAIN UTILIZING A TAPPING SLEEVE AND VALVE AS SHOWN.
69. 2-6" DUCTS SUPPLIED BY AND INSTALLED BY DUKE AND 2-4" DUCTS SUPPLIED BY AND INSTALLED BY COMCAST DURING CULVERT CONSTRUCTION. DUCTS MAY BE IMMEDIATELY ADJACENT OF CULVERT UNLESS CROSSING UNDER. CONTRACTOR TO COORDINATE AS REQUIRED FOR SCHEDULE. USE LONG SWEEP ELBOWS AT ALL BENDS. UTILITY RESPONSIBLE FOR ADDITIONAL EXCAVATION THAT MAY BE NEEDED TO INSTALL DUCTS.
70. INSTALL 2-6" AND 2-4" DUCTS UNDER CULVERT TO STAY WITHIN EXISTING RIGHT OF WAY. DUCTS MAY BE PLACED 6" BELOW BASE SLAB.
72. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR RELOCATION OF GAS LINES DURING CONSTRUCTION.



Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002-CP-1.DWG
Project No.	12594
Project Date	10/01/20

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

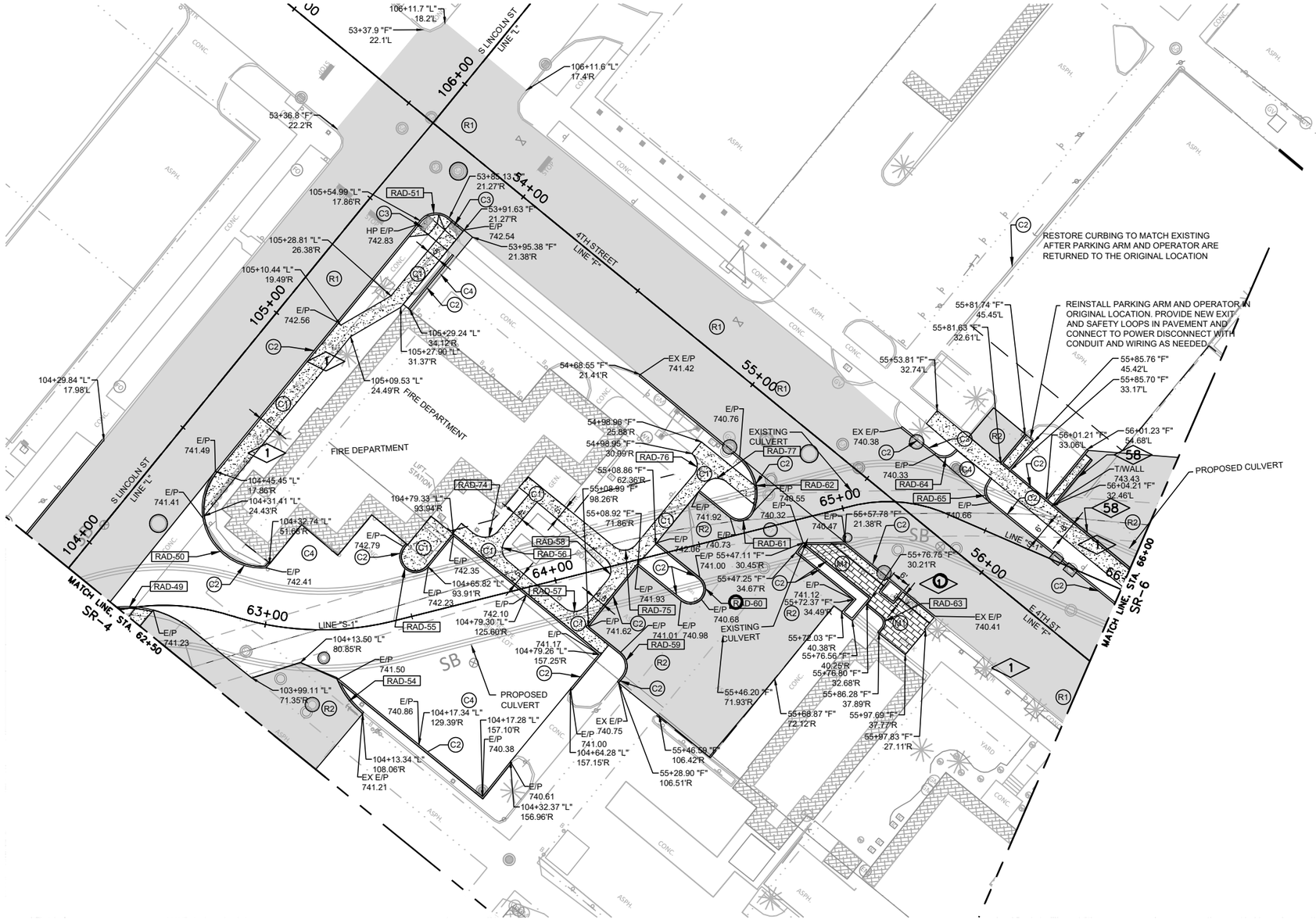
PLAN & PROFILE
PROPOSED CULVERT, STORM SEWER, & WATER

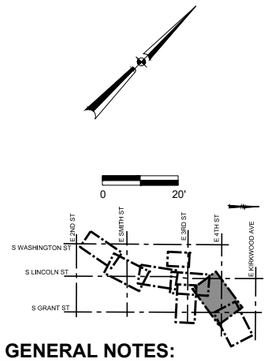
PAUL N. ELLING REGISTERED NO. 890275 STATE OF INDIANA PROFESSIONAL ENGINEER
10/1/20

DONOHUE

Sheet No. 046

Drawing No. CP-5





GENERAL NOTES:

1. ALL DIMENSIONS REFERENCING CURBLINE ARE TO THE FACE OF CURB,
2. ALL DIMENSIONS ARE BASED ON THE ROW WIDTH. SOME BUILDINGS MAY NOT BE AT THE ROW LINE. ADJUST FEATURE DIMENSIONS TO MATCH BUILDING FACES.
3. ADJUST SIDEWALK GRADES AT ALL DRIVEWAY LOCATIONS TO MATCH DRIVEWAY ELEVATIONS AT TIE IN POINTS. SIDEWALK RAMPS MAY BE REQUIRED BUT ARE NOT SHOWN ON THE PLANS. SIDEWALK RAMP SLOPE SHALL NOT EXCEED 12:1.
4. ADJUST ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN IN SERVICE TO FINAL GRADE.
5. ALL DIMENSIONS REFERENCING SIDEWALK WIDTH ADJACENT TO CURB ARE FROM BACK OF CURB TO BACK OF WALK.
6. SIDEWALK REPLACEMENT SECTIONS SHALL MATCH THE EXISTING WIDTH OF ADJACENT SECTIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
7. ALL DISTURBED AREAS OUTSIDE OF DEFINED PAVEMENT LIMITS SHALL BE RESTORED WITH 3-IN OF TOPSOIL AND MULCHED SEEDING, U.
8. A SIDEWALK CROSSING SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON DRAWING CD1 ANYWHERE A SIDEWALK CROSSES A RESIDENTIAL OR COMMERCIAL DRIVEWAY WITHOUT YIELD OR STOP CONTROL.

PROPOSED MISCELLANEOUS CONCRETE

- (C1) CONCRETE SIDEWALK, 4" PER MISCELLANEOUS DETAILS (ADJUST GRADE AT DRIVEWAYS TO MATCH DRIVEWAY GRADES)
- (C2) CONCRETE BARRIER CURB
- (C3) CONCRETE CURB RAMP
- (C4) PCCP FOR APPROACHES

PROPOSED PAVING

- (R1) 165 LBS/SY HMA SURFACE TYPE B, 9.5 MM ON 275 LBS/SY HMA INTERMEDIATE TYPE B, 19.0 MM ON 440 LBS/SY HMA BASE TYPE B, 25.0 MM ON 6" COMPACTED AGREGATE, NO. 53 BASE
- (R2) 165 LBS/SY HMA SURFACE TYPE B, 9.5 MM ON 275 LBS/SY HMA INTERMEDIATE TYPE B, 19.0 MM ON 6" COMPACTED AGREGATE, NO. 53 BASE
- (R3) 12" #53 COMPACTED AGGREGATE

MISCELLANEOUS

- (M1) BRICK PAVERS (SEE SHEET CD1-B)

CURB NO.	RADIUS	STARTING STA,OFF	ENDING STA,OFF	RAD. PT. STA,OFF
RAD-49	35.0'	103+67.87 "L", 10.72 RT	103+98.94 "L", 45.25 RT	103+63.94 "L", 45.50 RT
RAD-50	20.0'	104+45.45 "L", 17.86 RT	104+30.96 "L", 51.66 RT	104+45.44 "L", 37.86 RT
RAD-51	7.0'	105+54.99 "L", 17.86 RT	105+62.09 "L", 24.77 RT	105+55.09 "L", 24.86 RT
RAD-53	2.5'	105+51.24 "L", 28.30 RT	105+51.28 "L", 33.30 RT	105+51.26 "L", 30.80 RT
RAD-54	26.0'	104+17.33 "L", 93.48 RT	104+13.34 "L", 108.06 RT	104+39.44 "L", 107.15 RT
RAD-55	5.5'	104+65.84 "L", 83.08 RT	104+65.82 "L", 93.91 RT	104+65.83 "L", 88.50 RT
RAD-56	5.0'	54+68.74 "F", 93.31 RT	54+73.71 "F", 93.35 RT	54+73.74 "F", 93.35 RT
RAD-57	5.0'	54+98.82 "F", 98.51 RT	55+03.86 "F", 93.51 RT	54+98.86 "F", 93.51 RT
RAD-58	5.0'	55+03.98 "F", 82.06 RT	54+99.02 "F", 77.01 RT	54+98.98 "F", 82.01 RT

CURB NO.	RADIUS	STARTING STA,OFF	ENDING STA,OFF	RAD. PT. STA,OFF
RAD-59	6.0'	55+22.87 "F", 98.14 RT	55+28.92 "F", 104.22 RT	55+22.92 "F", 104.14 RT
RAD-60	5.0'	55+27.65 "F", 71.71 RT	55+27.57 "F", 61.63 RT	55+27.61 "F", 66.67 RT
RAD-61	5.0'	55+22.68 "F", 39.51 RT	55+27.45 "F", 33.11 RT	55+22.65 "F", 34.51 RT
RAD-62	16.0'	55+27.45 "F", 33.11 RT	55+12.16 "F", 21.60 RT	55+12.10 "F", 37.60 RT
RAD-63	3.0'	55+83.25 "F", 32.68 RT	55+86.26 "F", 35.65 RT	55+83.26 "F", 35.68 RT
RAD-64	5.0'	55+62.54 "F", 20.73 LT	55+67.50 "F", 25.45 LT	55+62.51 "F", 25.73 LT
RAD-65	5.0'	55+87.33 "F", 20.02 LT	55+82.38 "F", 24.25 LT	55+87.32 "F", 25.02 LT
RAD-74	6.0'	54+58.88 "F", 98.52 RT	54+64.96 "F", 92.52 RT	54+58.96 "F", 92.52 RT
RAD-75	5.0'	54+98.87 "F", 71.86 RT	55+03.85 "F", 66.86 RT	54+98.85 "F", 66.86 RT
RAD-76	5.0'	55+03.96 "F", 36.06 RT	54+98.95 "F", 30.99 RT	54+98.96 "F", 35.99 RT
RAD-77	5.0'	55+08.94 "F", 35.98 RT	55+13.93 "F", 30.97 RT	55+13.94 "F", 35.97 RT

PLAN NOTES:

1. COORDINATE WITH BLOOMINGTON PARKING ENFORCEMENT FOR REINSTALLATION OF PARKING METERS.. CONTRACTOR SHALL INSTALL SUPPORT POSTS AND BASE.PER CITY REQUIREMENTS AND PARKING ENFORCEMENT WILL INSTALL THE PARKING METERS.

58. NEW ALLAN BLOCK MODULAR BLOCK WALL WITH SPLIT FACE PATTERN AND SOLID CAP. COORDINATE WITH BLOOMINGTON FOR FINAL APPROVAL . WALL SHALL MATCH EXISTING WALL LOCATION, AND HEIGHT DIMENSIONS. FOUNDATION PER MANUFACTURERS RECOMMENDATION. REINSTALL SALVAGED PARKING BUMPERS 3 FEET FROM TOP OF WALL.

PAUL N. ELLING REGISTERED NO. 890275 STATE OF INDIANA PROFESSIONAL ENGINEER
10/1/20

Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002-SR-1.DWG
Project No.	12594
Project Date	10/01/20

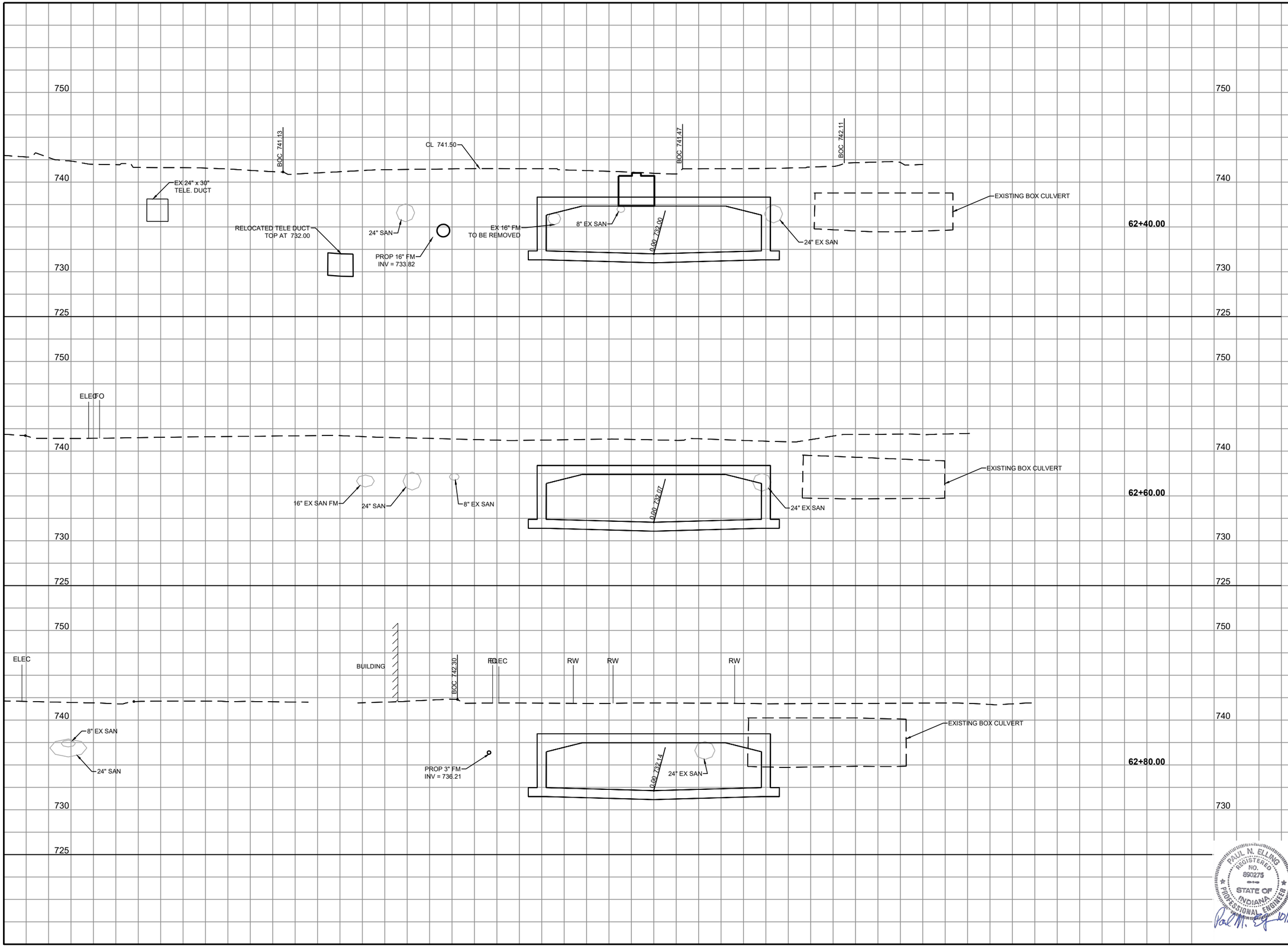
CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

SURFACE RESTORATION PLAN

DONOHUE

Sheet No. 054

Drawing No. SR-5



Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002CB_XS BASE-2
Project No.	12594
Project Date	10/01/20

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

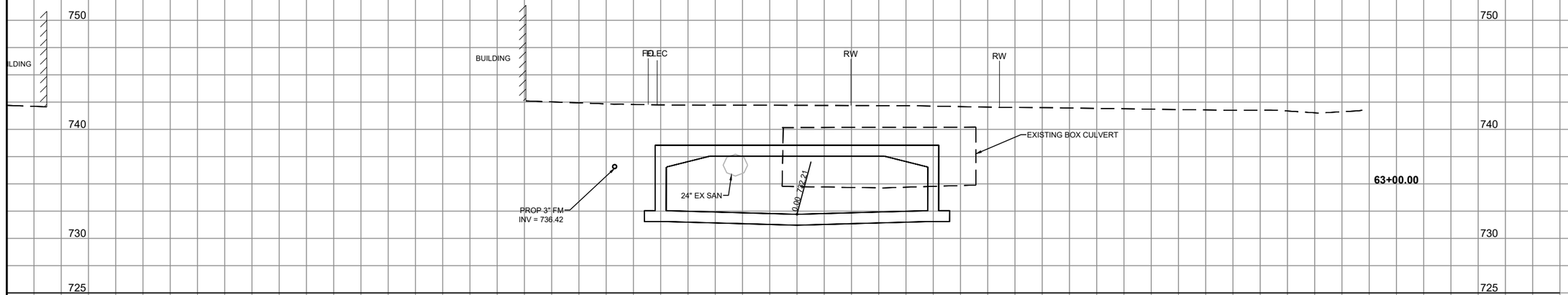
CROSS SECTIONS

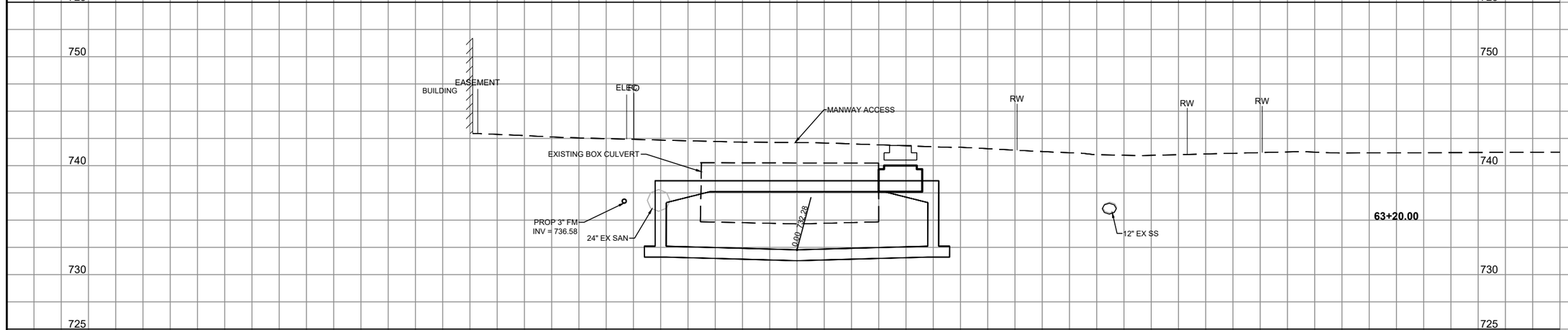
PAUL N. ELLING
REGISTERED
NO.
890275
STATE OF
INDIANA
PROFESSIONAL ENGINEER
10/1/20

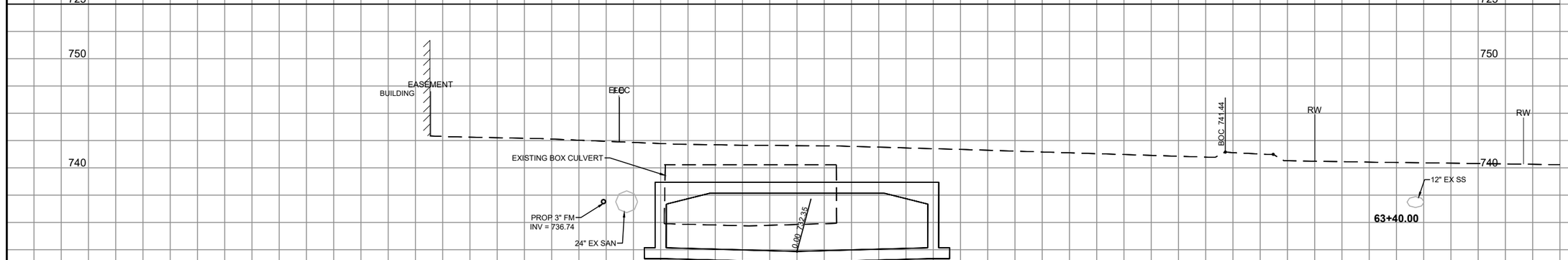
DONOHUE

Sheet No. 122

Drawing No. **CS-23**







Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002CB_XS BASE-2
Project No.	12594
Project Date	10/01/20

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

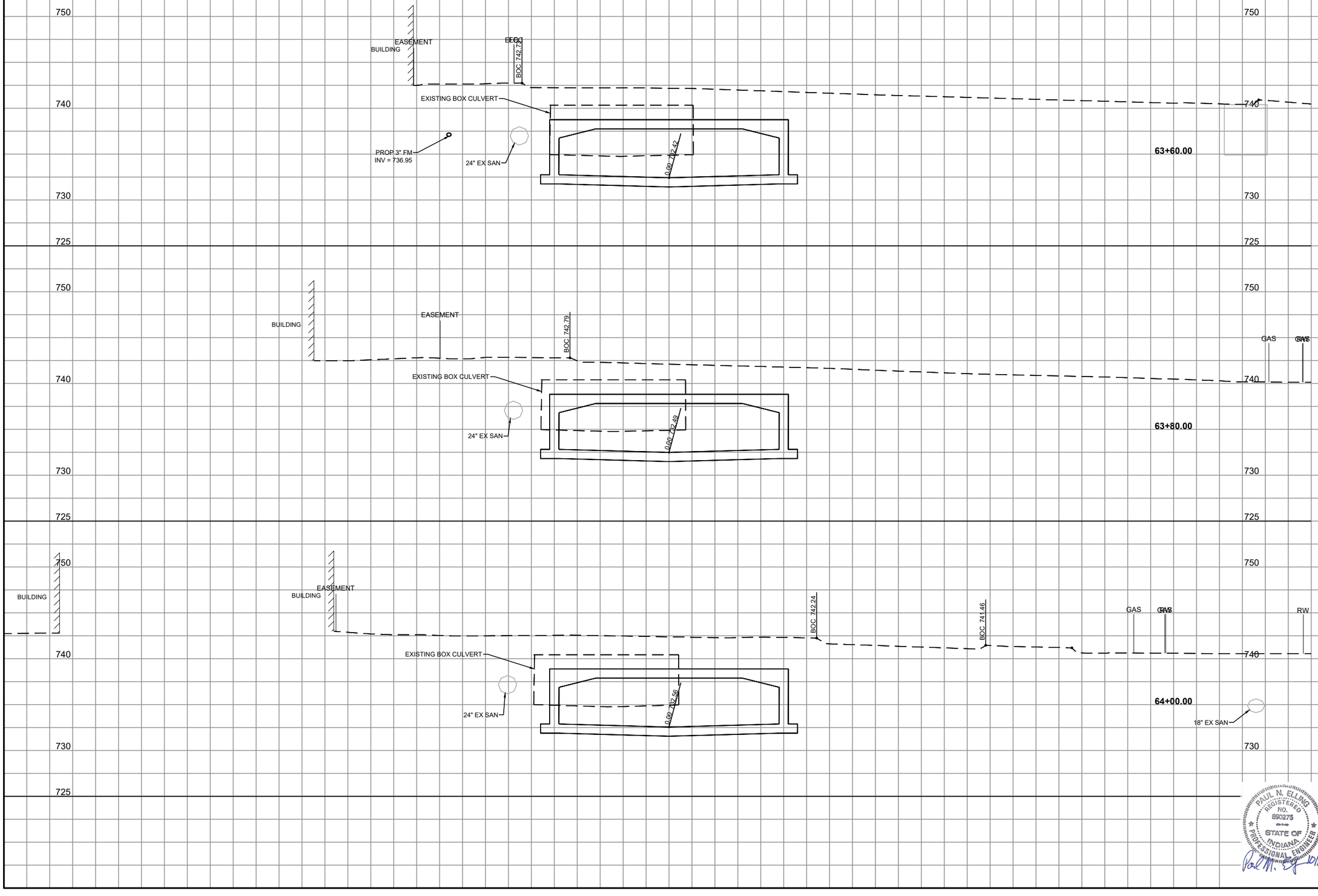
CROSS SECTIONS

DONOHUE

PAUL N. ELLING
REGISTERED
NO.
890275
STATE OF
INDIANA
PROFESSIONAL ENGINEER
10/1/20

Sheet No. 123

Drawing No. **CS-24**



Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002CB_XS BASE-2
Project No.	12594
Project Date	10/01/20

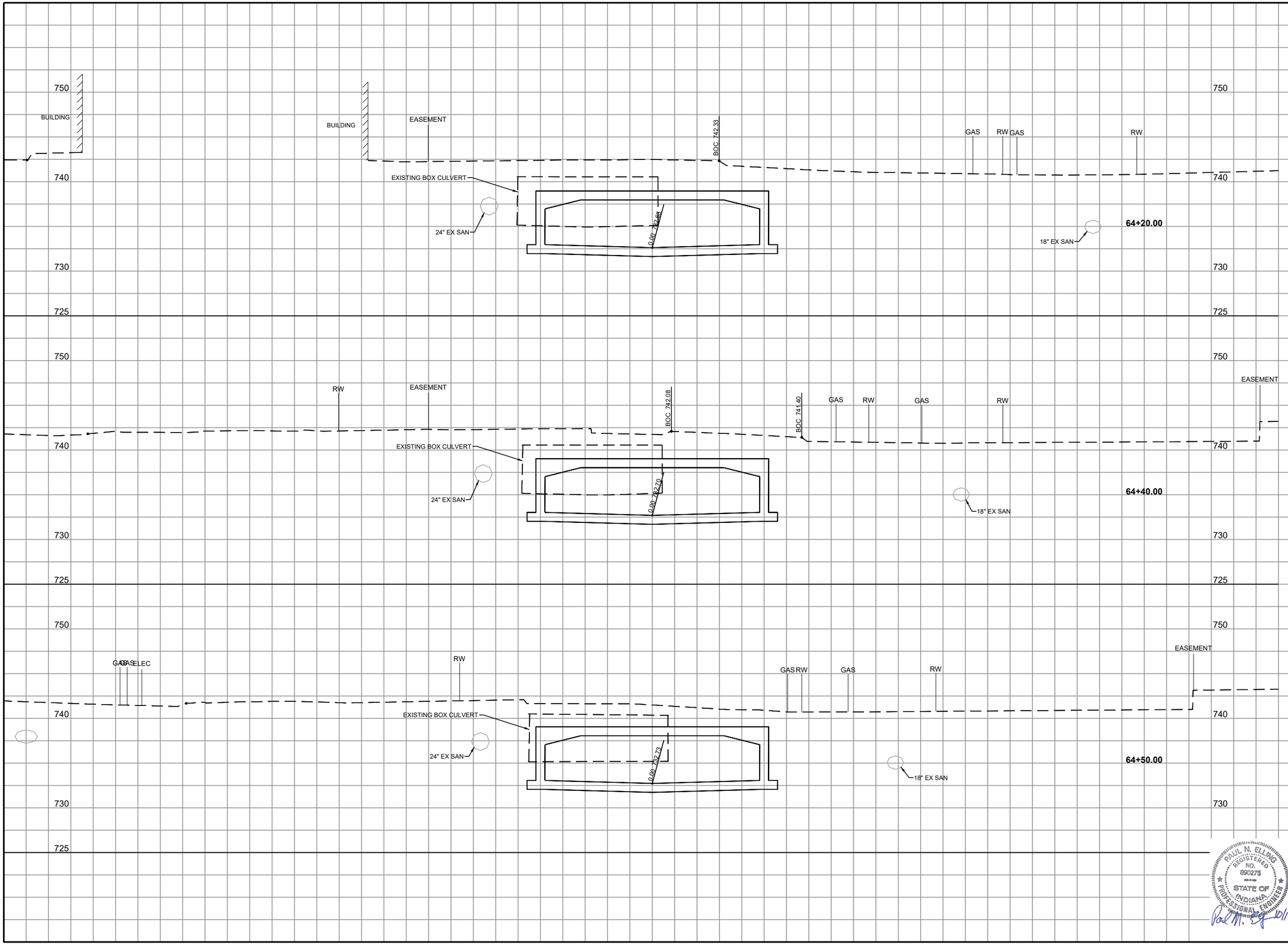
CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

CROSS SECTIONS

PAUL N. ELLING
REGISTERED
NO.
890275
STATE OF
INDIANA
PROFESSIONAL ENGINEER
10/1/20

DONOHUE

Sheet No.	124
Drawing No.	CS-25



Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002CB_XS BASE-2
Project No.	12594
Project Date	10/01/20

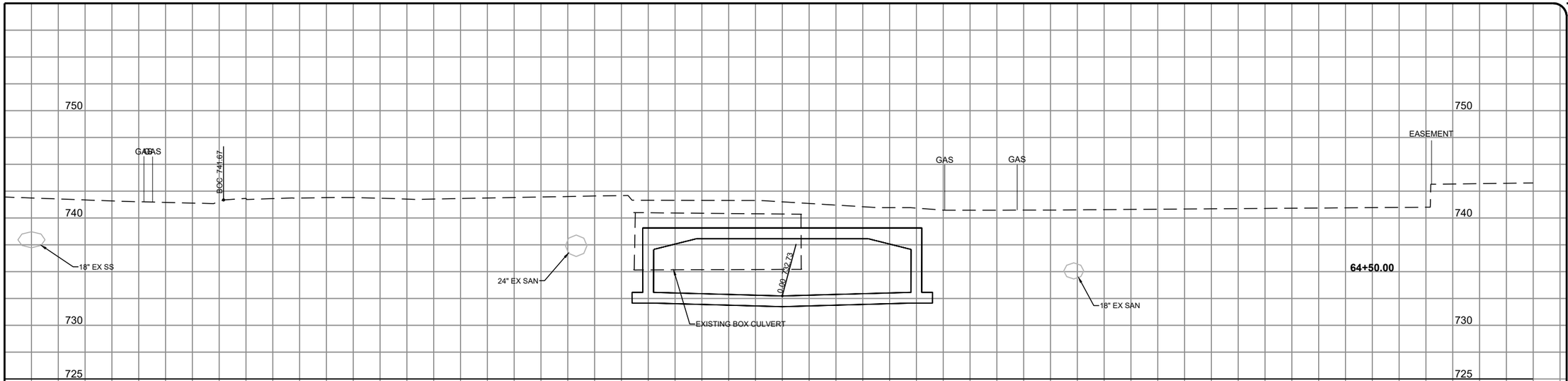
CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

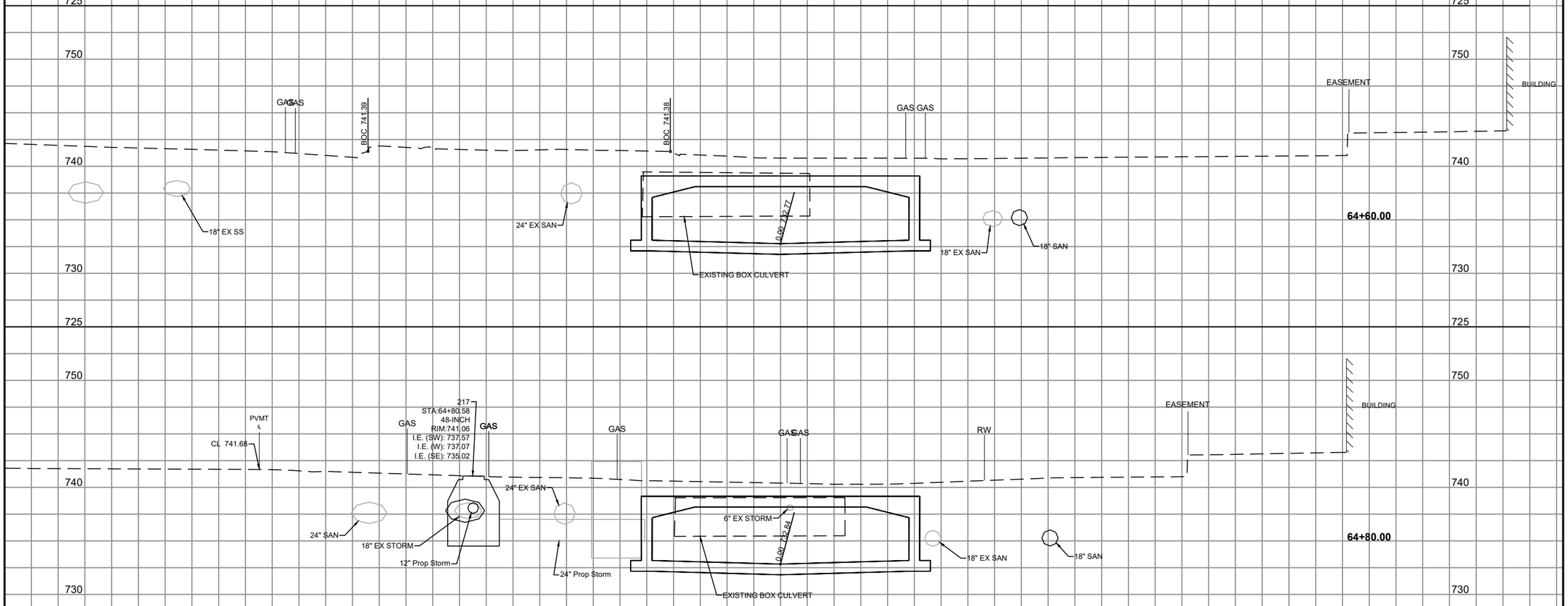
CROSS SECTIONS

PAUL N. ELLING
REGISTERED
NO.
890275
STATE OF
INDIANA
PROFESSIONAL ENGINEER
10/1/20

DONOHUE

Sheet No.	125
Drawing No.	CS-26





Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	MAS
Drawn By	MAS
Checked By	PNE
Approved By	PNE
Filename	002CB_XS BASE-3
Project No.	12594
Project Date	10/01/20

CITY OF BLOOMINGTON
JORDAN RIVER STORM CULVERT RECONSTRUCTION
113 SOUTH GRANT TO 423 SOUTH WASHINGTON
BLOOMINGTON, INDIANA

CROSS SECTIONS

PAUL N. ELLING
REGISTERED
NO.
890275
STATE OF
INDIANA
PROFESSIONAL ENGINEER
10/1/20

DONOHUE

Sheet No. 126

Drawing No. **CS-27**

ATTACHMENT 2:

Site Survey of Easement

Bledsoe Riggert Cooper James

BRCJ

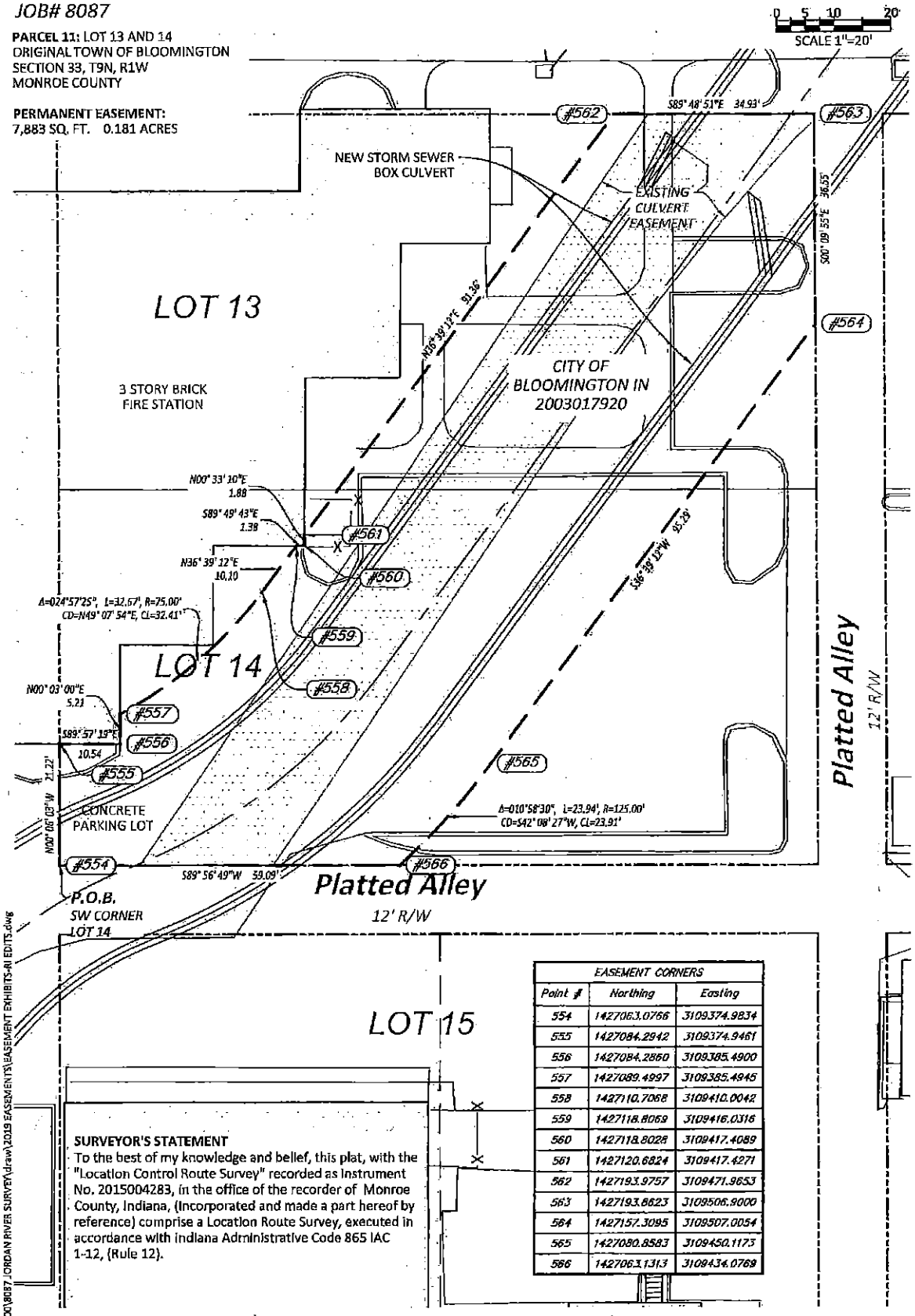
LAND SURVEYING • CIVIL ENGINEERING • GIS

JOB# 8087

PARCEL 11
PERMANENT EASEMENT EXHIBIT 'A'
THE CITY OF BLOOMINGTON
INST# 2003017920

PARCEL 11: LOT 13 AND 14
ORIGINAL TOWN OF BLOOMINGTON
SECTION 33, T9N, R1W
MONROE COUNTY

PERMANENT EASEMENT:
7,883 SQ. FT. 0.181 ACRES



EASEMENT CORNERS		
Point #	Northing	Easting
554	1427063.0766	3109374.9834
555	1427084.2942	3109374.9461
556	1427084.2860	3109385.4900
557	1427089.4997	3109385.4945
558	1427110.7068	3109410.0042
559	1427118.8069	3109416.0316
560	1427118.8028	3109417.4089
561	1427120.6824	3109417.4271
562	1427193.9757	3109471.9853
563	1427193.8623	3109506.9000
564	1427157.3095	3109507.0054
565	1427080.8583	3109450.1173
566	1427063.1313	3109434.0769

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, with the "Location Control Route Survey" recorded as Instrument No. 2015004283, in the office of the recorder of Monroe County, Indiana, (Incorporated and made a part hereof by reference) comprise a Location Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).

S:\Jobs\8001-8100\8087_JORDAN RIVER SURVEY\drawn\2019 EASEMENTS\EASEMENT EXHIBITS-AI EDITS.dwg

Bloomington • Bedford • Paoli
1351 West Tapp Road • Bloomington, Indiana 47403 • p: 812.336.8277
BRCJcivil.com

ATTACHMENT 3:

October 6, 2022 Meeting Presentation

(3 scheme investigation)

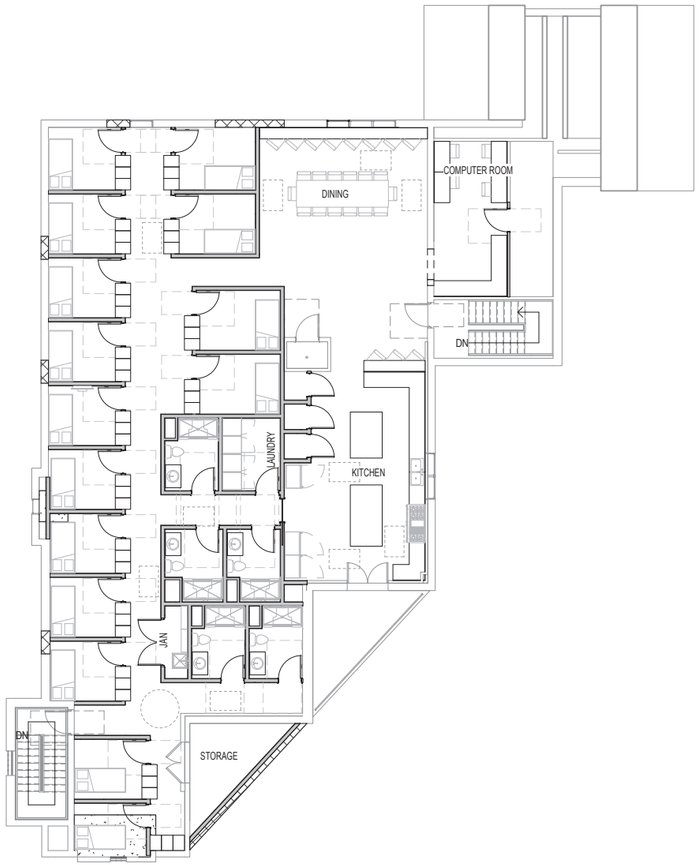
FIRE STATION 1 UPDATES: DUE DILIGENCE STUDY

OCTOBER 6, 2022

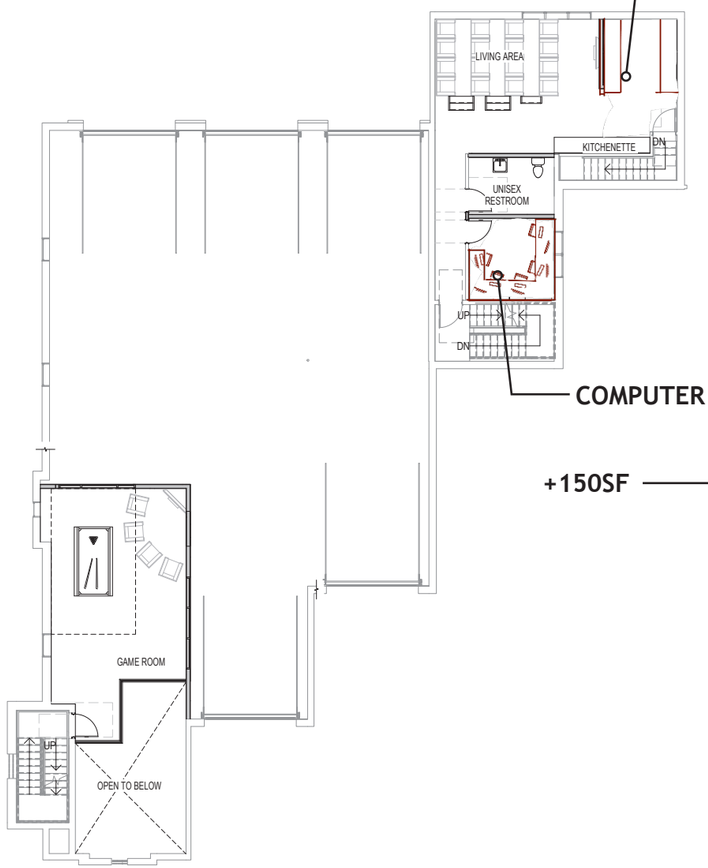
New Construction and Renovation Work for :

Station 1 Renovation Schematic Design

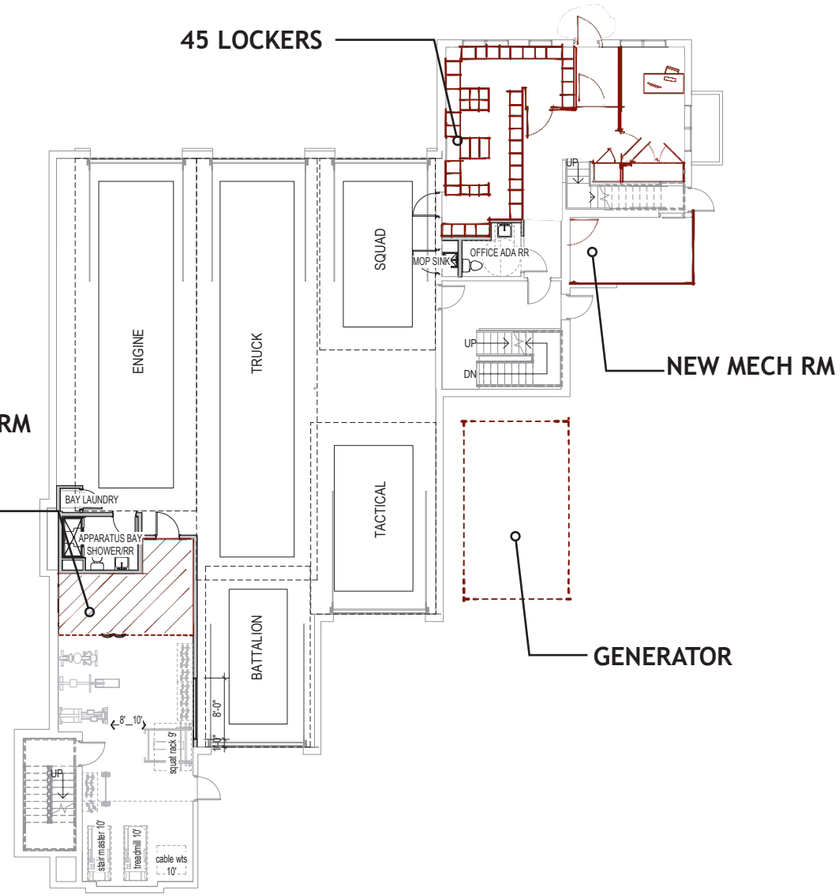
300 E 4th St
Bloomington, IN 47408



3 Third Floor
3/32" = 1'-0"



4 Second Floor/Mezzanine
3/32" = 1'-0"



1 First Floor
3/32" = 1'-0"

KITCHENETTE

45 LOCKERS

NEW MECH RM

COMPUTER RM

+150SF

GENERATOR

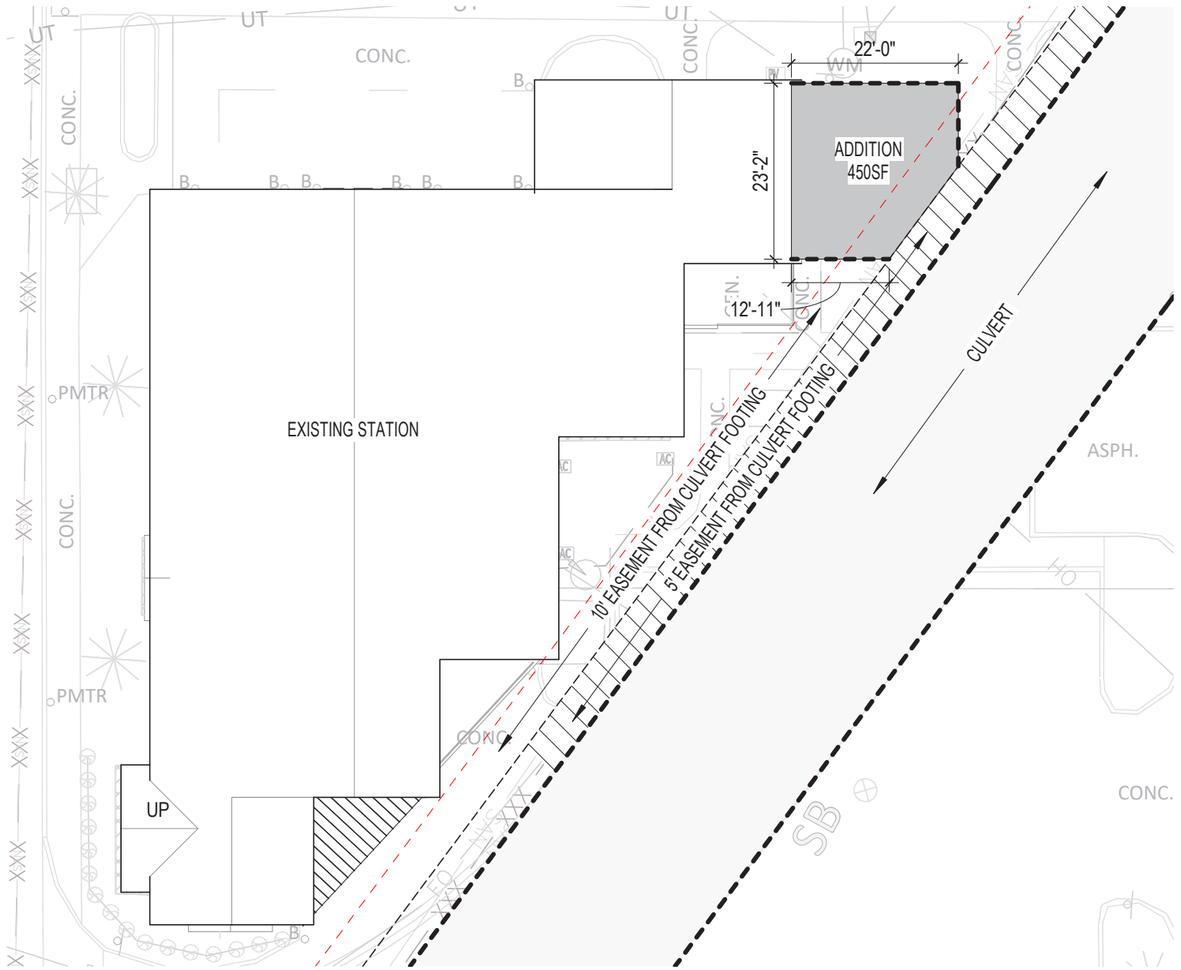
NOTES:
- All lockers move to former admin area allowing for larger gym
- Battalion Chief moved to First Floor
- BC office on Second Floor converted to computer
- New Mech room added in location of generator
- Generator moved to location indicated on plan

New Construction and Renovation Work for :

Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

BASE PLAN CHANGES

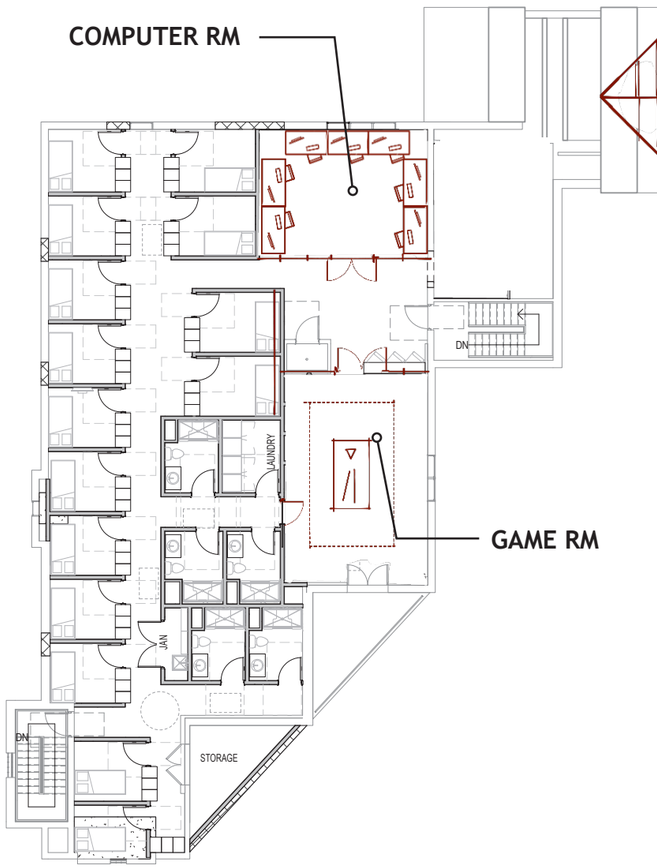


New Construction and Renovation Work for :

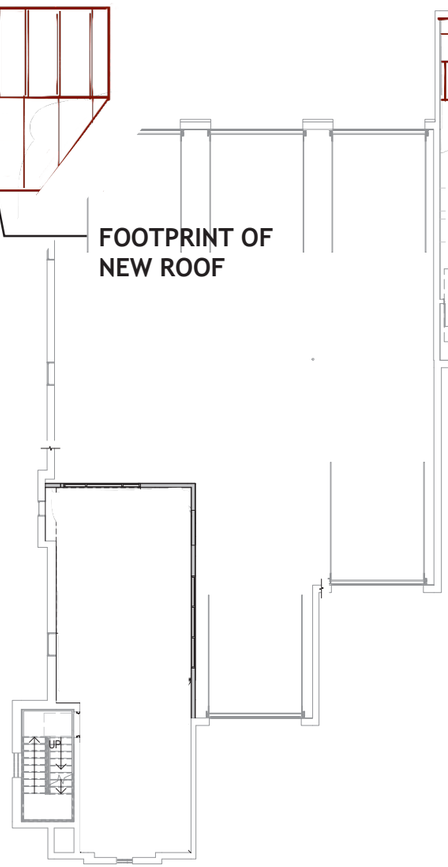
Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

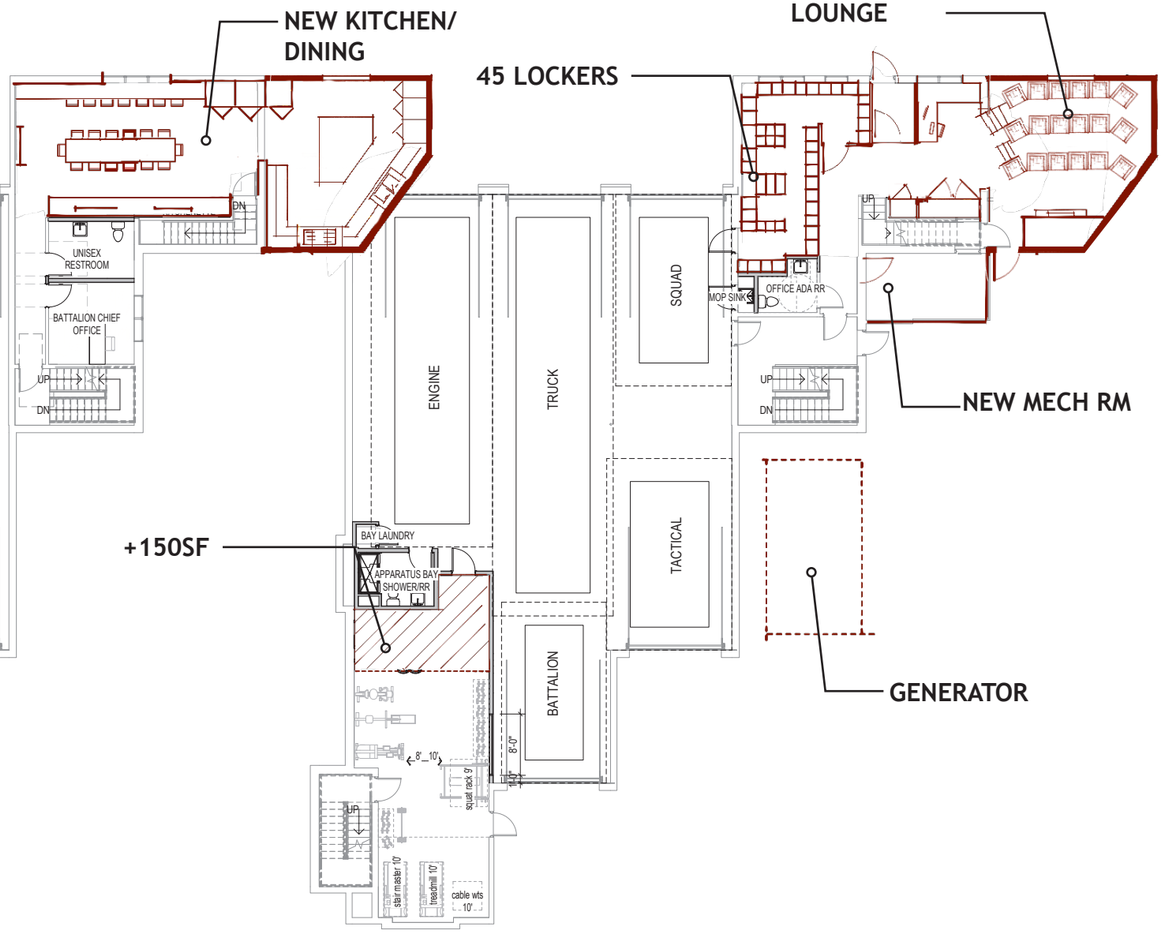
CULVERT LOCATE/ADDITION



3 Third Floor
3/32" = 1'-0"



4 Second Floor/Mezzanine
3/32" = 1'-0"



1 First Floor
3/32" = 1'-0"

NOTES:
- Addition of ~1,000SF
- **All lockers move to former admin area allowing for larger g**
- **First Floor Lounge**
- **New Mech room added in location of generator**
- **Generator moved to location indicated on plan**
- **Second Floor Kitchen and Dining Area**
- **Third FLoor Computer/Study area and Game Room**

ADDITION CONCEPT 1

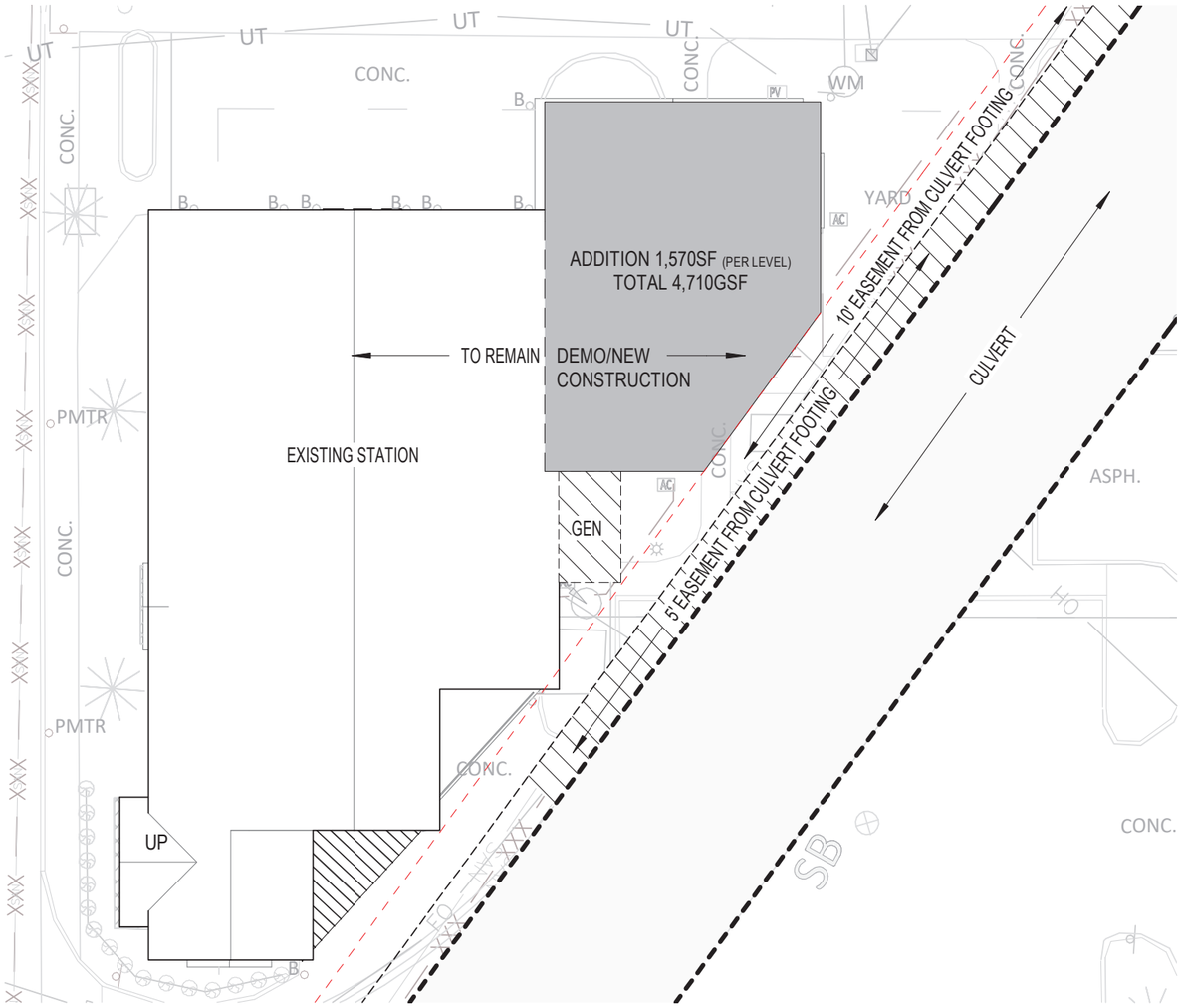
CITY OF BLOOMINGTON

MARTINRILEY
architects • engineers

New Construction and Renovation Work for :

Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

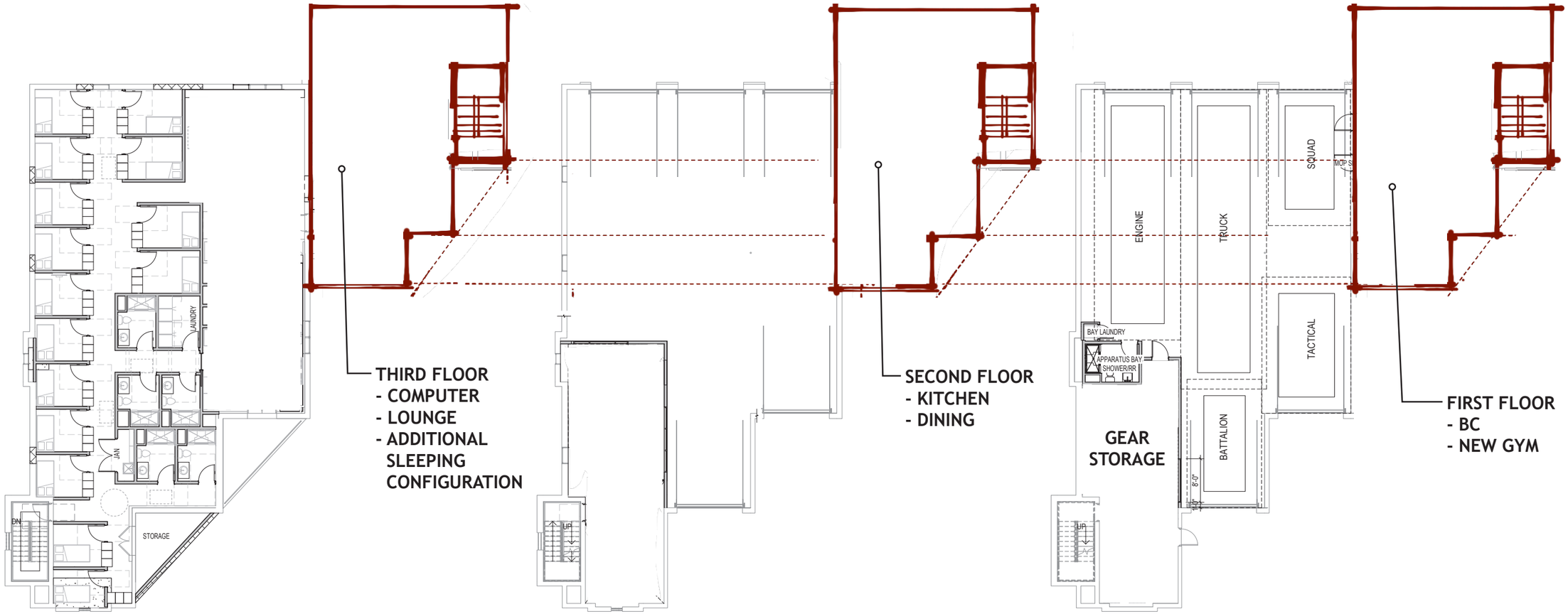


New Construction and Renovation Work for :

Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

CULVERT LOCATE/ADDITION



3 Third Floor
3/32" = 1'-0"

4 Second Floor/Mezzanine
3/32" = 1'-0"

1 First Floor
3/32" = 1'-0"

NOTES:
- Original:2,350SF
- New ~4,710SF
- Addition +2,360SF

**Various options available

New Construction and Renovation Work for :

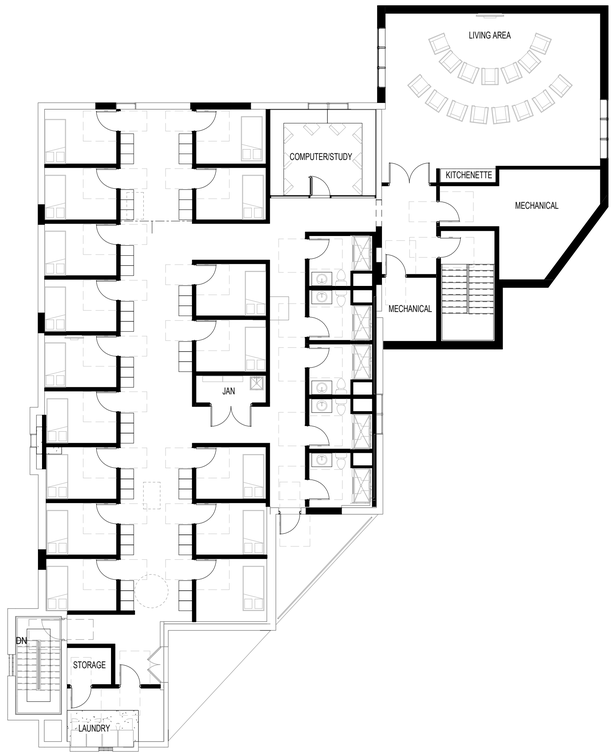
Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

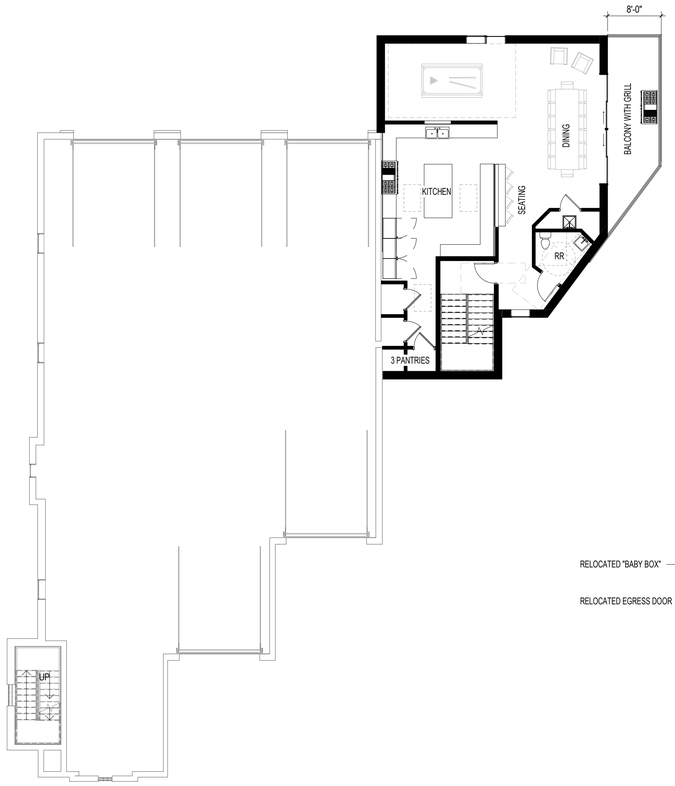
ADDITION CONCEPT 2

ATTACHMENT 4:

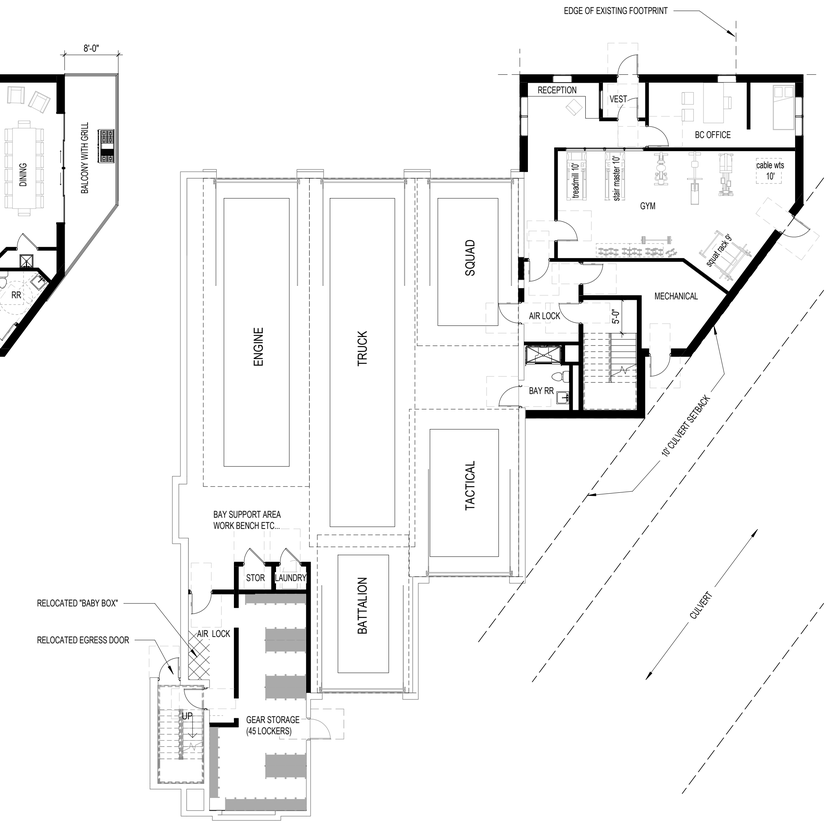
Early Schematic drawings of Addition



3 Third Floor
3/32" = 1'-0"



2 Second Floor
3/32" = 1'-0"



1 First Floor
3/32" = 1'-0"

New Construction and Renovation Work for :

Station 1 Renovation Schematic Design

300 E 4th St
Bloomington, IN 47408

MARTIN RILEY
architects•engineers

221 West Baker Street
Fort Wayne, Indiana 46802

TEL. 260.422.7994
FAX. 260.426.2067

MARTIN RILEY
DOCUMENT IN PROGRESS
NOT FOR CONSTRUCTION

REVISION: DATE:

DRAWN BY: NPD
REVIEWED BY: JED
COMMISSION NUMBER: F21009
DATE: 2022-10-24

Concept

CONCEPT PLANS

F21009 Station 1 Renovation
Schematic Design
10/24/2022 4:19:25 PM
C:\Users\npdon\Desktop\MRae\Bloomington Station 1 Temp File\2022-10-05 - F21009 - Bloomington Fire Station 1 - ARCH_detached.rvt
SD/DD/CD

ATTACHMENT 5:

Opinion of Probable Cost prepared by The Hagerman Group (based upon Early Schematic Plans and previous 2021 study)

Project name Building Assesment Budget

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
01----		**GENERAL REQUIREMENTS**		
	010010	GENERAL CONDITIONS		
		Project General Conditions	12.00 MO	**216,000**
		Project Staff	12.00 MO	**420,000**
02----		**SELECTIVE DEMOLITION**		
	024119	SELECTIVE STRUCTURE DEMOLITION		
		Interior Demolition	7,694.00 SF	**55,782**
		Exterior Demolition/Windows	44.00 LF	**4,400**
		Demo Building and Backfill	1.00 LS	**65,000**
031---		**CIP CONCRETE (BLDG)**		
	031500	BLDG CONCRETE - HCC		
		Floor Decking (infill)	614.00 SF	**3,893**
		Floor Patch (existing)	115.00 SF	**610**
		Footings	172.00 LF	**38,700**
		Slab On Grade	1,570.00 SF	**10,755**
		Slab On Metal Deck	2,855.00 SF	**14,989**
		Stair Pan Infill	1.00 SET	**5,000**
04----		**MASONRY**		
	040121	MASONRY RESTORATION		
		Masonry Restoration	1.00 AL	**38,500**
	042000	UNIT MASONRY		
		Exterior Masonry Infills	100.00 SF	**2,800**
		Exterior CMU Wall Construction	4,320.00 SF	**120,960**
		Brick Veneer	2,808.00 SF	**98,280**
		Interior CMU Wall Construction	5,072.00 SF	**126,800**
05----		**METALS**		
	051000	STRUCTURAL METAL FRAMING		
		Miscellaneous Metals	1.00 LS	**3,500**
		Structural Joist and Decking	4,616.00 SF	**103,860**
		Solar Panel Support Structure	1.00 LS	**12,500**
	055100	METAL STAIRS		
		Stair Modification Allowance	1.00 AL	**10,000**
		New Stairs and Railing	1.00 SET	**32,500**
	055200	HANDRAILS & RAILINGS		
		Balcony Rails	64.00 LF	**13,760**
06----		**WOOD & PLASTICS**		
	061000	ROUGH CARPENTRY		
		Miscellaneous Blocking	1.00 LS	**35,000**
		Living Area Tiered Platform	0.00 NIC	**0**
	062000	FINISH CARPENTRY		
		Reception and Computer Counters	52.00 LF	**11,180**
		Base Cabinets with Counter	82.00 LF	**32,800**
		Rail Seating Top	9.00 LF	**1,620**
		Wall Cabinets	46.00 LF	**10,120**
		Bunk Lockers	48.00 EA	**43,200**
		Storage/Pantry Shelving	4.00 EA	**1,000**
07----		**THERMAL & MOISTURE PROTECTION**		
	072700	AIR BARRIERS		
		Air Barrier and Rigid Insulation	4,320.00 SF	**54,000**
	074200	WALL PANELS		
		Decorative Metal Panel/Fascia	1,512.00 SF	**83,160**
	075000	MEMBRANE ROOFING		
		Membrane Roofing	1,804.00 SF	**40,590**
		Soffit	192.00 SF	**6,720**
	076000	FLASHING & SHEET METALS		
		Flashing & Sheet Metal	1.00 LS	**12,500**
		Vent Flashing	1.00 LS	**5,000**
	077100	ROOF SPECIALTIES		
		Roof Venting Allowance	1.00 AL	**10,000**
		New Metal Roof	1.00 LS	**1,854**

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
	078400	FIRESTOPPING		
		Firestopping	1.00 LS	17,000
	079200	JOINT SEALERS		
		Joint Sealants	1.00 LS	40,000
		Exterior Facade Repair Allowance	1.00 AL	20,000
	079500	EXPANSION CONTROL		
		Expansion Control	1.00 LS	8,000
08----		DOORS & WINDOWS		
	081100	METAL DOORS & FRAMES		
		Single Door, Frames, and Hardware	49.00 EA	170,421
		Double Door, Frames, and Hardware	1.00 EA	3,692
		Hardware Upgrade Allowance	4.00 AL	3,705
	083613	OVERHEAD SECTIONAL DOORS		
		Apparatus Bay Door Replacement Allowance	5.00 AL	100,000
		LED Backing System	1.00 LS	15,000
	085100	WINDOWS		
		Replace Exterior Windows	400.00 SF	28,000
		Interior Sliding Window Unit	1.00 EA	1,000
		Sliding Glass Door	1.00 UN	3,850
		Exterior Storefront and Windows	900.00 SF	85,500
09----		FINISHES		
	092100	GYPSUM BOARD ASSEMBLIES		
		New Framing, Drywall, and Insulation	7,468.00 SF	104,552
		Patch Existing Walls and Ceilings	1.00 LS	15,000
		Drywall Ceilings	1,126.00 SF	11,260
		Exterior Framing Allowance for Soffit/Fascia	1.00 AL	40,000
	093013	CERAMIC TILE		
		Wall Tile	1,630.00 SF	32,600
		Floor Tile	298.00 SF	5,364
	095100	ACOUSTICAL CEILINGS		
		Acoustical Celings	6,368.00 SF	39,800
	096100	FLOOR TREATMENT		
		Floor Prep and Leveling	7,236.00 SF	18,090
		Sealed Concrete	1,124.00 SF	3,372
		Polished Concrete	3,768.00 SF	22,608
		Striping	1.00 LS	5,000
	096500	RESILIENT FLOORING		
		LVT Flooring	3,078.00 SF	33,858
		Fitness Flooring	565.00 SF	8,475
	096800	CARPETING		
		Carpeting	2,358.00 SF	11,790
		Walk Off Mat	48.00 SF	480
	098400	ACOUSTICAL PANELS		
		Acoustical Wall Panels	5.00 EA	4,250
	099100	PAINTING		
		Interior and Exterior Painting	11,930.00 SF	62,656
10----		SPECIALTIES		
	100100	MISCELLANEOUS SPECIALTIES		
		Miscellaneous Specialties	12,090.00 SF	15,113
	101100	VISUAL DISPLAY BOARDS		
		Visual Display Boards	4.00 EA	7,400
	101400	SIGNAGE		
		Interior Room Signs	1.00 LS	3,500
		Exterior Signage	1.00 LS	12,500
	102116	SHOWER & DRESSING COMPART		
		Shower Curtains	6.00 EA	1,650
	102600	WALL AND DOOR PROTECTION		
		Wall & Door Protection	1.00 LS	7,500
	102800	TOILET & BATH ACCESSORIES		
		Toilet & Bath Accessories for Restrooms	7.00 EA	3,500
	104400	FIRE PROTECTION SPECIALTIES		

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
	104400	FIRE PROTECTION SPECIALTIES		
		Fire Ext. Cabinets/Accsry Supply	9.00 EA	2,964
	105100	LOCKERS		
		Gear Storage Lockers	45.00 EA	22,500
	107316	CANOPIES		
		Prefabricated Canopy	1.00 EA	10,000
	107500	FLAGPOLES		
		Flagpole	3.00 EA	15,000
11----		EQUIPMENT		
	111100	VEHICLE SERVICE EQUIPMENT		
		Vehicle Exhaust System	1.00 LS	125,000
	112326	COMMERCIAL LAUNDRY EQUIPMENT		
		Laundry Equipment	6.00 EA	3,000
	113100	RESIDENTIAL APPLIANCES		
		Ice Machine	1.00 EA	750
		Refrigerators	3.00 EA	7,500
		Range	1.00 EA	2,850
12----		FURNISHINGS		
	122100	WINDOW BLINDS		
		Window Shades	21.00 EA	7,350
	125000	FURNITURE		
		Furniture, Fixtures, Equipment	0.00 NIC	0
	129300	SITE FURNISHINGS		
		Site Furnishing (existing)	0.00 NIC	0
21----		FIRE SUPPRESSION		
	210000	FIRE SUPPRESSION		
		Asphalt Patch for Water Service	1.00 LS	2,500
		New Fire Sprinkler System	11,930.00 SF	59,650
22----		PLUMBING		
	220000	PLUMBING		
		Clean Trench Drains	1.00 LS	5,000
		New Plumbing Distribution and Fixtures	4,236.00 LS	50,832
		Plumbming Distribution and Fixtures in Existing	7,694.00 LS	61,552
23----		HVAC		
	230000	MECHANICAL		
		Fume Hood	1.00 LS	15,000
		New HVAC Distribution and Equipment	4,236.00 SF	180,030
		HVAC DIstribution and Equipment in Existing Area	7,694.00 SF	230,820
		Temperature Controls	1.00 LS	65,000
		Test and Balance	1.00 LS	22,500
26----		ELECTRICAL		
	260000	ELECTRICAL		
		Relocate Existing Equipment/Generator	1.00 LS	25,000
		New Electrical Distribution and Power	4,236.00 SF	112,254
		Existing Electrical Upgrades	7,694.00 SF	140,416
		Fire Alarm	11,930.00 SF	26,843
		Communication	11,930.00 SF	23,860
		New Generator	0.00 NIC	0
		Vehicle Exhaust Power Requirements	1.00 LS	7,500
		Solar Panels on New Addition	1.00 LS	50,000
31----		EARTHWORK		
	310000	EARTHWORK		
		Site Clearing and Building Pad Prep	1.00 LS	35,000
		Underpinning Allowance	1.00 LS	25,000
		Asphalt and Concrete Demolition	4,880.00 SF	34,160
32----		EXTERIOR IMPROVEMENTS		
	321216	ASPHALT PAVING		
		Patch Asphalt at Utility Work	612.00 SF	6,120
	321313	CONCRETE PAVING		
		Concrete Paving	4,880.00 SF	55,769

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
	321313	CONCRETE PAVING		
		Concrete Sidewalks, Curbs and Stoops Allowance	1.00 AL	**20,000**
	329300	PLANTS		
		Trees, Plants & Groundcover Allowance	1.00 AL	**15,000**
33----		UTILITIES		
	331100	SERVICE UTILITIES		
		Re-Work Existing Exterior Utilities (water, storm, gas)	1.00 LS	**100,000**
		FIre Sprinkler Water Service	1.00 LS	**25,000**
		Sewer Extension (gravity sewer)	102.00 LF	**21,930**

Estimate Totals

Description	Amount	Totals	Hours	Rate
Sub Total (Construction Cost)		4,327,466		
Escalation Allowance (6 months)	259,648			6.000 %
Design and Estimating Contingency	550,454			12.000 %
Contractor Fee	205,503			4.000 %
Contractor Performance and Payment Bond	53,431			1.000 %
TOTAL (Hard Construction Cost)		5,396,502		

To remove approximately 3620 SF of existing asphalt pavement and replace with 8" concrete pavement would add 83,387

ATTACHMENT 6:

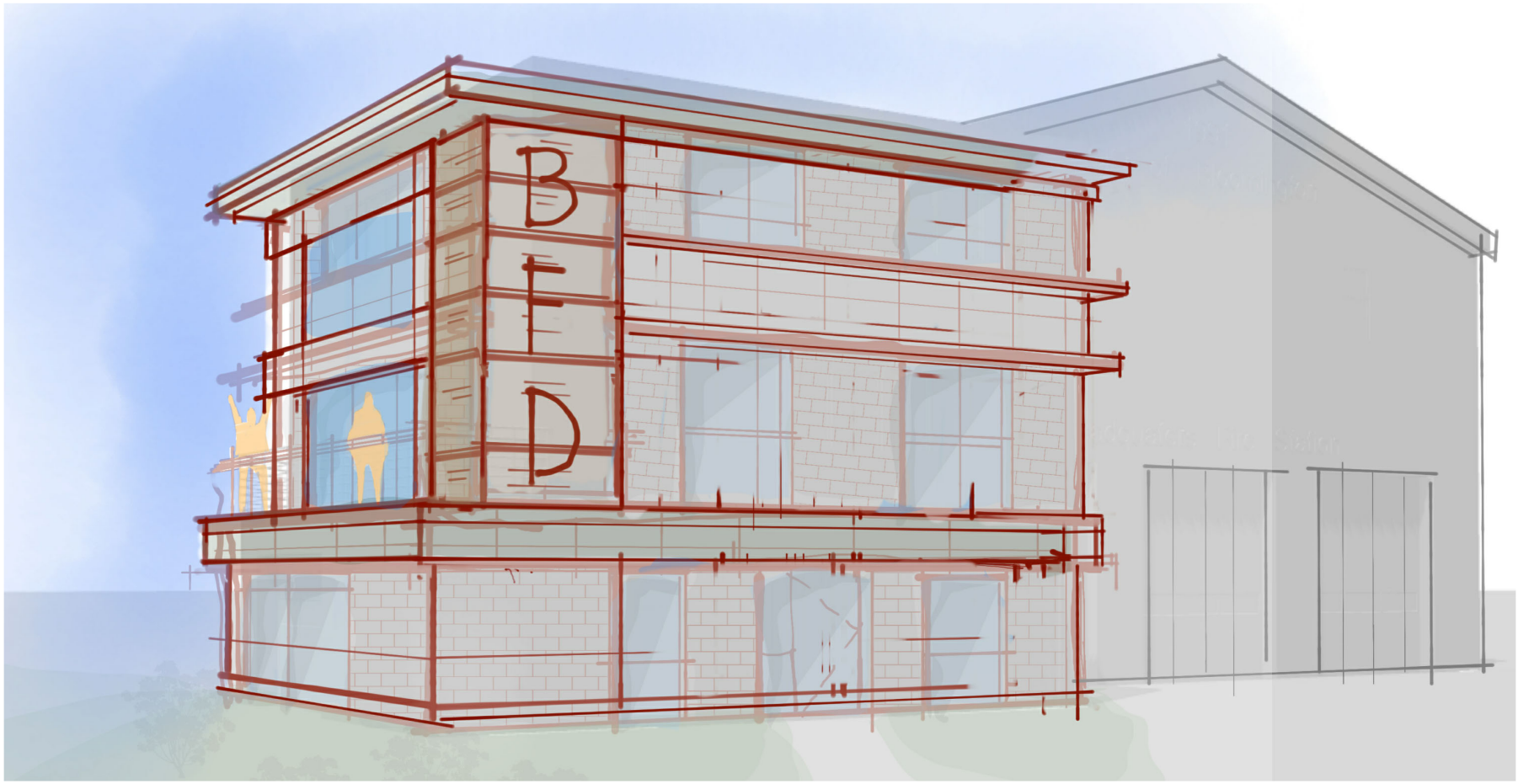
Concept Sketches of Station 1 Addition

Station 1 Renovation Schematic Design

10/31/22

CITY OF BLOOMINGTON

MARTINRILEY
architects • engineers



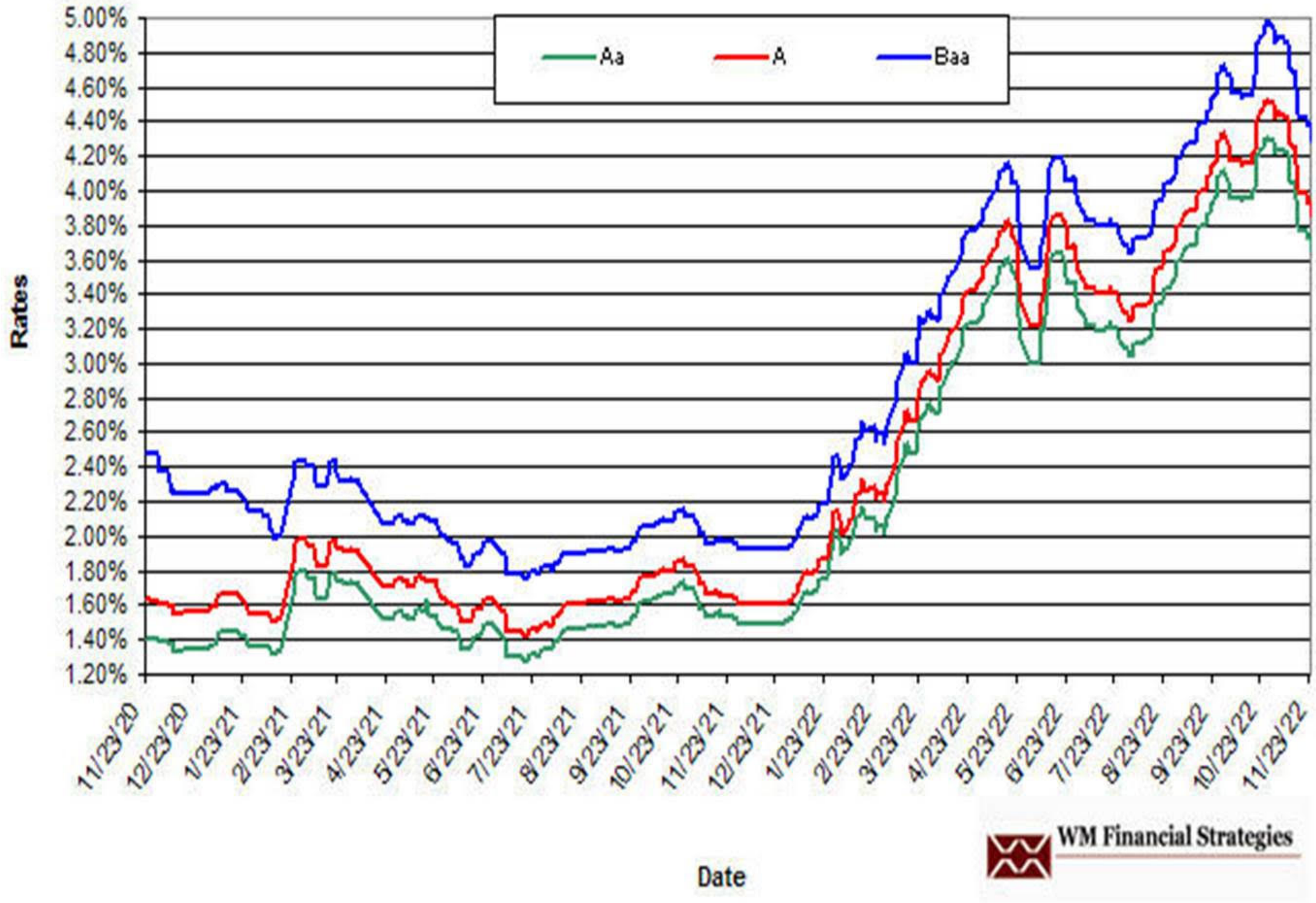
Station 1 Renovation Schematic Design

10/31/22

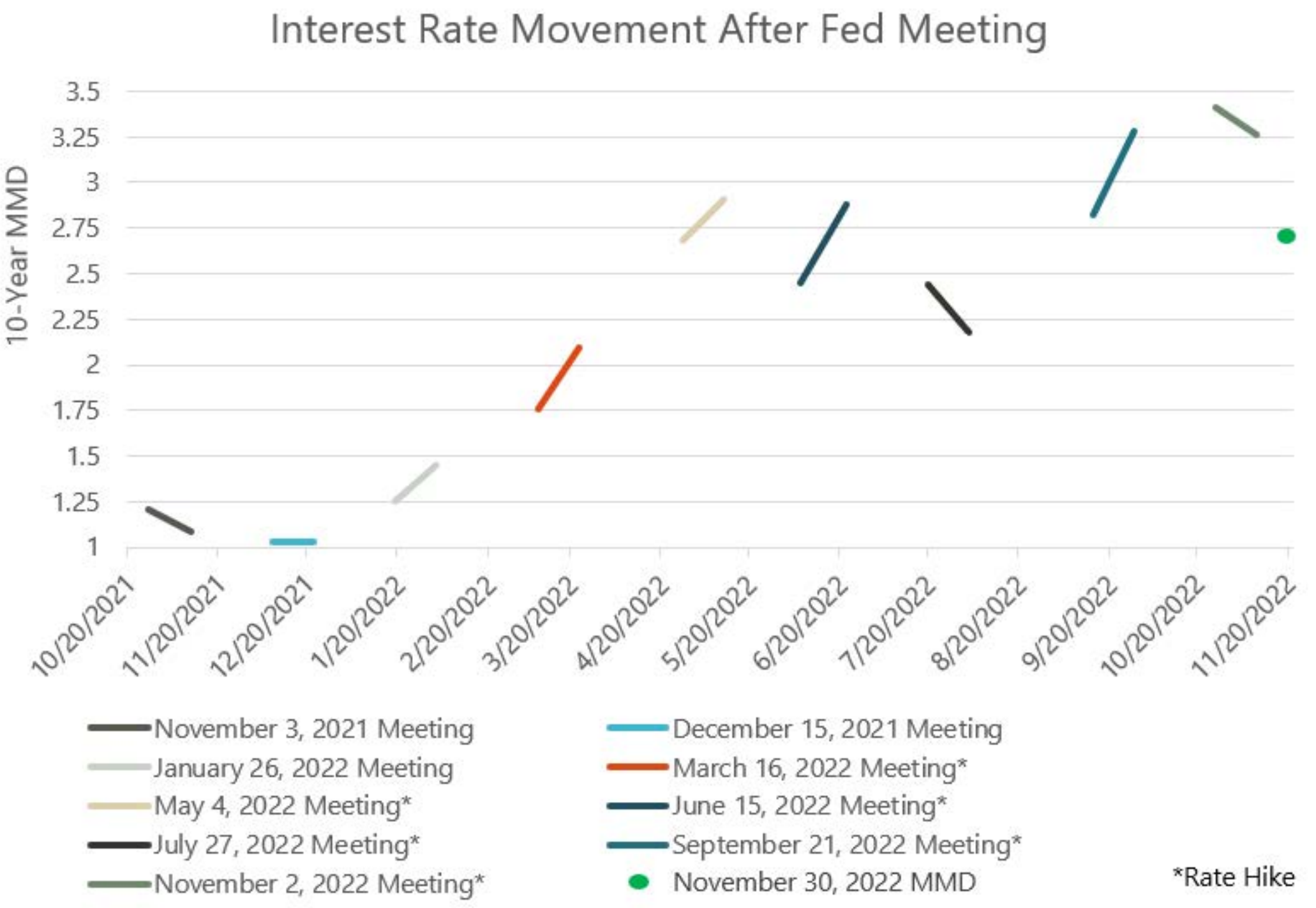
CITY OF BLOOMINGTON

MARTINRILEY
architects • engineers

MUNICIPAL MARKET DATA INDEX
20th YEAR MATURITY BY RATING GRADE
PAST 24 MONTHS



WM Financial Strategies


Interest Rate Movement After Fed Meeting
10-Year MMD
3.5
3.25
3
2.75
2.5
2.25
2
1.75
1.5
1.25
1
10/20/2021
11/20/2021
12/20/2021
1/20/2022
2/20/2022
3/20/2022
4/20/2022
5/20/2022
6/20/2022
7/20/2022
8/20/2022
9/20/2022
10/20/2022
11/20/2022
November 3, 2021 Meeting
December 15, 2021 Meeting
January 26, 2022 Meeting
March 16, 2022 Meeting*
May 4, 2022 Meeting*
June 15, 2022 Meeting*
July 27, 2022 Meeting*
September 21, 2022 Meeting*
November 2, 2022 Meeting*
November 30, 2022 MMD
*Rate Hike

***** Amendment Form *****

Ordinance #: 22-35
Amendment #: Am 01
Submitted By: Cm. Rollo
Date: December 7, 2022
Proposed Amendment:

1. Ordinance 22-35 shall be amended by deleting the ninth and tenth Whereas clauses from the ordinance, which are depicted below:

> WHEREAS, the resident-led traffic calming process currently requires twenty-four (24) or 30% (whichever is the lesser) signatures from affected housing units to be included in the application materials for a project; and
>
> WHEREAS, the resident-led traffic calming process should require signatures from 51% of affected housing units to be included in the project application materials in order to help encourage consensus building and broad support for projects; and

2. Attachment A to Ordinance 22-35 shall be amended by removing the changes proposed within "Step 3: Residents Submit Application Materials" of the Resident-Led Traffic Calming Process so that the signatures required for a resident-led project shall not change. The provision in question shall read:

- Twenty-four (24) or 30% (whichever is the lesser) signatures from **Affected Housing Units** impacted by the traffic calming installations proposed.
    - Staff shall provide a template document for collecting signatures which must be used for collecting signatures. No other forms will be accepted.
    - Electronic signatures may be used for this purpose if deemed appropriate and with written approval of the City Planning Department Director.

Synopsis

This amendment would remove a proposed change to the signature requirement within the Resident-Led Traffic Calming Process, so that instead of that process requiring signatures from 51% of affected housing units, the existing threshold of twenty-four (24) or 30% (whichever is the lesser) signatures from affected housing units would be required as part of the resident-led process application materials.

Committee Recommendation: **N/A**
Regular Session Action: **Pending**

CITY OF BLOOMINGTON, INDIANA • OFFICE OF THE COMMON COUNCIL

Suite 110, City Hall, Showers Center, 401 North Morton Street

ANNUAL COUNCIL LEGISLATIVE SCHEDULE FOR 2023 (B)

Regular Meetings. The Council will hold three regular sessions each month, usually on the first, second, and third Wednesdays, unless otherwise noted below. Upon the introduction of an ordinance (typically through a "First Reading" at a regular session), the Council may refer it to a committee, may schedule it for deliberation (typically through a "Second Reading" at the next regular meeting), or may consider it for adoption (a two-thirds (2/3) vote of all the elected members, after unanimous consent of the members present to consider the ordinance, is required to pass an ordinance on the same day or at the same meeting at which it is introduced). Resolutions may be considered for action by the Council at one meeting.

Referral to Committee. Legislation may be referred to one of the Council's committees, which hold meetings to consider such items on second and fourth Wednesdays unless a majority of the Council decides to meet at an alternative date and time.

A standing committee must return a referred item of legislation to the full Council by the second Regular Session following its referral, but may choose to return the item after a single regular session.

Location and Time of Meetings: Unless otherwise indicated, the Council meets in the Council Chambers, Suite 115 of City Hall, at 6:30 p.m. When considering referred legislation, standing committee meetings start between 5:30 and 9:45 pm (BMC 2.04.255). Council and committee meetings are also accessible electronically via links shared on the Council's web calendar, at: https://bloomington.in.gov/council.

Deadlines for Legislation: Ordinances and resolutions should be submitted to the Council Office at least ten days before the meeting at which the legislation is to be introduced. All accompanying materials, including a summary memo and fiscal impact statement, must be submitted to the Council Office via email by noon on the date listed below. For the manner for submitting these materials, please inquire with the Council Office.

Deadline for Submission of Legislation and Supporting Materials	Meeting Dates	Deadline for Submission of Legislation and Supporting Materials	Meeting Dates
N/A	01/11/2023 Organizational Meeting[1]	07/17/2023	07/26/2023 Regular Session
01/09/2023	01/18/2023 Regular Session	07/24/2023	08/02/2023 Regular Session
01/13/2023	01/25/2023 Regular Session	07/31/2023	08/09/2023 Regular Session
01/23/2023	02/01/2023 Regular Session	08/07/2023	08/16/2023 Regular Session
01/30/2023	02/08/2023 Regular Session	08/21/2023	08/29/2023-08/31/2023 Budget Week 1 – Departmental Budget Hearings[6]
02/06/2023	02/15/2023 Regular Session	08/21/2023	09/05/2023-09/06/2023 Budget Week 2 – Department Budget Hearings[6]
02/20/2023	03/01/2023 Regular Session	09/01/2023	09/13/2023 Regular Session
02/27/2023	03/08/2023 Regular Session	09/11/2023	09/20/2023 Regular Session
03/20/2023	03/29/2023 Regular Session	09/18/2023	09/27/2023 Special Session – Introduction of 2024 Budget Legislation followed by a Committee of the Whole (including the public hearing on the 2024 Budget)[7]
03/27/2023	04/04/2023 Regular Session[2]		
03/31/2023	04/12/2023 Regular Session		
04/10/2023	04/19/2023 Regular Session		
N/A	04/25/2023 Budget Advance[3]	09/25/2023	10/04/2023 Regular Session
04/24/2023	05/03/2023 Regular Session	10/02/2023	10/11/2023 Special Session – Adoption Meeting for 2024 Budget Legislation[7]
05/01/2023	05/10/2023 Regular Session	10/09/2023	10/18/2023 Regular Session
05/08/2023	05/17/2023 Regular Session	10/23/2023	11/01/2023 Regular Session
05/26/2023	06/07/2023 Regular Session	10/30/2023	11/08/2023 Regular Session
N/A	06/13/2023 Budget Advance[3]	11/06/2023	11/15/2023 Regular Session
06/05/2023	06/14/2023 Regular Session	11/27/2023	12/06/2023 Regular Session
06/12/2023	06/21/2023 Regular Session[4 & 5]	12/04/2023	12/13/2023 Regular Session[8]
Summer Recess - Ending With Regular Session on July 26[5]		***Year-End Recess – followed by Organization Day on January 10, 2024[8]***	

1. **Organizational Meeting.** The Council will hold its 2023 Organizational Meeting on January 11 when it elects officers and appoints members to serve on various boards and commissions. Under local code, the meeting must be held no later than the second Wednesday in January unless rescheduled by a majority of the Council. (BMC 2.04.010 and BMC 2.04.050[a, c & d]).
2. **Passover.** Passover begins on the evening of Wednesday April 5. To avoid meeting on this day of religious observance, the Council will instead meet on Tuesday, April 4.
3. **Budget Advance Meetings.** The Council will hold a Budget Advance meeting in the Council Chambers at 6:00 p.m. on Tuesday, April 25. The Council will hold a second Budget Advance meeting in the Council Chambers at 6:00 p.m. on Tuesday, June 13.
4. **Tax Abatement Report.** The Council will hear Annual Tax Abatement Reports no later than Regular Session on June 21, during Reports from the Mayor and City Offices.
5. **Summer Recess.** BMC 2.04.050[e] states that the Council may schedule a summer recess, but if it does so, no legislation may be introduced for First Reading at the final regular session prior to the recess. By approving this Annual Schedule, the Council will be scheduling a Summer Recess to begin after the Regular Session of June 21 and to end with the Regular Session of July 26.
6. **Departmental Budget Hearings.** The Council will hold Departmental Budget Hearings in the Council Chambers at 6:00 p.m. spread out across two weeks. Week 1 hearings will be held August 29 through August 31 and Week 2 hearings will be held September 5 and September 6. Budget Books are scheduled to be delivered to members no later than Friday, August 25.
7. **Budget Cycle.** After holding Departmental Budget Hearings in late-August and early September (see Note #6), the Council will formally consider the several items making up the City Budget for 2024 during a separate legislative cycle known as the "Budget Cycle," starting in late September and ending in mid-October. Please note that the statutorily required initial public hearings associated with the City Budget package will be held during the aforementioned committee hearing, and the official adoption meeting will be held at Second Reading during the Special Budget Session in October.
8. **Year-End Recess.** BMC 2.04.050[g] calls for the Council to recess after the second Regular Session in December. At this session, legislation may not be introduced for First Reading.