

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**July 1, 2024 at 5:00 p.m.**  
**Bloomington City Hall, 401 North Morton Street**  
**McCloskey Conference Room, Suite 135**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible to some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson, at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Zoom Link

<https://bloomington.zoom.us/j/83891427295?pwd=Ien8mVPzuPO3CCDqobb8ssCSfzP7bM.1>

- I. ROLL CALL**
- II. READING OF THE MINUTES** –June 17, 2024 and Executive Summary for June 17, 2024
- III. EXAMINATION OF CLAIM REGISTERS** – July 5, 2024 for \$1,241,524.83
- IV. EXAMINATION OF PAYROLL REGISTERS** June 28, 2024 for \$40,007.09
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A. Director’s Report
  - B. Legal Report
  - C. Treasurer’s Report
  - D. Business Development Updates
  - E. Hopewell Update
- VI. NEW BUSINESS**
  - A. Resolution 24-48: Approval of Agreement for Interior Tenant Improvements with Compass for Trades District Garage
  - B. Resolution 24-49: Amended Project Review and Approval Form for Hopewell
  - C. Resolution 24-51: Approval of Change Order Package #3 to Project Agreement with Milestone Contractors, LP for Hopewell Phase 1 East
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA**  
**met on Monday, June 17, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton**  
**Street, Room 135, and via Zoom, with President Deb Hutton presiding:**  
**<https://catstv.net/m.php?q=13582>**

**I. ROLL CALL**

Commissioners Present: Deb Hutton, John West, Deborah Myerson, Randy Cassady, and Sam Fleener (MCCSC Representative)

Commissioners Absent: Sue Sgambelluri

City Staff Present: Larry Allen, City Attorney; Anna Killion-Hanson, Director, HAND; Christina Finley, Financial Specialist, HAND; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Holly Warren, Assistant Director for the Arts, ESD

Others Present: Deb Kunce, J.S. Held; Sam Dove; Dave Askins, B-Square Bulletin; Jen Pearl, Bloomington Economic Development Corporation (BEDC)

**II. READING OF THE MINUTES** – John West moved to approve the June 3, 2024 minutes. Deborah Myerson seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTERS** – John West moved to approve the claim register for June 21, 2024, for \$1,561,731.15. Deborah Myerson seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for June 14, 2024, for \$39,855.61. John West seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director’s Report.** Anna Hanson was available to answer questions.

**B. Legal Report:** Larry Allen stated that the Redevelopment Commission met in an Executive Session today, June 17, at 4:00 p.m. in the Allison Conference Room to discuss strategy concerning real property transactions.

Allen stated that ESD has requested to pull Resolution 24-45 from tonight’s agenda.

**C. Treasurer’s Report:** Larry Allen was available to answer questions.

**D. Business Development Updates:** Holly Warren gave a brief update on the 1% for the arts installation at Hopewell Commons and answered questions from the commissioners.

**E. Hopewell Update:** Deb Kunce gave a brief update on current Hopewell activities and answered questions from the commissioners.

**VI. NEW BUSINESS**

**A. Resolution 24-46: Access to the Fourth Street Garage for Public Art Installation.** The Redevelopment Commission owns and financed the construction of the Fourth Street Parking Garage located at 105 W. 4<sup>th</sup> Street. Holly Warren explained that as part of the project, the City and RDC have sought to integrate public art on, in, and around the garage. City staff in collaboration with Downtown Bloomington, Inc. have proposed to install an interactive lighted

art called PRISMA by artist Esteban Garcia Bravo in the walkway to the south of the garage. To complete the project the City, artist, and Downtown Bloomington, Inc. require permission from the RDC.

City staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

Deborah Myerson moved to approve Resolution 24-46. Randy Cassady seconded the motion. The motion passed unanimously.

**B. Resolution 24-47: Ratification of Determination of No Excess Assessed Value in the Allocation Areas.** Larry Allen stated every year the RDC is required to submit a notice of any excess assessed valuation to the county auditor, the Department of Local Government Finance, and any taxing area that is wholly or partially located in an RDC allocation area. Allen said no excess value from the Consolidated, North Kinser Road, Prow Road, or the Meridiam allocation areas may be allocated to the respective taxing units for the budget year 2024. Allen said all notices were sent out before June 15, 2024.

City staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-47. Deborah Myerson seconded the motion. The motion passed unanimously.

**C. BUSINESS/GENERAL DISCUSSION**

Deb Hutton announced that tonight was her last RDC meeting and June 30 will be her last official day as an RDC commissioner.

**XI. ADJOURNMENT** – The meeting adjourned at 5:40 p.m.

\_\_\_\_\_  
Deborah Myerson, Vice-President

\_\_\_\_\_  
Sue Sgambelluri, Secretary

Date: \_\_\_\_\_

## EXECUTIVE SESSION SUMMARY

The Redevelopment Commission of the City of Bloomington, Indiana, met on Monday, June 17, 2024, at 4:00 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street, Room 225, Bloomington, Indiana.

Commissioners Present: Deb Hutton, Randy Cassady, Deborah Myerson, and John West.

Staff Present: Anna Killion-Hanson, Interim Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND.

Others Present: Larry Allen, City Attorney; Heather Lacy, Assistant City Attorney, City Legal Department.

The Commission discussed information in accordance with **Ind. Code § 5-14-1.5-6.1(b)(2)(D)**: strategy regarding real property transactions by the governing body.

No other matters were discussed.

The meeting adjourned at 4:55 p.m.

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Deborah Myerson, Vice-President

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Sue Sgambelluri, Secretary

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Date



**KERRY THOMSON  
MAYOR**

CITY OF BLOOMINGTON

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**JESSICA MCCLELLAN  
CONTROLLER**

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## Claims Register Cover Letter

To: Redevelopment Commission  
From: Jessica McClellan, Treasurer  
Date: 07-05-2024 (\$1,241,524.83)  
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 06-22-2024 to 07-05-2024. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

A handwritten signature in cursive script, reading "Cheryl Gilliland".

Cheryl Gilliland-Deputy Controller  
Controller's Office

In consultation with Anna Killion-Hanson, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 06-22-2024 to 07-05-2024, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

A handwritten signature in cursive script, reading "Larry Allen".

Larry Allen, City Attorney

# REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
07/05/24	Claims				\$1,241,524.83

\$1,241,524.83

## ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$1,241,524.83

Dated this 29<sup>th</sup> day of June year of 2024.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-1-1-10-1.6.

Fiscal Office Cheryl Ireland



# Board of Redevelopment Commission Claim Register

Invoice Date Range 06/22/24 - 07/05/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 101 - General Fund (S0101)</b>										
<b>Department 15 - HAND</b>										
<b>Program 151000 - Neighborhood</b>										
9346 - Grandview Hills Neighborhood Association	Account 47260 - Sale of Scrap	776977	15-Sale of Scrap funds-Grandview Hills Neighborhood -4/29/24		Paid by EFT # 59796	06/25/2024	06/25/2024	07/05/2024		205.20
					Account 47260 - Sale of Scrap Totals		Invoice Transactions 1		<u>\$205.20</u>	
<b>Account 53960 - Grants</b>										
313 - Fastenal Company	INBLM235316	15-Neighborhood Clean Up - Gloves	Paid by EFT # 59781		06/25/2024	06/25/2024	07/05/2024			228.14
60 - Monroe County Solid Waste Management District	14-2024	15-Disposal Services for Broadview Neighborhood Cleanup	Paid by Check # 78643		06/25/2024	06/25/2024	07/05/2024			40.00
					Account 53960 - Grants Totals		Invoice Transactions 2		<u>\$268.14</u>	
					Program 151000 - Neighborhood Totals		Invoice Transactions 3		<u>\$473.34</u>	
<b>Program 151600 - Title 16</b>										
<b>Account 52110 - Office Supplies</b>										
6530 - Office Depot, INC	367966968001	15-Manilla Envelopes-2 boxes	Paid by EFT # 59860		06/25/2024	06/25/2024	07/05/2024			13.52
6530 - Office Depot, INC	367966965001	15-Manilla Envelopes, Envelope Sealer, Correction Tape, duster	Paid by EFT # 59860		06/25/2024	06/25/2024	07/05/2024			40.88
6530 - Office Depot, INC	367966972001	15- Pens & Refills	Paid by EFT # 59860		06/25/2024	06/25/2024	07/05/2024			28.68
					Account 52110 - Office Supplies Totals		Invoice Transactions 3		<u>\$83.08</u>	
<b>Account 52420 - Other Supplies</b>										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	14Q9-FJQJ-VLJ3	15-IPAD Otterbox and 7 portable printers for rental inspectors	Paid by EFT # 59714		06/25/2024	06/25/2024	07/05/2024			2,083.23
6222 - Apple, INC	MA83811341	15-IPAD and Microsoft 365 for 6 rental inspectors	Paid by EFT # 59718		06/25/2024	06/25/2024	07/05/2024			1,437.70
					Account 52420 - Other Supplies Totals		Invoice Transactions 2		<u>\$3,520.93</u>	
<b>Account 53320 - Advertising</b>										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006451995	15-Public Notice for BHQA Meeting	Paid by EFT # 59788		06/25/2024	06/25/2024	07/05/2024			41.50
					Account 53320 - Advertising Totals		Invoice Transactions 1		<u>\$41.50</u>	
<b>Account 53910 - Dues and Subscriptions</b>										
4677 - International Code Council, INC	Q15.000023140	15-Annual Membership-July 2024 - July 2025	Paid by EFT # 59814		06/25/2024	06/25/2024	07/05/2024			292.00
					Account 53910 - Dues and Subscriptions Totals		Invoice Transactions 1		<u>\$292.00</u>	
					Program 151600 - Title 16 Totals		Invoice Transactions 7		<u>\$3,937.51</u>	







# Board of Redevelopment Commission Claim Register

Invoice Date Range 06/22/24 - 07/05/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Vendor Fund 254 - HOME</b> Department 15 - HAND Program 150000 - Main										
<b>Account 53990 - Other Services and Charges</b>										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006452078	15-Public Notice for Release of Funds - Osage Subdivision	Paid by EFT # 280		06/25/2024	06/25/2024	07/05/2024		07/05/2024	506.80
<b>Account 53990 - Other Services and Charges Totals</b> Program 150000 - Main Totals Invoice Transactions 2 \$561.80 Department 15 - HAND Totals Invoice Transactions 2 \$561.80 Fund 254 - HOME Totals Invoice Transactions 2 \$561.80										
<b>Fund 439 - Consolidated TIF</b> Department 15 - HAND Program 159000 - Admin										
<b>Account 53810 - Principal</b>										
7255 - BOKF, NA	BTONGENREV2 10724	06-BTONGENREV21 (Solar Panels)-General Revenue Bond 2021-7/2024	Paid by EFT # 59701		06/24/2024	06/24/2024	06/24/2024		06/24/2024	42,168.00
<b>Account 53810 - Principal Totals</b> Invoice Transactions 1 \$42,168.00										
7255 - BOKF, NA	BTONGENREV2 10724	06-BTONGENREV21 (Solar Panels)-General Revenue Bond 2021-7/2024	Paid by EFT # 59701		06/24/2024	06/24/2024	06/24/2024		06/24/2024	21,901.00
<b>Account 53820 - Interest</b>										
<b>Program 159001 - Adams Crossing Area</b> <b>Account 53990 - Other Services and Charges</b>										
18844 - First Financial Bank, N.A.	MILHOPEPHIE-APP9	15-Milestone -Hopewell PH1 E. Infrastructure- May 2024-App 9	Paid by Check # 78632		06/25/2024	06/25/2024	07/05/2024		07/05/2024	57,017.87
<b>Account 53820 - Interest Totals</b> Program 159000 - Admin Totals Invoice Transactions 1 \$21,901.00 Invoice Transactions 2 \$64,069.00										
19278 - Milestone Contractors, LP	MILHOPEPHIE-APP9	15-Hopewell Phase 1 East Infrastructure 05/01-05/31/24-App 9	Paid by EFT # 59842		06/25/2024	06/25/2024	07/05/2024		07/05/2024	1,083,339.49
9084 - The Green Engineer, INC	12578	04-LEED Project Management- Hopewell-thru 06/08/24	Paid by EFT # 59904		06/25/2024	06/25/2024	07/05/2024		07/05/2024	945.00



# Board of Redevelopment Commission Claim Register

Invoice Date Range 06/22/24 - 07/05/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 439 - Consolidated TIF</b> Department 15 - HAND Program 159001 - Adams Crossing Area Account 53990 - Other Services and Charges										
7808 - J.S. Held LLC	INV-01US-0170806	15-Project Management for Hopewell Sites - May 2024	Paid by EFT # 59820		06/25/2024	06/25/2024	07/05/2024		07/05/2024	14,008.50
<b>Fund 444 - RDC</b> Department 15 - HAND Program 150000 - Main Account 53990 - Other Services and Charges										
4483 - City Lawn Corporation	22564	06-Monthly Interior Maintenance/College Square-7/1/24	Paid by EFT # 59857		06/25/2024	06/25/2024	07/05/2024		07/05/2024	93.00
4483 - City Lawn Corporation	22565	04-Trades District Mowing - W 11th/N Rogers-3/28/24	Paid by EFT # 59752		06/25/2024	06/25/2024	07/05/2024		07/05/2024	120.00
4483 - City Lawn Corporation	22565	04-Trades District Mowing - 10th & Madison-3/28/24	Paid by EFT # 59752		06/25/2024	06/25/2024	07/05/2024		07/05/2024	35.00
7402 - Nature's Way, INC	65231	04-Trades District Mowing - 600 Block of N Rogers-3/28/24	Paid by EFT # 59752		06/25/2024	06/25/2024	07/05/2024		07/05/2024	100.00
7402 - Nature's Way, INC	65231	04-Landscaping-Trades District-Irrigation Spring Turn On-6/05/24	Paid by EFT # 59857		06/25/2024	06/25/2024	07/05/2024		07/05/2024	202.00
7402 - Nature's Way, INC	65241	04-Landscaping-Trades District-planting/weed	Paid by EFT # 59857		06/25/2024	06/25/2024	07/05/2024		07/05/2024	3,910.50
7402 - Nature's Way, INC	65242	06/03 & 06/05/24 04-Landscaping-Trades Garage-weed control	Paid by EFT # 59857		06/25/2024	06/25/2024	07/05/2024		07/05/2024	190.00
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0000349	06/03 & 06/05/24 15-Lawn care for Hopewell Properties (April 2024)	Paid by EFT # 59743		06/25/2024	06/25/2024	07/05/2024		07/05/2024	910.00
<b>Account 53990 - Other Services and Charges Totals</b> Program 159001 - Adams Crossing Area Totals Invoice Transactions 4 \$1,155,310.86 Department 15 - HAND Totals Invoice Transactions 6 \$1,219,379.86 Fund 439 - Consolidated TIF Totals Invoice Transactions 6 \$1,219,379.86										





**KERRY THOMSON**  
**MAYOR**

**CITY OF BLOOMINGTON**

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**CONTROLLER**

**CONTROLLER'S OFFICE**


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## **Payroll Register Cover Letter**

**To:** Redevelopment Commission  
**From:** Adam Watts, Director of Auditing and Financial  
**Date:** June 28, 2024  
**Re:** Payroll Register

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City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 06/10/2024 to 06/23/2024. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.

  
\_\_\_\_\_  
Adam Watts  
Director of Auditing and Financial *Systems*



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 06/28/24 - 06/28/24  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 Arnold, Michael L 0051	06/28/2024	2,277.42		.00	200.26	138.84	32.48	67.86	42.75	178.23	1,617.00
			.00	.00	2,139.37	2,239.37	2,239.37	2,139.37	2,139.37		
		\$2,277.42	\$0.00	\$0.00	\$200.26	\$138.84	\$32.48	\$67.86	\$42.75	\$178.23	\$1,617.00
10000 Bixler, Daniel R 2594	06/28/2024	1,705.68		.00	128.81	95.72	22.39	48.63	30.64	191.83	1,187.66
			.00	.00	1,543.95	1,543.95	1,543.95	1,543.95	1,543.95		
		\$1,705.68	\$0.00	\$0.00	\$128.81	\$95.72	\$22.39	\$48.63	\$30.64	\$191.83	\$1,187.66
10000 Collins, Barry 0111	06/28/2024	1,250.00		.00	192.31	77.50	18.13	40.38	21.88	.00	899.80
			.00	.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00		
		\$1,250.00	\$0.00	\$0.00	\$192.31	\$77.50	\$18.13	\$40.38	\$21.88	\$0.00	\$899.80
2771 Council, David R	06/28/2024	1,742.79		.00	73.66	88.88	20.78	42.80	26.97	400.90	1,088.80
			.00	.00	1,363.53	1,433.53	1,433.53	1,363.53	1,363.53		
		\$1,742.79	\$0.00	\$0.00	\$73.66	\$88.88	\$20.78	\$42.80	\$26.97	\$400.90	\$1,088.80
3232 Davis, Rebecca D	06/28/2024	1,857.69		.00	174.17	111.14	25.99	56.74	35.75	106.35	1,347.55
			.00	.00	1,756.54	1,792.54	1,792.54	1,756.54	1,756.54		
		\$1,857.69	\$0.00	\$0.00	\$174.17	\$111.14	\$25.99	\$56.74	\$35.75	\$106.35	\$1,347.55
10000 Finley, Christina L 0187	06/28/2024	2,322.11		.00	269.06	144.37	33.76	73.65	47.18	33.78	1,720.31
			.00	.00	2,318.61	2,328.61	2,328.61	2,318.61	2,318.61		
		\$2,322.11	\$0.00	\$0.00	\$269.06	\$144.37	\$33.76	\$73.65	\$47.18	\$33.78	\$1,720.31
2393 Hayes, Chastina J	06/28/2024	1,899.68		.00	145.17	114.85	26.86	59.03	31.98	216.55	1,305.24
			.00	.00	1,827.41	1,852.41	1,852.41	1,827.41	1,827.41		
		\$1,899.68	\$0.00	\$0.00	\$145.17	\$114.85	\$26.86	\$59.03	\$31.98	\$216.55	\$1,305.24
3496 Hershman, Felicia J	06/28/2024	1,730.77		.00	127.08	103.95	24.31	54.16	34.12	76.83	1,310.32
			.00	.00	1,676.63	1,676.63	1,676.63	1,676.63	1,676.63		
		\$1,730.77	\$0.00	\$0.00	\$127.08	\$103.95	\$24.31	\$54.16	\$34.12	\$76.83	\$1,310.32
10000 Hewett, John H 0251	06/28/2024	2,311.86		.00	197.45	130.23	30.46	63.00	39.69	454.02	1,397.01
			.00	.00	1,950.56	2,100.56	2,100.56	1,950.56	1,950.56		
		\$2,311.86	\$0.00	\$0.00	\$197.45	\$130.23	\$30.46	\$63.00	\$39.69	\$454.02	\$1,397.01
			\$0.00	\$0.00	\$1,950.56	\$2,100.56	\$2,100.56	\$1,950.56	\$1,950.56		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 06/28/24 - 06/28/24  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
3183 Hyten LaFontaine, Stephanie L	06/28/2024	2,301.92		.00	155.94	139.79	32.69	50.59	31.87	697.27	1,193.77
			.00	.00	1,604.65	2,254.65	2,254.65	1,604.65	1,604.65		
		\$2,301.92	\$0.00	\$0.00	\$155.94	\$139.79	\$32.69	\$50.59	\$31.87	\$697.27	\$1,193.77
3306 Killion-Hanson, Anna	06/28/2024	4,507.16		.00	282.96	264.79	61.92	137.95	86.91	236.36	3,436.27
			.00	.00	4,270.80	4,270.80	4,270.80	4,270.80	4,270.80		
		\$4,507.16	\$0.00	\$0.00	\$282.96	\$264.79	\$61.92	\$137.95	\$86.91	\$236.36	\$3,436.27
1516 Liford, Kenneth T	06/28/2024	1,896.30		.00	130.88	117.57	27.49	60.28	37.98	46.60	1,475.50
			.00	.00	1,866.30	1,896.30	1,896.30	1,866.30	1,866.30		
		\$1,896.30	\$0.00	\$0.00	\$130.88	\$117.57	\$27.49	\$60.28	\$37.98	\$46.60	\$1,475.50
2557 Radewan, Tonda L	06/28/2024	1,672.00		.00	9.91	103.66	24.24	52.76	33.24	.00	1,448.19
			.00	.00	1,672.00	1,672.00	1,672.00	1,672.00	1,672.00		
		\$1,672.00	\$0.00	\$0.00	\$9.91	\$103.66	\$24.24	\$52.76	\$33.24	\$0.00	\$1,448.19
1378 Sandweiss, Noah S	06/28/2024	2,307.69		.00	247.47	137.67	32.19	70.48	44.08	102.48	1,673.32
			.00	.00	2,220.48	2,220.48	2,220.48	2,220.48	2,220.48		
		\$2,307.69	\$0.00	\$0.00	\$247.47	\$137.67	\$32.19	\$70.48	\$44.08	\$102.48	\$1,673.32
10000 Stong, Mary J 0471	06/28/2024	2,019.81		.00	180.01	113.47	26.54	58.31	36.74	350.24	1,254.50
			.00	.00	1,805.21	1,830.21	1,830.21	1,805.21	1,805.21		
		\$2,019.81	\$0.00	\$0.00	\$180.01	\$113.47	\$26.54	\$58.31	\$36.74	\$350.24	\$1,254.50
504 Swinney, Matthew P	06/28/2024	2,210.11		.00	318.25	137.41	32.13	71.10	44.80	37.94	1,568.48
			.00	.00	2,201.30	2,216.30	2,216.30	2,201.30	2,201.30		
		\$2,210.11	\$0.00	\$0.00	\$318.25	\$137.41	\$32.13	\$71.10	\$44.80	\$37.94	\$1,568.48
2477 Toothman, Cody B	06/28/2024	2,210.11		.00	56.49	127.73	29.87	65.30	39.58	155.16	1,735.98
			.00	.00	2,060.18	2,060.18	2,060.18	2,060.18	2,060.18		
		\$2,210.11	\$0.00	\$0.00	\$56.49	\$127.73	\$29.87	\$65.30	\$39.58	\$155.16	\$1,735.98
2305 Van Rooy, Angela L	06/28/2024	2,082.99		.00	113.04	129.14	30.20	60.82	38.32	224.25	1,487.22
			.00	.00	1,882.99	2,082.99	2,082.99	1,882.99	1,882.99		
		\$2,082.99	\$0.00	\$0.00	\$113.04	\$129.14	\$30.20	\$60.82	\$38.32	\$224.25	\$1,487.22
			\$0.00	\$0.00	\$1,882.99	\$2,082.99	\$2,082.99	\$1,882.99	\$1,882.99		

**REGISTER OF PAYROLL CLAIMS**  
**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
6/28/2024	Payroll				40,007.09
					<u>40,007.09</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of 1  
 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the  
 total amount of \$ 40,007.09

**Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_\_.**

\_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer \_\_\_\_\_

**24-48  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF AGREEMENT FOR INTERIOR TENANT IMPROVEMENTS WITH  
COMPASS FOR TRADES DISTRICT GARAGE**

- WHEREAS, on October 15, 2018, the Redevelopment Commission of the City of Bloomington (“RDC”) approved in Resolution 18-67 a Project Review and Approval Form (“Form”), which sought the support of the RDC regarding the construction of a new 4<sup>th</sup> Street Garage and the Trades District Garage within the Trades District (“Project”);
- WHEREAS, the RDC approved the issuance of a tax increment revenue bond for the financing of the Project in Resolution 18-68 (“Bonds”);
- WHEREAS, the Project included commercial/office space as part of the Trades Garage located at 489 W. 10<sup>th</sup> Street, Bloomington, Indiana;
- WHEREAS, in Resolution 24-39, the RDC approved a lease agreement with the Regents of the University of California—Lawrence Berkeley Laboratory on behalf of ESnet (“Lease Agreement”); and
- WHEREAS, as part of the Lease Agreement, the RDC authorized up to \$773,245.00 in tenant improvements for the space; and
- WHEREAS, City staff solicited bids for the Interior Design and Construction Services and, out of three responsive bids received, staff identified Compass Commercial Construction Group, LLC (“Compass”) as the lowest responsive and responsible bidder; and
- WHEREAS, City staff have negotiated an agreement with Milestone for an amount not to exceed \$770,000.00 for the Interior Design and Construction Services (“Agreement”), which is attached to this Resolution as Exhibit A; and
- WHEREAS, there are sufficient funds in the Consolidated TIF and in the RDC General Fund (Fund 444-15-150000-53990) to pay for the Services pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its support of the Project and reiterates that it serves the public’s best interests.



2. The RDC finds the Project is an appropriate use of TIF, and that the Project serves the public's best interests.
3. The RDC hereby approves the Agreement attached to this Resolution as Exhibit A and authorizes the City of Bloomington to expend an amount not to exceed \$770,000.00 to be payable in accordance with the terms of the Agreement ("Payment").
4. The Payment authorized above may be made from the Consolidated TIF or the RDC General Fund ("444 Account"). Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorizations provided under this Resolution shall expire on March 31, 2025.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Deborah Myerson, Vice President

ATTEST:

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Sue Sgambelluri, Secretary

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Date

# AGREEMENT

BETWEEN

CITY OF BLOOMINGTON

REDEVELOPMENT COMMISSION

AND

CONTRACTOR

FOR

Trades District Garage Buildout

**THIS AGREEMENT**, executed by and between the City of Bloomington Redevelopment Commission (hereinafter CITY), and Compass Commercial Construction Group LLC, (hereinafter CONTRACTOR);

**WITNESSETH THAT:**

WHEREAS, CITY desires to retain CONTRACTOR'S services for the improvements and tenant buildout for the dedicated commercial space in the Trades District Garage, (more particularly described in Attachment A, "Scope of Work"; and

WHEREAS, CONTRACTOR is capable of performing work as per his/her Bid on the Bid Summary sheet; and

WHEREAS, CONTRACTOR was determined to be the lowest responsible and responsive Bidder for said project.

NOW, THEREFORE, in consideration of the mutual promises hereinafter enumerated, the parties agree as follows:

**ARTICLE 1. TERM**

**1.01** This Agreement shall be in effect upon execution of this Agreement by all parties. In accordance with Indiana Code 5-16-13 *et seq.*, incorporated herein by reference, Contractor is a Tier 1 contractor or general contractor for this project.

**ARTICLE 2. SERVICES**

**2.01** Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described in Attachment A, "Scope of Work".

**2.02** All work required under this Agreement shall be substantially completed by the CONTRACTOR by within 180 days from the date the design is approved or March 1, 2025, whichever is earlier, unless the parties mutually agree to a later completion date. Substantial Completion shall mean that all work is sufficiently completed in accordance with the plans and specifications, as modified by any approved change orders, so that it can be used for its intended purpose.

**2.03** It is hereby understood by both parties that time is of the essence in this Agreement. Failure of CONTRACTOR to complete all work as herein provided will result in monetary damages to CITY. It is hereby agreed that CITY will be damaged for every day the work has not been performed in the manner herein provided and that the measure of those damages shall be determined by reference Section 13.00 of the General Conditions for Each Day of Overrun in Contract Time. CONTRACTOR agrees to pay CITY said damages or, in the alternative, CITY, at its sole discretion, may withhold monies otherwise due CONTRACTOR. It is expressly understood by the parties hereto that these damages relate to the time of performance and do not limit CITY's other remedies under this Agreement, or as provided by applicable law, for other damages.

**2.04** CONTRACTOR agrees that no charges or claims for damages shall be made by him or her for any delays or hindrances, from any cause whatsoever during the progress of any portion of the services specified in the Agreement. Such delays or hindrances, if any, may be compensated for by an extension of time for a reasonable period as may be mutually agreed upon between the parties, it being understood, however, that permitting CONTRACTOR to proceed to complete any service, or any part of the services / project, after the date to which the time of completion may have been extended, shall in no way operate as a waiver on the part of CITY of any of its rights herein.

**ARTICLE 3. COMPENSATION**

**3.01** CONTRACTOR shall provide services as specified in Attachment A, "Scope of Work", attached hereto and incorporated into this Agreement.

**3.02** Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, subject to adjustment under the Contract, at the unit prices stated in Contractor's Bid, attached hereto as Attachment 'D'. CITY may withhold payment, in whole or in part, to the extent necessary to protect itself from a loss on account of any of the following:

Defective work.

Evidence indicating the probable filing of claims by other parties against CONTRACTOR which may adversely affect CITY.

Failure of CONTRACTOR to make payments due to subcontractors, material suppliers or employees.

Damage to CITY or a third party.

**3.03** The submission of any request for payment shall be deemed a waiver and release by CONTRACTOR of all liens and claims with respect to the work and period to which such payment request pertains except as specifically reserved and noted on such request.

**3.04** CONTRACTOR shall maintain proper account records for the scope of all services of this Agreement and provide an accounting for all charges and expenditures as may be necessary for audit purposes. All such records shall be subject to inspection and examination by CITY's representatives at reasonable business hours.

**3.05** For projects utilizing federal funding the CONTRACTOR shall submit time sheets (WH-347) for his or her own and all subcontracted employees, to City Engineer or his or her representative for approval and review, including review for compliance with Davis Bacon Act requirements, if federal funds are used.

**3.06** **Engineer** The City Engineer shall act as the CITY's representative and assume all duties and responsibilities and have all the rights and authority assigned to the Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

#### **ARTICLE 4. RETAINAGE**

For contracts in excess of \$100,000 and for which Contractor requested Progressive Payments on its Bid Form, the Owner requires that retainage be held set out below.

**4.01** **Escrow Agent** The retainage amount withheld shall be placed in an escrow account. First Financial Bank, Bloomington, Indiana, shall serve as the escrow agent.

**4.02** **Retainage Amount** The escrow agent, Owner and Contractor shall enter into a written escrow agreement. Under that agreement, the Owner shall withhold five percent (5%) of the dollar value of all work satisfactorily completed until the Contract work is complete. The escrow agent shall invest all escrowed principal in obligations selected by the escrow agent. The escrow agent shall be compensated for the agent's services by a reasonable fee, agreed upon by the parties, that is comparable with fees charged for the handling of escrow accounts of similar size and duration. The fee shall be paid from the escrow income. The escrow agent's fee may be determined by specifying an amount of interest the escrow agent will pay on the escrowed amount, with any additional earned interest serving as the escrow agent's fee. The escrow agreement may include other terms and conditions as deemed necessary by the parties. However, if Contractor intends to receive a Single Lump Sum payment upon acceptance of this project, retainage will not be required, and an Escrow Agreement will not be required.

**4.03** **Payment of Escrow Amount** The escrow agent shall hold the escrowed principal and income until receipt of the notice from the Owner and Contractor that the Contract work has been substantially completed to the reasonable satisfaction of the Owner, at which time the Owner shall pay to the Contractor the balance to be paid under this Contract and execute such documents as are necessary to authorize the escrow agent to pay to the Contractor the funds in the escrow account, including both specifying the part of the escrowed principal to be released from the escrow and the person to whom that portion is to be released. After receipt of the notice, the escrow agent shall remit the designated part of the escrowed principal and the escrowed income, minus the escrow agent's fees, to the person specified in the notice. However, nothing in this section shall prohibit Owner from requiring the escrow agent to withhold amounts necessary to complete minor items of the Contract, following substantial completion of the Contract in accordance with the provisions of paragraph 4.04.

**4.04** **Withholding Funds for Completion of Contract** If, upon substantial completion of the Contract, there still remains minor Contract work that needs to be completed, or minor Contract work that needs to be performed to the satisfaction of the Owner, Owner may direct the escrow agent to retain in the escrow account, and withhold from payment to the Contractor, an amount equal to two hundred percent (200%) of the value of said work. The value of said work shall be determined by the architect/engineer. The escrow agent shall release the funds withheld under this section after receipt of notice from the Owner that all work on the Contract has been satisfactorily completed. In the event that said work is not completed by the Contractor, but by Owner or another party under contract with the Owner, said funds shall be released to the Owner.

**ARTICLE 5. GENERAL PROVISIONS**

**5.01** CONTRACTOR agrees to indemnify and hold harmless CITY and its officers, agents, officials and employees for any and all claims, actions, causes of action, judgments and liens arising out of any negligent act or omission by CONTRACTOR or any of its officers, agents, officials, employees, or subcontractors or any defect in materials or workmanship of any supply, materials, mechanism or other product or service which it or any of its officers, agents, officials, employees, or subcontractors has supplied to CITY or has used in connection with this Agreement and regardless of whether or not it is caused in part by a party indemnified herein under. Such indemnity shall include attorney's fees and all costs and other expenses arising there from or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.

CONTRACTOR shall indemnify and hold harmless CITY and its officers, agents, officials and employees for any and all damages, actions, costs, (including, but not limited to, attorney's fees, court costs and costs of investigation) judgments and claims by anyone for damage to property, injury or death to persons resulting from the collapse or failure of any trenches, ditches or other excavations constructed under or associated with this contract.

**5.02 Abandonment, Default and Termination**

**5.02.01** CITY shall have the right to abandon the work contracted for in this Agreement without penalty. If CITY abandons the work described herein, CONTRACTOR shall deliver to CITY all surveys, notes, drawings, specifications and estimates completed or partially completed and these shall become the property of CITY. The earned value of the work performed shall be based upon an estimate of the proportion between the work performed by CONTRACTOR under this Agreement and the work which CONTRACTOR was obligated to perform under this Agreement. This proportion shall be mutually agreed upon by CITY and CONTRACTOR. The payment made to CONTRACTOR shall be paid as a final payment in full settlement of his or her services hereunder.

**5.02.02** If CONTRACTOR defaults or fails to fulfill in a timely and proper manner the obligations pursuant to this Agreement, CITY may, after seven (7) days' written notice has been delivered to CONTRACTOR, and without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due to CONTRACTOR. In the alternative, CITY, at its option, may terminate this Agreement and take possession of the site and of all materials, equipment, tools and construction equipment and machinery thereon owned by CONTRACTOR, and may finish the project by whatever method it may deem expedient, and if such action exceeds the unpaid balance of the sum amount, CONTRACTOR or his or her surety, shall pay the difference to CITY.

**5.02.03 Default:** If CONTRACTOR breaches this Agreement or fails to perform the work in an acceptable manner, he or she shall be considered in default. Any one or more of the following will be considered a default:

Failure to begin the work under this Agreement within the time specified.

Failure to perform the work with sufficient supervision, workmen, equipment and materials to ensure prompt completion of said work within the time limits allowed.

Unsuitable performance of the work as determined by CITY ENGINEER or his or her representative.

Neglecting or refusing to remove defective materials or failure to perform anew such work as shall have been rejected.

Discontinuing the prosecution of the work or any part of it.

Inability to finance the work adequately.

If, for any other reason, CONTRACTOR breaches this Agreement or fails to carry on the work in an acceptable manner.

**5.02.04** CITY shall send CONTRACTOR a written notice of default. If CONTRACTOR, or his or her Surety, within a period of ten (10) days after such notice, fails to remedy the default, then CITY shall have full power and authority, without violation of the Contract, to take the prosecution of the work out of the hands of said CONTRACTOR, to appropriate or use any or all materials and equipment on the ground as may be suitable and acceptable, and may, at its option, turn the work over to the Surety, or enter into an agreement with another Contractor for the completion of the Agreement according to the terms and provisions thereof, or CITY may use such other methods as, in its opinion, shall be required for the completion of said Contract in an acceptable manner.

**5.02.05** All cost of completing the work under the Contract shall be deducted from the monies due or which may become due to said CONTRACTOR. In case the expenses so incurred by CITY shall be less than the sum which would have been payable under the Contract if it had been completed by said CONTRACTOR, CONTRACTOR shall be entitled to receive the difference. However, in case such expense shall exceed the sum which would have been payable under the Contract, CONTRACTOR and his or her Surety will be liable and shall pay to CITY the amount of said excess. By taking over the prosecution of the work, CITY does not forfeit the right to recover damages from CONTRACTOR or his or her Surety for his or her failure to complete the work in the time specified.

**5.02.06** Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of the Agreement by CITY are at any time not forthcoming or are insufficient, through failure of any entity to appropriate the funds or otherwise, then CITY shall have the right to terminate this Agreement without penalty by giving prior written notice documenting the lack of funding in which instance, unless otherwise agreed to by the parties, this Agreement shall terminate and become null and void.

**5.02.07** CITY agrees that it will make its best effort to obtain sufficient funds, including but not limited to, including in its budget for each fiscal period during the term hereof a request for sufficient funds to meet its obligations hereunder in full.

### **5.03 Successors and Assigns**

**5.03.01** Both parties agree that for the purpose of this Agreement, CONTRACTOR shall be an Independent Contractor and not an employee of CITY.

**5.03.02** No portion of this Agreement shall be sublet, assigned, transferred or otherwise disposed of by CONTRACTOR except with the written consent of CITY being first obtained. Consent to sublet, assign, transfer, or otherwise dispose of any portion of this Agreement shall not be construed to relieve CONTRACTOR of any responsibility of the fulfillment of this Agreement.

### **5.04 Extent of Agreement: Integration**

**5.04.01** This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:

1. This Agreement and its Attachments.
2. All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto.
3. All Addenda to the Bid Documents.
4. The Invitation to Bidders.
5. The Instructions to Bidders.
6. The Special Conditions.
7. All plans as provided for the work that is to be completed.
8. The Supplementary Conditions.
9. The General Conditions.
10. The Specifications.
11. The current Indiana Department of Transportation Standard Specifications and the latest addenda.
12. CONTRACTOR'S submittals.
13. The Performance Bond and the Payment Bond.
14. The Escrow Agreement.
15. Request for Taxpayer Identification number and certification: Substitute W-9.

**5.04.02** In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by CONTRACTOR, and other rights and obligations of CITY and CONTRACTOR, the document expressing the greater quantity, quality or other scope of work in question, or imposing the greater obligation upon CONTRACTOR and affording the greater right or remedy to CITY shall govern; otherwise the documents shall be given precedence in the order as enumerated above.

### **5.05 Insurance**

#### **5.05.01**

CONTRACTOR shall, as a prerequisite to this Agreement, purchase and thereafter maintain such insurance as will protect him or her from the claims set forth below which may arise out of or result from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by any SUBCONTRACTORS or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

<u>Coverage</u>	<u>Limits</u>
A. Worker's Compensation & Disability	Statutory Requirements
B. Employer's Liability Bodily Injury by Accident	\$100,000 each accident
Bodily Injury by Disease	\$500,000 policy limit
Bodily Injury by Disease	\$100,000 each employee
C. Commercial General Liability (Occurrence Basis)	\$1,000,000 per occurrence
Bodily Injury, personal injury, property damage, contractual liability, products-completed operations,	and \$2,000,000 in the aggregate

General Aggregate Limit (other than Products/Completed Operations)

Products/Completed Operation	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Fire Damage (any one fire)	\$50,000
D. Comprehensive Auto Liability (single limit, owned, hired and non-owned)	\$1,000,000 each accident
Bodily injury and property damage	
E. Umbrella Excess Liability	\$5,000,000 each occurrence and aggregate
The Deductible on the Umbrella Liability shall not be more than	\$10,000

**5.05.02** CONTRACTOR'S comprehensive general liability insurance shall also provide coverage for the following:

Premises and operations;

Contractual liability insurance as applicable to any hold-harmless agreements;

Completed operations and products; which also must be maintained for a minimum period of two (2) years after final payment and CONTRACTOR shall continue to provide evidence of such coverage to CITY on an annual basis during the aforementioned period;

Broad form property damage - including completed operations;

Fellow employee claims under Personal Injury; and

Independent Contractors.

**5.05.03** With the prior written approval of CITY, CONTRACTOR may substitute different types or amounts of coverage for those specified as long as the total amount of required protection is not reduced.

**5.05.04** Certificates of Insurance showing such coverage then in force (but not less than the amount shown above) shall be on file with CITY prior to commencement of work. These Certificates shall contain a provision that coverage afforded under the policies will not be canceled or non-renewed until at least sixty (60) days' prior written notice has been received by CITY. The CITY shall be named as an additional insured on the Commercial General Liability, Automobile Liability, and Umbrella Excess Liability policies. The CONTRACTOR shall agree to a waiver of subrogation on its Worker's Compensation policy.

**5.06** **Necessary Documentation** CONTRACTOR certifies that it will furnish CITY any and all documentation, certification, authorization, license, permit or registration required by the laws or rules and regulations of the City of Bloomington, the State of Indiana and the United States. CONTRACTOR further certifies that it is now and will maintain in good standing with such governmental agencies and that it will keep its license, permit registration, authorization or certification in force during the term of this Agreement.

**5.07** **Applicable Laws** CONTRACTOR agrees to comply with all federal, state, and local laws, rules and regulations applicable to CONTRACTOR in performing work pursuant to this Agreement, including, but not limited to, discrimination in employment, prevailing wage laws, conflicts of interest, public notice, accounting records and requirements. CONTRACTOR shall comply with City of Bloomington Ordinance 2.21.020 and all other federal, state and local laws and regulations governing non-discrimination, including but not limited to employment. This Agreement shall be governed by the laws of the United States, and the State of Indiana, and by all Municipal Ordinances and Codes of the City of Bloomington. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.

**5.08** **Non-Discrimination**

5.08.01 CONTRACTOR and subcontractors shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to hire, tenure, terms, training, conditions or privileges of employment, because of race, sex, color, religion, national origin, ancestry, disability, sexual orientation, gender identity, veteran status or housing status. Breach of this covenant may be regarded as a material breach of the Agreement.

5.08.02 CONTRACTOR certifies for itself and all its subcontractors compliance with existing laws of the City of Bloomington, the State of Indiana and the United States regarding:

Prohibition of discrimination in employment practices on the basis of race, sex, color, religion, national origin, ancestry, disability, sexual orientation, gender identity, veteran status, housing status, or any other legally protected classification;

The utilization of Minority and Women Business Enterprises. CONTRACTOR further certifies that it:

- a. Has formulated its own Affirmative Action plan for the recruitment, training and employment of minorities and women, including goals and timetable; which has been approved by the City's Contract Compliance Officer.
- b. Encourages the use of small business, minority-owned business and women-owned business in its operations.

CONTRACTOR understands that the City of Bloomington prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the City. If CONTRACTOR believes that a City employee engaged in such conduct towards CONTRACTOR and/or any of its employees, CONTRACTOR or its employees may file a complaint with the City department head in charge of the CONTRACTOR'S work and/or with the City human resources department or the Bloomington Human Rights Commission. The City takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any City employee engaged in such prohibited conduct.

**5.08.03 FURTHER, PURSUANT TO INDIANA CODE 5-16-6-1, CONTRACTOR AGREES:**

- A) That in the hiring of employees for the performance of work under this Agreement or any sub agreement hereunder, no contractor, or subcontractor, nor any person acting on behalf of such CONTRACTOR or subcontractor, shall by reason of race, sex, color, religion, national origin, ancestry, or any other legally protected classification, discriminate against any citizen of the State of Indiana who is qualified and available to perform the work to which the employment relates.
- B) That no contractor, subcontractor, or any person on their behalf, shall, in any manner, discriminate against or intimidate any employee hired for performance of work under this Agreement on account of race, religion, color, sex, national origin, ancestry, or any other legally protected classification.
- C) That there may be deducted from the amount payable to CONTRACTOR, by CITY, under this Agreement, penalty of Five Dollars (\$5.00) for each person for each calendar day during which such person was discriminated against or intimidated in violation of the provisions of this Agreement. Any such person discriminated against retains the right to file a discrimination complaint with the appropriate civil rights agency or court.
- D) That this Agreement may be canceled or terminated by CITY and all money due or to become hereunder may be forfeited, for a second or any subsequent violations of the terms or conditions under this section of the Agreement.

**5.09 Workmanship and Quality of Materials**

**5.09.01** CONTRACTOR shall guarantee the work for a period of one (1) year from the date of substantial completion. Failure of any portion of the work within one (1) year due to improper construction, materials of construction, or design may result in a refund to CITY of the purchase price of that portion which failed or may result in the forfeiture of CONTRACTOR'S Performance Bond.

**5.09.02 OR EQUAL:** Wherever in any of the Agreement Documents an article, material or equipment is defined by describing a proprietary product, or by using the name of a manufacturer or vender, the term "Or Equal" or the term "The Equivalent" if not inserted, shall be implied, and it is done for the express purpose of establishing a basis of durability and efficiency and not for the purpose of limiting completion. Whenever material or equipment is submitted for approval as being equal to that specified, the submittal shall include sufficient information and data to demonstrate that the material or equipment conforms to the Contract requirements. The decision as to whether or not such material or equipment is equal to that specified shall be made by the ENGINEER. The approval by the ENGINEER of alternate material or equipment as being equivalent to that specified, shall not in any way relieve CONTRACTOR of responsibility for failure of the material or equipment due to faulty design, material, or workmanship, to perform the function required by the Contract Documents. Specifications as determined by other entities within the City of Bloomington such as City Utilities shall only be substituted or changed by their approval which shall be submitted in writing to the ENGINEER.

**5.09.03** CITY shall be the sole judge of the sufficiency of workmanship and quality of materials. Disputes shall be resolved by the City Engineer and are not subject to arbitration.

**5.10 Safety.** CONTRACTOR shall be responsible for the safety of employees at all times and shall provide all equipment necessary to ensure their safety. CONTRACTOR shall ensure the enforcement of all applicable safety rules, regulations, ordinances and laws, whether federal, state or local. Contractor’s Superintendent of Safety shall make daily inspections upon the arrival and leaving of the site at the close of each workday.

**5.11 Amendments/Changes**

**5.11.01** Except as provided in Paragraph 5.11.02, this Agreement may be amended only by written instrument signed by both CITY and CONTRACTOR.

**5.11.02** Without invalidating the Agreement and without notice to any surety, CITY may, at any time or from time to time, order, in writing, additions, deletions, or revisions in the work. Upon receipt of any such document, CONTRACTOR shall promptly proceed with the work involved, which will be performed under the applicable conditions of the Agreement Documents.

**5.11.03** If CONTRACTOR believes that any direction of CITY under paragraph 5.11.02, or any other event or condition, will result in an increase in the Contract time or price, he or she shall file written notice with CITY no later than twenty (20) calendar days after the occurrence of the event giving rise to the claim and stating the general nature of the claim with supporting data. No claim for any adjustment of the Contract time or price will be valid if not submitted in accordance with this Paragraph.

**5.11.04** CONTRACTOR shall carry on the work and adhere to the progress schedule during all disputes or disagreements with CITY. No work shall be delayed or postponed pending resolution of any dispute or disagreement except as CONTRACTOR and CITY may otherwise agree in writing.

**5.12 Performance Bond and Payment Bond**

**5.12.01** For contracts in excess of \$100,000, CONTRACTOR shall provide CITY with a Performance Bond and a Payment Bond in the amount of one hundred percent (100%) of the contract amount.

**5.12.02** Failure by CONTRACTOR to perform the work in a timely or satisfactory fashion may result in forfeiture of CONTRACTOR’S Performance Bond.

**5.12.03** If the surety on any bond furnished by CONTRACTOR becomes a party to supervision, liquidation, or rehabilitation action pursuant Indiana Code 27-9 et seq. or its right to do business in the State of Indiana is terminated, CONTRACTOR shall, within thirty (30) calendar days thereafter, substitute another bond and surety, both of which must be acceptable to CITY.

**5.13 Payment of Subcontractors** CONTRACTOR shall pay all subcontractors, laborers, material suppliers and those performing services to CONTRACTOR on the project under this Agreement. CITY may, as a condition precedent to any payment hereunder, require CONTRACTOR to submit satisfactory evidence of payments of any and all claims of subcontractors, laborers, material suppliers, and those furnishing services to CONTRACTOR. Upon receipt of a lawful claim, CITY shall withhold money due to CONTRACTOR in a sufficient amount to pay the subcontractors, laborers, material suppliers, and those furnishing services to CONTRACTOR.

**5.13.01** The surety of the Payment Bond and Performance Bond may not be released until one (1) year after the Board’s final settlement with the CONTRACTOR.

**5.14 Written Notice** Written notice shall be considered as served when delivered in person or sent by mail to the individual, firm, or corporation, or to the last business address of such known to CONTRACTOR who serves the Notice. Notice shall be sent as follows:

TO CITY:

TO CONTRACTOR:

Bloomington Redevelopment Commission	Compass Commercial Construction Group
Attn: John Fernandez	250 E. 96th Street, Suite 100
642 N Madison Street	Indianapolis, Indiana 46240
Bloomington, Indiana 47404	

**5.15 Severability and Waiver** In the event that any clause or provision of this Agreement is held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any other provision of this Agreement. Failure of either party to insist on strict compliance with any provision of this Agreement shall not constitute waiver of that party’s right to demand later compliance with the same or other provisions of this Agreement.



**5.16 Notice to Proceed** CONTRACTOR shall not begin the work pursuant to the "Scope of Work" of this Agreement until it receives an official written Notice to Proceed from the City. Contractor shall start active and continuous work on the Agreement within fifteen (15) calendar days after the date of the Notice to Proceed. In no case shall work begin prior to the date of the Notice to Proceed. If a delayed starting date is indicated in the proposal, the fifteen (15) calendar day limitation will be waived. Workday charges will then begin on a date mutually agreed upon, but not later than the delayed starting date specified. In the event that any Agreement is canceled after an award has been made but prior to the issuing of the Notice to Proceed, no reimbursement will be made for any expenses accrued relative to this contract during that period.

**5.17 Steel or Foundry Products**

**5.17.01** To comply with Indiana Code 5-16-8, affecting all contracts for the construction, reconstruction, alteration, repair, improvement or maintenance of public works, the following provision shall be added: If steel or foundry products are to be utilized or supplied in the performance of any contract or subcontract, only domestic steel or foundry products shall be used. Should CITY feel that the cost of domestic steel or foundry products is unreasonable; CITY will notify CONTRACTOR in writing of this fact.

**5.17.02** Domestic Steel products are defined as follows:

"Products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated or otherwise similarly processed, or processed by a combination of two (2) or more of such operations, from steel made in the United States by open hearth, basic oxygen, electric furnace, Bessemer or other steel making process."

**5.17.03** Domestic Foundry products are defined as follows:

"Products cast from ferrous and nonferrous metals by foundries in the United States."

**5.17.04** The United States is defined to include all territory subject to the jurisdiction of the United States.

**5.17.05** CITY may not authorize or make any payment to CONTRACTOR unless CITY is satisfied that CONTRACTOR has fully complied with this provision.

**5.18 Verification of Employees' Immigration Status**

Contractor is required to enroll in and verify the work eligibility status of all newly hired employees through the E-Verify program. (This is not required if the E-Verify program no longer exists). Contractor shall sign an affidavit, attached as Attachment B, affirming that Contractor does not knowingly employ an unauthorized alien. "Unauthorized alien" is defined at 8 U.S. Code 1324a(h)(3) as a person who is not a U.S. citizen or U.S. national and is not lawfully admitted for permanent residence or authorized to work in the U.S. under 8 U.S. Code Chapter 12 or by the U.S. Attorney General.

Contractor and any of its subcontractors may not knowingly employ or contract with an unauthorized alien or retain an employee or contract with a person that the Contractor or any of its subcontractors learns is an unauthorized alien. If the City obtains information that the Contractor or any of its subcontractors employs or retains an employee who is an unauthorized alien, the City shall notify the Contractor or its subcontractors of the Agreement violation and require that the violation be remedied within thirty (30) calendar days of the date of notice. If the Contractor or any of its subcontractors verify the work eligibility status of the employee in question through the E-Verify program, there is a rebuttable presumption that the Contractor or its subcontractor did not knowingly employ an unauthorized alien. If the Contractor or its subcontractor fails to remedy the violation within the thirty (30) calendar day period, the City shall terminate the Agreement, unless the City determines that terminating the Agreement would be detrimental to the public interest or public property, in which case the City may allow the Agreement to remain in effect until the City procures a new contractor. If the City terminates the Agreement, the Contractor or its subcontractor is liable to the City for actual damages.

Contractor shall require any subcontractors performing work under this Agreement to certify to the Contractor that, at the time of certification, the subcontractor does not knowingly employ or contract with an unauthorized alien and the subcontractor has enrolled in and is participating in the E-Verify program. Contractor shall maintain on file all subcontractors' certifications throughout the term of this Agreement with the City.

**5.19 Drug Testing Plan**

In accordance with Indiana Code 4-13-18 as amended, the CONTRACTOR was required to submit with his/her bid a written drug testing policy for a public works project that is estimated to cost \$150,000 or more. Among other things, the law sets forth specific requirements that must be in the plan for a program to test the employees of the CONTRACTOR and Subcontractors for drugs. The successful CONTRACTOR must comply with all provisions of the statute. This contract is subject to cancellation if CONTRACTOR fails to implement its testing program during the term of this contract, fails to provide information regarding this testing at the request of CITY; or provides false information to CITY regarding CONTRACTOR'S employee drug testing program. CONTRACTOR shall sign an affidavit, attached as Attachment C, affirming that CONTRACTOR has and shall implement CONTRACTOR'S employee drug testing program throughout the term of this project.

**5.20 Living Wage Ordinance (LWO)**

Contractors that are considered “covered employers” under City Ordinance 2.28, otherwise known as the “Living Wage Ordinance,” or “LWO,” are required to pay their covered employees at least a living wage. Currently, the living wage is \$15.29 per hour for covered employees, and up to 15% of that amount, or \$2.29, may be in the form the covered employer’s contribution to health insurance available to the covered employee.

Contractor is determined to be a covered employer under the LWO. Contractor shall execute the Living Wage Ordinance Affidavit, attached as Exhibit F; shall abide by the LWO by paying their employees a living wage; and shall post the Living Wage Poster, provided by the City Legal Department, in areas frequented by their covered employees.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands.

DATE: \_\_\_\_\_

City of Bloomington  
Redevelopment Commission

BY:

BY:

\_\_\_\_\_  
President

\_\_\_\_\_  
Contractor Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
John Fernandez, Dimension Mill Inc.

\_\_\_\_\_  
Title of Contractor Representative

\_\_\_\_\_  
Margie Rice, Corporation Counsel, City of Bloomington

## ATTACHMENT 'A'

### "SCOPE OF WORK"

#### Trades District Garage Buildout

This project shall include, but is not limited to, the design and construction of an office space for the RDC's new tenant in the Trades District Garage ESnet. The work shall include the Preliminary ESnet Bloomington Office Program as follows:

##### Workspaces

- 8-12 closed offices (8 needed now, but potential for more growth)
- surge "hoteling" seating in Open Space for ~12 guests for 3-4 days at a time (open to combining with flexible meeting space)

##### Meeting Spaces Rooms

- At least 1 2-4-person conference room (possibly consider using currently unused offices as small 2-person meeting spaces for now)
- 1 larger space for meetings up to 20 (maybe in open space, maybe combined with other flexible space)
- Soft seating for ~5 people
- Large Whiteboards
- Large screens for main meeting spaces
- Easy-to-use A/V drops
- power

##### Restrooms

- Preferably 2 non-gendered
- As private as possible

##### Kitchen

- Bar seating?
- Fridge / ice machine
- Coffee Maker / espresso + grinder
- Hot water kettle
- Microwave
- Dishwasher

##### General Amenities/Features/Ideas

- Security cameras
- Moveable whiteboards
- Carpet everywhere except kitchen and walkway/entryway vestibule
- Many Outlets in convenient locations
- Wireless over network drops
  - Need network drops for proximity cards and video units

- Utility closet for network equipment/cleaning supplies
- Spot for Printer/Scanner/Copier
- Electronic access (Proximity card/phone)

#### Style

- Modern space potentially open to roof, but with “clouds” or other features for space delineation and sound baffling
- Use of wood features for visual warmth
- Creativity welcome

# COMPASS

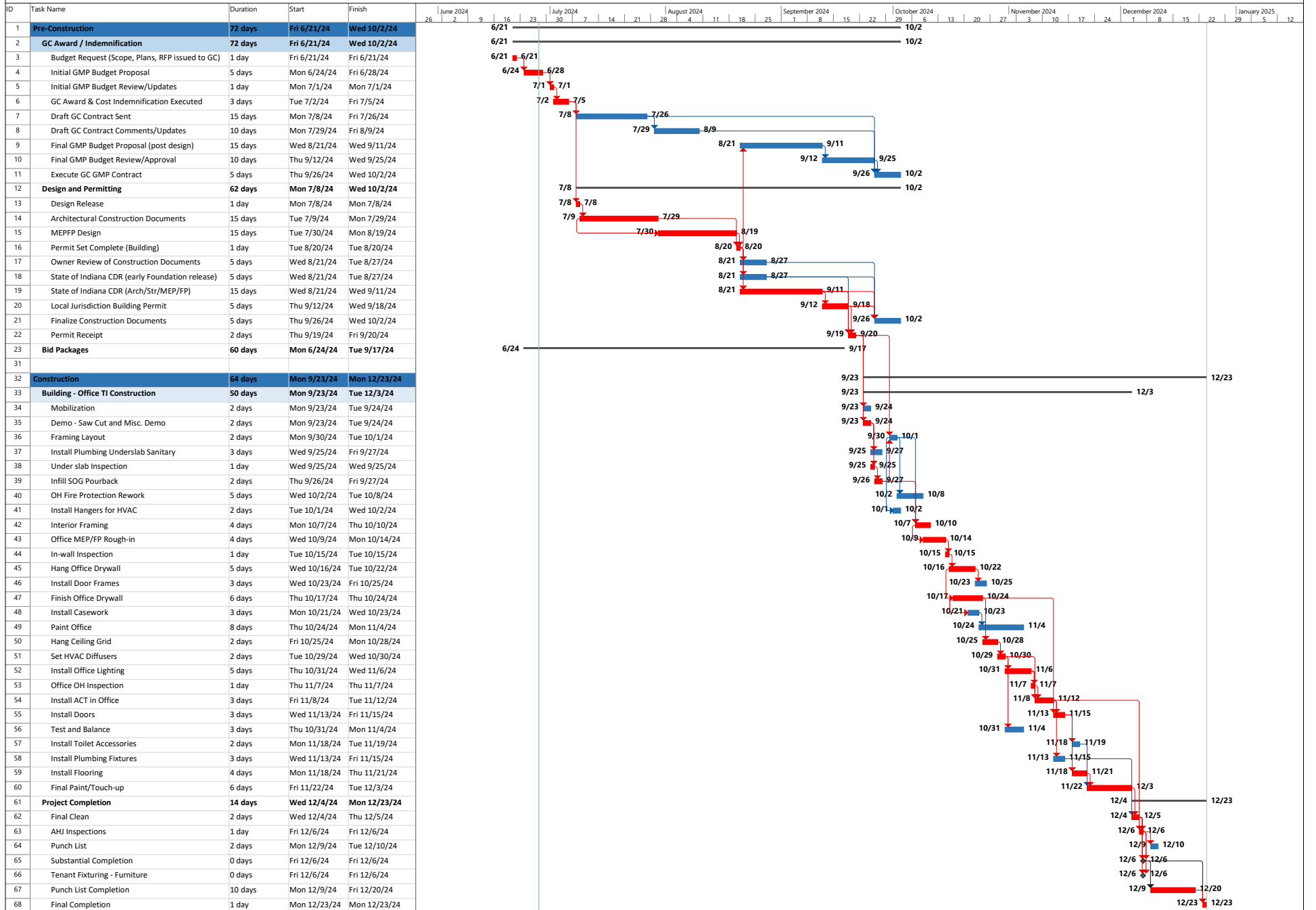
## CONSTRUCTION COST ESTIMATE

PROJECT NAME:	Trade District Garage Commercial Office Buildout
SQUARE FEET:	4,059
COST ESTIMATE NUMBER:	1
COST ESTIMATE DATE:	June 28, 2024

### Scope Of Work

	MATERIALS	QUANTITY	UNIT	UNIT COST	COST ESTIMATE	CONTRACTOR	COMMENTS
1.0	Plans and Specifications Development per RFP	1.0	LS	17,500.00	17,500	DELV Design	Includes Schematic Design and Construction Documents
2.0	Permit and Utility Tap Fees	1.0	LS	1,690.00	1,690	Compass	
3.0	Builder's Risk Insurance Cost	1.0	LS	1,451.00	1,451	Compass	
4.0	Design Builder Fee (includes scopes noted below) <i>General Conditions - Project Management Labor</i>	1.0	pct	15%		Compass	Based on an estimated cost of work of \$770,000
4.1	<i>Management labor includes full-time, non-working site</i>						Included
4.2	<i>General Requirements (Legal, Supplies, Safety, etc.)</i>						Included
4.3	<i>Additional GL Insurance</i>						Included
4.4	<i>Overhead and Profit</i>						Included

Trades District Garage Offices  
Fri 6/28/24



Part of State Form 52414 (R2 / 2-13) / Form 96 (Revised 2013)

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BID OF

Compass Commercial Construction Group, LLC  
*(Contractor)*

250 E. 96th Street Suite 100  
*(Address)*

Indianapolis, IN 46240

FOR

PUBLIC WORKS PROJECTS

OF

Trades District Garage Commercial Office Space Buildout

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Filed June 28, 2024

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Action taken

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# CONTRACTOR'S BID FOR PUBLIC WORK - FORM 96

State Form 52414 (R2 / 2-13) / Form 96 (Revised 2013)  
Prescribed by State Board of Accounts

## PART I

*(To be completed for all bids. Please type or print)*

Date (month, day, year): June 28, 2024

1. Governmental Unit (Owner): The City of Bloomington Redevelopment Commission

2. County : Monroe

3. Bidder (Firm): Compass Commercial Construction Group, LLC.

Address: 250 E. 96th Street Suite 100

City/State/ZIPcode: Indianapolis, IN 46240

4. Telephone Number: 803-360-1432

5. Agent of Bidder (if applicable): NA

Pursuant to notices given, the undersigned offers to furnish labor and/or material necessary to complete the public works project of Trades District Garage Commercial Office Space Buildout

(Governmental Unit) in accordance with plans and specifications prepared by John Fernandez

The Dimension Mill, Inc. and dated \_\_\_\_\_ for the sum of

See attached proposal - GC's/Fee only \$ See attached proposal

The undersigned further agrees to furnish a bond or certified check with this bid for an amount specified in the notice of the letting. If alternative bids apply, the undersigned submits a proposal for each in accordance with the notice. Any addendums attached will be specifically referenced at the applicable page.

If additional units of material included in the contract are needed, the cost of units must be the same as that shown in the original contract if accepted by the governmental unit. If the bid is to be awarded on a unit basis, the itemization of the units shall be shown on a separate attachment.

The contractor and his subcontractors, if any, shall not discriminate against or intimidate any employee, or applicant for employment, to be employed in the performance of this contract, with respect to any matter directly or indirectly related to employment because of race, religion, color, sex, national origin or ancestry. Breach of this covenant may be regarded as a material breach of the contract.

### CERTIFICATION OF USE OF UNITED STATES STEEL PRODUCTS *(If applicable)*

I, the undersigned bidder or agent as a contractor on a public works project, understand my statutory obligation to use steel products made in the United States (I.C. 5-16-8-2). I hereby certify that I and all subcontractors employed by me for this project will use U.S. steel products on this project if awarded. I understand that violations hereunder may result in forfeiture of contractual payments.



ACCEPTANCE

The above bid is accepted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, subject to the following conditions: \_\_\_\_\_

Contracting Authority Members:

_____	_____
_____	_____
_____	_____

PART II  
(For projects of \$150,000 or more – IC 36-1-12-4)

Governmental Unit: The City of Bloomington Redevelopment Commission  
 Bidder (Firm) Compass Commercial Construction Group  
 Date (month, day, year): June 28, 2024

These statements to be submitted under oath by each bidder with and as a part of his bid. Attach additional pages for each section as needed.

SECTION I EXPERIENCE QUESTIONNAIRE

1. What public works projects has your organization completed for the period of one (1) year prior to the date of the current bid?

Contract Amount	Class of Work	Completion Date	Name and Address of Owner
	None	NA	NA

2. What public works projects are now in process of construction by your organization?

Contract Amount	Class of Work	Expected Completion Date	Name and Address of Owner
	None	NA	NA

3. Have you ever failed to complete any work awarded to you? No If so, where and why?

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4. List references from private firms for which you have performed work.

Knowledge Services - Ross Emery 765-412-8433

Patch Development - Seth Anderson 317-716-1693

Ambrose Property Group - Eric Seamands 317-490-0384

Jones Development - Jack Grewe 314-496-8664

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## SECTION II PLAN AND EQUIPMENT QUESTIONNAIRE

1. Explain your plan or layout for performing proposed work. *(Examples could include a narrative of when you could begin work, complete the project, number of workers, etc. and any other information which you believe would enable the governmental unit to consider your bid.)*

The intent for this project is to establish a clear line of communication with The Mill and tenant (Esnet) to work through design development and documentation phase while providing suitable finish options to meet the schedule and cost needs of the tenant.

In relation to construction, there will be a dedicated project manager and supervisor for the site to coordinate trades daily. Expected trades count for this project would be 10-20 workers daily. Compass would provide weekly updates on progress and maintain an open book process with The Mill and tenant to verify cost and schedule progression.

2. Please list the names and addresses of all subcontractors *(i.e. persons or firms outside your own firm who have performed part of the work)* that you have used on public works projects during the past five (5) years along with a brief description of the work done by each subcontractor.

Not applicable. Compass has completed primarily private scopes in the past 5 years.

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3. If you intend to sublet any portion of the work, state the name and address of each subcontractor, equipment to be used by the subcontractor, and whether you will require a bond. However, if you are unable to currently provide a listing, please understand a listing must be provided prior to contract approval. Until the completion of the proposed project, you are under a continuing obligation to immediately notify the governmental unit in the event that you subsequently determine that you will use a subcontractor on the proposed project.

This list would be provided after design development and bids received for the specific scope of work.

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4. What equipment do you have available to use for the proposed project? Any equipment to be used by subcontractors may also be required to be listed by the governmental unit.

None

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5. Have you entered into contracts or received offers for all materials which substantiate the prices used in preparing your proposal? If not, please explain the rationale used which would corroborate the prices listed.

No, this project does not have design documents developed at this time and is not required per the RFP.

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SECTION III CONTRACTOR'S FINANCIAL STATEMENT

Attachment of bidder's financial statement is mandatory. Any bid submitted without said financial statement as required by statute shall thereby be rendered invalid. The financial statement provided hereunder to the governing body awarding the contract must be specific enough in detail so that said governing body can make a proper determination of the bidder's capability for completing the project if awarded.



ATTACHMENT 'B'

"E-Verify AFFIDAVIT"

STATE OF INDIANA )  
 )SS:  
COUNTY OF Marion )

E-Verify AFFIDAVIT

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the COO of Compass.  
a. (job title) (company name)
2. The company named herein that employs the undersigned:
  - i. has contracted with or seeking to contract with the City of Bloomington to provide services; OR
  - ii. is a subcontractor on a contract to provide services to the City of Bloomington.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the company named herein does not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
4. The undersigned hereby states that, to the best of his/her belief, the company named herein is enrolled in and participates in the E-Verify program.

[Signature]  
Signature

Jared Laub  
Printed Name


STATE OF INDIANA )  
 )SS:  
COUNTY OF Marion )

Before me, a Notary Public in and for said County and State, personally appeared Jared Laub and acknowledged the execution of the foregoing this 27th day of June, 2024.

My Commission Expires: 9-20-2030

Karen M Stevenson  
Signature of Notary Public

Karen M Stevenson  
Printed Name of Notary Public



County of Residence: Marion

My Commission #: NP0743945



ATTACHMENT 'C'

COMPLIANCE AFFIDAVIT

REGARDING INDIANA CODE CHAPTER 4-13-18

DRUG TESTING OF EMPLOYEES OF PUBLIC WORKS CONTRACTORS

STATE OF INDIANA )

) SS:

COUNTY OF Manion )

AFFIDAVIT

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the COO of Compass Commercial Construction Group  
(job title) (company name)
2. The undersigned is duly authorized and has full authority to execute this Affidavit.
3. The company named herein that employs the undersigned:
  - i. has contracted with or seeking to contract with the City of Bloomington to provide services; **OR**
  - ii. is a subcontractor on a contract to provide services to the City of Bloomington.
4. The undersigned certifies that Contractor's submitted written plan for a drug testing program to test employees of the Contractor and Subcontractor for public works projects with an estimated cost of \$150,000 is in accordance with Indiana Code 4-13-18 as amended.
5. The undersigned acknowledges that this Contract shall be subject to cancellation should Contractor fail to comply all provisions of the statute.

  
\_\_\_\_\_  
Signature

Jared Laub  
\_\_\_\_\_  
Printed Name

STATE OF INDIANA )  
 )SS:  
COUNTY OF Marion )

Before me, a Notary Public in and for said County and State, personally appeared Jared Laub and acknowledged the execution of the foregoing this 24<sup>th</sup> day of June, 2021.

My Commission Expires: 9-26-2030

County of Residence: Marion

My Commission #: NP0743945

Karen M Stevenson  
Signature of Notary Public  
Karen M Stevenson  
Printed Name of Notary Public





**24-49**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**AMENDED PROJECT REVIEW AND APPROVAL FORM FOR HOPEWELL**

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) is authorized to fund redevelopment of areas within the Consolidated TIF; and

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to envision reuse of what is now known as the Hopewell Neighborhood (“Project”); and

WHEREAS, City staff believe it is in the best interest of the project to amend the Form to reflect upcoming changes to the Project (“Amended Form”), and

WHEREAS, a copy of the Amended Form is attached to this Resolution as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC reaffirms its support of the Project and reiterates that it serves the public’s best interests.
2. The RDC approves the Ameded Project Review and Approval Form that is attached to this resolution as Exhibit A.
3. The expenditure of funds is not approved by this Resolution. Funding is only approved when the Project Manager brings a contract or contracts that have been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Deborah Myerson, Vice President

ATTEST:

\_\_\_\_\_  
Sue Sgambelluri, Secretary

Date: \_\_\_\_\_

City of Bloomington  
Redevelopment Commission  
**Amended** Project Review & Approval Form

**Please Note:**

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

**Project Name:** Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2<sup>nd</sup> and Rogers (“Legacy Hospital Site” and “Hopewell”)

**Project Managers:** Jane Kupersmith, Andrew Cibor; Deb Kunce (JS Held)

**Project Description:** Project will involve purchase of the Hospital Site at 2<sup>nd</sup> and Rogers from IU Health at such point as IU Health has vacated, razed some or all buildings on the site, and cleaned the site to a development-ready condition, in accordance with a definitive purchase agreement to be executed between the City and IU Health. The site is located in the Consolidated TIF and the City will be seeking funding for the real property purchase and for activities that will support future redevelopment of the site. If it were not for this project, it is very likely the site would be abandoned and underutilized or not utilized at all for years, as has happened across the country with similar hospital relocations and closings. This project will allow the city to prepare the site for and encourage redevelopment and best use of a prime location in the heart of downtown, and adjacent to the new Switchyard Park.

It is the Legal Department’s position that this project is a permissible use of Tax Increment under Indiana Code § 36-7-14-39(b)(3).

**Project Timeline:**

Start Date: January 2018  
End Date: December 31, 2025

**Financial Information:**

<b>Estimated full cost of project:</b>	<b>\$37,136,248.51</b> <b>\$37,824,734.40</b>

Sources of funds:	Total: \$37,420,337.00 \$37,875,337.00
Consolidated TIF	\$31,000,000 \$31,455,000
Federal Roadway Reconstruction	\$4,601,337.00
	\$19,000.00
READI Grant	\$1,800,000.00

**Project Phases:** This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	<b>Consulting</b>	\$1,739,311.38	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370	2021
	1c. Proj. Mgmt (JS Held)	\$627,342	2021-2024
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$12,482	2022
	1f. LEED for Neighborhood Dev Consultant Fee	Est. \$285,000	2023-24
	1g Owner's Dev. Rep. – U3 Advisors	\$479,400	2023-24
	<del>1h Website – Ten31</del>	<del>Est. \$22,200</del>	<del>2023-24</del>
	1i Environmental Consulting – for HUD funding	\$48,217.38	2024
2	<b>Appraisals</b>	\$50,000	2018-2023
3	<b>Project Agreement with IU Health</b>	\$6,500,000	2018-2024
4.	<b>Due Diligence with Environmental Assessment</b>	\$79,865.63	Nov.2018-Mar. 2019
5.	<b>Master Planner</b>	\$410,000	2020-21
6.	<b>1st Street Reconstruction</b>	<del>\$7,436,848.92</del> \$7,661,848.92	2020-2023
	6a. Design – VS Engineering	\$677,264	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	\$67,980	Nov. 2021 – May 2022
	6c. Construction Inspection	\$433,001.20	Apr. 2023 – Nov. 2023
	6d. Construction	\$6,247,803.72	Apr. 2023 – Nov. 2023

	6e Tree Removal	\$10,800	
	<b>6f. Construction Changes #2</b>	<b>\$225,000</b>	
<b>7.</b>	<b>Hopewell East</b>	<del>\$17,600,851.83</del> <b>\$17,759,570.72</b>	June 2021 – Dec. 2024
	7a. Design – Shrewsberry & Associates, LLC	\$1,108,262	2021-2023
	7b. Property Acquisition	\$641,094	2021-2022
	7c. Demolition and Remediation	\$626,047	2022-2023
	7d. Construction Inspection	\$1,174,740	2022-2024
	7e. Construction - Milestone	\$13,373,284.90	2022-2024
	7e(ii) CO#1 Tree Removal	\$10,053.38	2023
	7e(iii) CO Package #1	\$154,571.81	2023
	7e(iv) CO Package #2	\$14,599.44	2024
	<b>7e(v) CO Package #3</b>	<b>\$158,718.89</b>	
	7f(i) Cassidy Electric	\$73,550.00	2023
	7f(ii). Duke Relocation	\$123,942.30	2022-2023
	7g. Environmental Consulting	\$20,000	2023
	7h. Contractor Incentive	\$132,000	2024
	7i. Site Furnishings	\$125,000	2024
	7J. Observation Camera	\$23,707	2023-24
<b>8.</b>	<b>Kohr Admin Redev.</b>	\$102,955	June 2024
	8a Kohr Preservation	\$81,400	2022-23
	8b Structural Evaluation	\$14,105	2021-22
	8c Roof and Downspout Repair	\$7,450	2024
<b>9.</b>	<b>Ongoing Services</b>	\$545,645.57	
	9a Security Patrols – Marshall	\$269,657.35	2022-24
	9b Enhanced Security	Est.\$95,000	2023-2025
	9c Grounds and Maintenance	Est. \$10,000	2023-2025
	9d Fencing and Barricades	\$169,946.62	2023-2025
<b>10</b>	<b>Parking Garage</b>	\$87,675	
	10a Assessment – CE Solutions	\$87,675	2023
	10b Design	TBD	
	10c Construction / Retrofit (e.g. EV charging)	TBD	
<b>11.</b>	<b>Neighborhood Signage</b>	Est. \$30,000	2022-25
	Hopewell In Progress Signs	\$6,160	2022-23

<b>12.</b>	<b>Jackson Street 1st to University (100% design + construction) and Hopewell West (<del>30%</del> 60% Design)</b>	<del>\$2,056,560</del> \$2,214,060	2023-25
	12a. Preliminary Design Contract – Crossroad Engineers	<del>\$606,640</del> \$794,140	2023-25
	12b. Construction Inspection	Est. \$121,000	2023-24
	12c. Construction	Est. \$1,022,420	2023-24
	12d. Other Engineering	Est. \$306,500	
<b>13</b>	<b>1% for Arts Allowance</b>	Est. \$192,250	
<b>14</b>	<b>Demolition</b>	<del>\$365,152</del> \$369,387	2024
	14a. All Bldgs at Hopewell South (Except 714 S Rogers)	\$353,052	
	14b. CO #1 – Hopewell South ACM removal at 717-719 W First St., Fairview Out-building, 615 W. First St., and 619 W. First St.	\$12,100	2024
	<del>14b(ii) CO #2 – Hopewell South</del>	<del>\$4,235</del>	
<b>15</b>	<b>714 S Rogers Redevelopment</b>	Est. \$75,000	TBD
	15a. 714 S Rogers St – Water Damage Remediation	\$39,816.18	2024
	15b. Physically Secure Entrances to Building – Ann Kriss	\$12,349.00	2024

**TIF District:** Consolidated TIF (Expanded Adams Crossing, Downtown, Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

**Resolution History:**

2018

- 18-13 Project Review and Approval Form
- 18-17 Approval of Contract with Urban Land Institute
- 18-31 Approval of Agreement with IU Health for Purchase of Old Hospital Site
- 18-61 Approval of Funding for Phase 1 Environmental Assessment
- 18-85 Approval of Funding for Due Diligence and Phase 2 Environmental Assessment

2019

- 19-28 Approval of Funding for Due Diligence and Legal Fees
- 19-44 Approval of Third Amendment to Purchase Agreement
- 19-94 Approval to Keep Parking Garage
- 19-95 Approval of Fourth Amendment to Purchase Agreement

2020

- 20-09 Approval of Amended Project Review Form
- 20-12 Agreement with Master Planner – SOM
- 20-79 Design Contract for 1st Street Reconstruction
- 20-86 Purchase Agreement for 413 W. 2nd Street
- 20-93 Approval of Phase II Assessment for 413 W. 2nd Street

2021

- 21-32 Design Contract for Phase 1 East
- 21-45 Amended Project Review and Approval Form
- 21-80 Agreement for Naming and Branding Services
- 21-85 Addendum to 1st Street Design Contract

2022

- 22-10 Amended Project Review and Approval Form
- 22-13 Sustainability Consultant Agreement – Guidon
- 22-30 Amendment to Purchase Agreement and Surrender Agreement
- 22-36 Approval of Agreement for Demolition – Renascent, Inc.
- 22-45 Approval of Agreement for Construction Inspection – REA
- 22-48 Agreement for Security Patrols
- 22-62 Approval of Addendum to SB Friedman Agreement
- 22-86 Addendum to Design Agreement with Shrewsberry
- 22-87 Change Order 1 for Phase 1 East Demolition - Renascent
- 22-95 Cassidy Electric Lighting Relocation Phase 1 East
- 22-100 Duke Energy Utility Relocation
- 22-103 Funding for Hopewell Signs

2023

- 23-15 Tree Removal – 1st Street Reconstruction
- 23-21 Addendum #2 to Design Contract for Phase 1 East
- 23-36 Amended Project Review and Approval Form
- 23-37 Preliminary Design Contract for Hopewell West – Crossroad
- 23-42 Construction Agreement for Phase 1 East – Milestone
- 23-45 Owner’s Representative Agreement – U3 Advisors
- 23-51 Parking Garage Assessment – CE Solutions
- 23-52 New Hopewell Website – Ten31
- 23-56 Amendment to Agreement for Security Patrols
- 23-61 Amendment to Agreement with JS Held
- 23-65 Amendment to add Phase I East Construction Change Order
- 23-68 Amendment to add Environmental Consulting to Phase I East
- 23-69 Second Amendment of Agreement for Security Patrols at Hopewell
- 23-70 Approval and Support for the Pursuit of the U.S. Department of Transportation’s Neighborhood Access and Equity Program of the Reconnecting Communities and Neighborhoods Program Grant for Hopewell
- 23-86 Purchase Single Solar Trailer for Cameras at Hopewell
- 23-87 Recommendation for Demolition of Blocks 8, 9, and 10
- 23-88 Third Amendment to Agreement for Security Patrols
- 23-89 VET Environmental for the Kohr Building
- 23-96 To Accept a State Historical Marker Honoring the Local Council of Women at the

- Hopewell Neighborhood
- 23-97 Approval for Funding for Site Furnishings at Hopewell
  - 23-98 The Green Engineer LEED ND Services Contract
  - 23-113 Change Order Package #1 for the Hopewell East Project
  - 23-114 Fourth Amendment of Agreement for Security Patrols at Hopewell
  - 23-115 Approval of Hopewell Post-Closing Agreement
  - 23-116 Approval of Project Review and Approval for 1<sup>st</sup> Street Reconstruction for Hopewell
- 2024
- 24-16 Approval of Secondary Plat for Hopewell East Project
  - 24-17 Approval of Notice of Intent Filing with IDEM In Accordance with Provision of Post-Closing Agreement between the City of Bloomington and IU Health
  - 24-18 Approval of Change Order 1 to Agreement with Renascent, Inc. for Demolition of Hopewell Blocks 8, 9, and 10.
  - 24-19 Approval of Funding for Monitoring Service for Security Cameras at Hopewell
  - 24-21 Fourth Amendment to Agreement for Security Patrols
  - 24-25 Agreement with VET Environmental for 714 S Rogers Remediation
  - 24-26 Repairs to Preserve Kohr Building for Redevelopment
  - 24-32 Agreement with Ann-Kriss to Secure 714 S Rogers Remediation
  - 24-35 Approval of Change Order Package #2 for the Hopewell East Project
  - 24-36 Approval of Hopewell West Secondary Plat
  - 24-38 Fifth Amendment to Agreement for Security Patrols
  - 24-41 Addendum to Agreement with VET for Environmental Services
  - 24-42 Addendum to Agreement with Ann-Kriss for 714 S Rogers
  - 24-49 Amended Project Review and Approval Form
  - 24-50 Change Order Package #3 for Hopewell East

To Be Completed by Redevelopment Commission Staff:

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_

**24-51**  
**RESOLUTION**  
**OF THE REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF CHANGE ORDER PACKAGE #3 TO PROJECT AGREEMENT WITH  
MILESTONE CONTRACTORS, LP FOR HOPEWELL PHASE 1 EAST**

WHEREAS, in Resolution 18-10, the Redevelopment Commission (“RDC”) approved a Project Review and Approval Form (“Form”) which sought the support of the RDC for the purchase and development of the Old Bloomington Hospital Site (“Hopewell”), including Phase I East redevelopment (“Project”); and

WHEREAS, in Resolution 23-42, the RDC approved an Agreement with Milestone Contractors, LP (“Milestone”); and

WHEREAS, pursuant to the terms of the Agreement, Milestone agreed to complete certain infrastructure improvements (“Construction Services”) for an amount not to exceed Thirteen Million Three Hundred Seventy-Three Thousand Two Hundred Eighty-Four Dollars and Ninety Cents (\$13,373,284.90) subject to the approval of the Board of Public Works; and

WHEREAS, on May 23, 2023, the Board of Public Works approved the Agreement and Milestone Contractors, LP (“Milestone”) was awarded a construction services contract for infrastructure improvements in the amount of \$13,373,284.90; and

WHEREAS, the RDC approved change orders for the Project in Resolution 23-65, Resolution 23-113, and Resolution 24-35, which brought the total contract amount to \$13,552,509.53; and

WHEREAS, additional work not negotiated at the time the Agreement was awarded is required, including replacement of unsuitable soil, culvert removal, modifications to the Centerstone entrance infrastructure, power conduits, reburying an exposed gas main and video inspection of newly installed storm and sanitary sewer lines (collectively “Change Order #3”); and

WHEREAS, City Staff and Milestone believe Change Order #3 to the Agreement is necessary and appropriate; and

WHEREAS, a copy of the proposed Change Order #3 for an additional amount of \$142,981.57 is attached to the Resolution as Exhibit A; and



WHEREAS, the proposed Change Order #3 would modify the existing Agreement with Milestone from \$13,552,509.53 to \$13,695,491.10; and

WHEREAS, this Change Order will also be considered by the Board of Public Works on July 2, 2024; and

WHEREAS, the City has brought the RDC an Amended Projected Review & Approval form which updates the expected costs of the project, and which is attached as Exhibit B.

NOW THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its approval of the Project, as set forth in more detail on the Amended Project Review & Approval form.
2. The RDC approves Change Order #3 and authorizes additional funding for the Agreement in an amount not to exceed \$13,695,491.10 to pay for the additional work as detailed in Exhibit A.
3. The payment authorized above may be made from the Consolidated TIF. The Controller shall make the determination of the specific funding source from the Consolidated TIF areas as requests for payment are received in accordance with the term of the Agreement as amended. Nothing in this Resolution shall remove the requirement to comply with the City and RDC's claims process.
4. Unless extended by the RDC, the expiration date of this funding approval shall remain December 31, 2025.
5. The approvals in this Resolution are contingent upon the additional approval by the Board of Public Works. In the event the Board of Public Works does not approve the Change Order, then the approvals in this Resolution are void.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Deborah Myerson, Vice President

ATTEST:

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Sue Sgambelluri, Secretary

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Date



## Board of Public Works Staff Report

**Project/Event:** Approve Change Order Package #3 for the Hopewell East Project

**Petitioner/Representative:** Engineering Department

**Staff Representative:** Roy Aten

**Date:** July 2nd, 2024

- **Report:** This project was awarded to Milestone Contractors LLC at the June 21st, 2023 meeting of the Board in the amount of \$13,373,284.90. The Board has approved prior change orders in the amount of \$179,224.63, for a current authorized contract amount of \$13,552,509.53. This package of change orders include the following change orders totaling an addition of \$142,981.57 to the contract, for a final contract amount of \$13,695,491.10.
  - CO #15, Undercuts in University Street, +\$53,800.57 - Unsuitable soil was discovered in the subgrade of the new University Street. This change order covers the cost of excavation and replacement with borrow. Four days are being added to the project completion time for a revised completion date of November 4th, 2024.
  - CO #16, Centerstone Entrance, +\$1,500.00 - Modifications to the Centerstone wall and entrance was required..
  - CO #17, Culvert Demolition, +\$19,222.00 - During excavation a large storm sewer culvert was discovered crossing lot #1. It was determined that the culvert was no longer required and it was removed. This change order covers the cost of removal.
  - CO #18, Centerpoint Gas Main, -\$514.80 - The existing gas main in Morton Street was buried shallow and exposed during construction. This Change Order covers the cost of sand that was required to re-bury the main.
  - CO #19, Power Conduits, Blue, +\$38,757.10 - New buried power conduits are required in order to provide electrical power to the transformer and the Park.
  - CO #20, Power Conduits, Green, +\$25,439.10 - Additional power conduits were installed beneath the new infrastructure in order to service the new Hopewell East lots.
  - CO #21, Video inspection, +\$3,748.00 - Video inspection of the newly installed storm and sanitary sewers is required for the project.
-



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

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<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	15
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Changed Conditions
<b>Summary</b>	The Removal of Questionable materials in areas on University St. West with Borrow.
<b>Change Order Description</b>	<p>There were areas of concern that have been identified along University St. to the west of Madison St. After much review and discussion regarding the situation, it was determined and agreed that the manner in which the questionable areas would be accounted for would be through the use of a new pay item for Borrow that would be used to reimburse the Contractor for the supply and placement of the stone material that was placed in the areas previously recommended for undercut by the geotechnical engineer. Areas also addressed by this CO were 2 isolated areas where some soils that were thought could be contaminated. These soils were set aside and tested for evaluation by Metric. The areas where this material was found was undercut to a deeper depth and replaced with Item 31 for Compacted Aggregate.</p> <p>Milestone has requested an Additional 4 Work Days be added to the Completion Date of the Contract. This request is considered reasonable and acceptable and is hence being added to this CO #15.</p>
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$53,800.57
<b>Revised Project Amount</b>	\$13,606,310.10

## Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
<b>Section: 1 - Description</b>									
0025	203-02000	CYS	\$46.000	13,405.000	\$616,630.00	372.230	\$17,122.58	13,777.230	\$633,752.58
EXCAVATION, COMMON									
<b>Reason:</b> Removal of questionable materials along Univerity as recommended by Patriot Engineering, as well as removal of isolated areas where unsuitable materials were discovered that required testing and removal following review by Metric.									
0031	SP	TON	\$90.000	1,940.000	\$174,600.00	172.840	\$15,555.60	2,112.840	\$190,155.60
COMPACTED AGGREGATE NO. 53									
<b>Reason:</b> The use of Compacted Agg. 53 was deemed necessary to replace the isolated areas with the subgrade of University St. where materials that were thought to be contaminated were tested by Metric and agreed by all parties to be removed from site.									
2 items	Totals				\$791,230.00		\$32,678.18		\$823,908.18

## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0240	203-02070	CYS	277.780	\$76.040	\$21,122.39
BORROW					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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**Reason:** Borrow utilized in subgrade undercuts that took place in questionable areas along University St.

1 item	Total: \$21,122.39
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### Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
------	-------------------	------------------	-------------------	------------------

Completion Date	10/31/2024	10/31/2024	4.0 Days	11/04/2024
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Substantial Completion Date

**Reason:** Added scope, extra work.

1 time limit
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### Attachments

Document	Name	Description	Submission Date
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BORROW.pdf	BORROW.pdf	Milestone Price Quote for the Borrow & associated work for installation.	06/14/2024 03:23 PM EDT
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CHANGE_REQUEST_FOR M.pdf	CHANGE REQUEST FOR M.pdf	Milestone for letter requesting the CO for the work outlined and signed by PM Thomas G ott, also requesting 4 additional work days.	06/14/2024 03:28 PM EDT
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REVISED_PRICING_CO_WITH_BORROW.pdf	REVISED PRICING CO WITH BORROW.pdf	Milestone Summary of costs and quantities for the 3 items associated with this CO: Common Ex., 53 Comp. Agg., Borrow.	06/14/2024 03:25 PM EDT
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Undercut_Notes_02.05-06.24.txt	Undercut Notes 02.05-06.24.tx	Milestone notes supporting the measured dimensions of the areas of undercut that were us	06/14/2024
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4 attachments
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Document	Name	Description	Submission Date
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t

ed to calculate the volumes related to this CO.

03:26 PM EDT

4 attachments

Not valid until signed by the Engineer, Contractor, and Owner

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Board of Public Works

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-15-20240502

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)



# CHANGE ORDER REQUEST FORM

<b>CONTRACT NO.</b>	<b>HOPEWELL PH1 EAST PROJECT</b>	<b>DATE OF SUBMISSION</b>	<b>June 10, 2024</b>
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<b>PROJECT DESCRIPTION</b> <i>(route / intersection / bridge no(s).)</i>	HOPEWELL PHASE 1 EAST
<b>CHANGE ORDER REQUEST SUMMARY DESCRIPTION</b>	CHANGE ORDER REQUEST FOR UNDERCUTS/ BORROW ON UNIVERSITY WEST
<b>PROPOSED SOLUTION SUMMARY</b>	THE ORIGINAL UNDERCUTS WERE PRICED WITH STONE AS THE BORROW, THIS PRICE HAS BEEN REVISED TO ACCOMADATE NEW BORROW PRICING FOR MAJORITY OF THE UNDERCUT AREAS. ALSO REVISED TO SEPARATE THE AREAS THAT HAD A LOT OF TRASH THAT WERE UNDERCUT 2' KEEPING THE STONE PRICE IN THAT

NOTE: Upon request from Engineer, enter detailed description on page 2.

<b>ONSET DATE OF CHANGE</b>	<b>June 10, 2024</b>	<b>CHANGE ORDER TYPE</b>	104.02 Changed Conditions
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## PROPOSED COST AND TIME ADJUSTMENT

<b><u>COST</u></b>	<b>COST INCREASE / (DECREASE):</b>	<b>\$</b>	<b>\$53,800.89</b>

The cost adjustment shall include lump sum and/or estimated totaled unit-priced item costs. Attach a separate sheet of unit price items including item description, unit of measurement, estimated quantity and unit price.

### CHECK APPROPRIATE BOXES PER APPROPRIATE BASIS OF COST CHANGE:

109.03 Altered Quantities     109.05(a) Agreed Price     109.05(b) Force Account     109.05.02 Delay Costs

**PROPOSED COST CHANGE INCLUDES:**     Labor     Material     Equipment     Lease Agreement     Subcontractor

<b><u>TIME ADJUSTMENT</u></b>	<b>INCREASE / (DECREASE):</b>	<b>(work days)</b>	<b>4</b>
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### CHECK APPROPRIATE BOXES PER APPROPRIATE BASIS OF TIME CHANGE:

108.08(a) Excusable, Non-Compensable     108.08(b) Excusable, Compensable

NOTE: If **Compensable**, attach details based on 109.05.2(a) Allowable Delay Costs.

## SUPPLEMENTAL INFORMATION

Additional information.

<b>CHANGE ORDER ORIGATION:</b>	<input checked="" type="checkbox"/> INDOT / LPA	<input type="checkbox"/> Contractor
<b>DOCUMENTS AFFECTED:</b>		

## CHANGE ORDER REQUEST FORM

<input type="checkbox"/> Contract Specifications (ref. doc name/no.)	Click here to enter text.
<input type="checkbox"/> Contract Plans (ref. doc name/no.)	Click here to enter text.
<b>CHANGE ORDER AFFECTS DBE PARTICIPATION:</b>	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no (if yes, attach details)

CONTRACT NO.

**UPON WRITTEN REQUEST FROM THE ENGINEER, PROVIDE ADDITIONAL DETAIL**

<b>DATE RECEIVED REQUEST FOR ADDITIONAL DETAIL</b>	[Select Date]	<b>SUBMITTAL DATE OF ADDITIONAL DETAIL</b>	[Select Date]
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**DETAILED DESCRIPTION / JUSTIFICATION:**

*(Include location(s), actions of contractor, owner, and other stakeholders, key events and related cause(s), discoveries, discussions, meetings, and effect on the contract if no action is taken. Also include references to key documents attached or available to support this change order request.)*

**USING SHREWSBERRYS DAILY AND NOTES ON 2/5/24 AND 2/6/24 WE HAVE REVISED OUR ORIGINAL CHANGE ORDER AMOUNT FOR THE UNDERCUTS USING A BORROW UNIT PRICE VERSES THE CONTRACT LINE ITEM FOR 53'S THAT HAD A UNIT PRICE SIGNIFICANTLY HIGHER TO HELP THE COST OF THIS CHANGE ORDER**

**PROPOSED SOLUTION – ADDITIONAL DETAILS:**

*(Include proposed scope of work, means & methods, materials, equipment, utility relocation required, subcontracted scope and the effect on the contract schedule. Also include references to attached documents including, but not limited to, sketches, calculations, photos, material information, and submittals and meeting minutes.)*

Click here to enter text.

**SIGNATURE**

Contractor:

CHANGE ORDER REQUEST FORM

Name: (print) THOMAS GOTT \_\_\_\_\_

(signature) THOMAS GOTT \_\_\_\_\_ Date:5/20/2023

THOMAS GOTT \_\_\_\_\_

*NOTE: The Contractor should retain a signed copy of this document for record.*

**CONTRACT NO.**

**HOPEWELL PH1**

**ATTACHMENT: UNIT PRICE ITEMS DETAIL**

Attach or paste a unit price item detail.

02/05/24

Starting at approx. Sta 13+50 - Sta 10+85 EBL failed / Sta 13+50 - 10+90 WBL failed. Shawn Hawk recommended undercutting the area from Sta 12+75 - Sta 10+85 EBL/ Sta 12+75 - Sta 10+90 WBL backfilling with 12" layer of compacted #53 stone.

Milestone undercut EBL  $190' \times 20' \times 1' / 27 = 140.74$  Cys, WBL  $185' \times 20' \times 1' / 137.04$  Cys. Shawn Hawk also recommended undercutting 2' depth at 20' width from approx. Sta 12+75 - Sta 13+25 EBL/ WBL and backfilling with 2 -12" lifts of compacted #53 stone. To be undercut on Tuesday 02/06/24.

02/06/24

Undercuts:

Sta 12+75 - Sta 13+25 EBL:  $50' \times 15' \times 2' / 27 = 55.56$  Cys

Sta 12+75 - Sta 13+10 WBL:  $35' \times 15' \times 2' / 27 = 38.89$  Cys

UNDERCUT WITH BORROW							
	CUBIC YARDS	EXCAVATION	TOTAL	BORROW QUANTITY	BORROW	TOTAL	
2/5/2024 190X20X1/27	140.74	\$46.00	\$6,474.04	140.74	76.04	\$10,701.87	
2/5/2024 185X20X1/27	137.04	\$46.00	\$6,303.84	137.04	76.04	\$10,420.52	
			\$12,777.88			\$21,122.39	

UNDERCUTS WITH STONE 53 BACKFILL							
	CUBIC YARDS	EXCAVATION	TOTAL	STONE QUANTITY	STONE	TOTAL	
2/6/2024 50X15X2/27	55.56	\$46.00	\$2,555.76	101.67	\$90.00	\$9,150.73	
2/6/2024 35X15X2/27	38.89	\$46.00	\$1,788.94	71.17	\$90.00	\$6,405.18	
			\$4,344.70			\$15,555.92	

TOTAL REVISED UNDERCUT CO PRICE    \$53,800.89

Milestone Contractors, L.P.  
B20454-1P-35 HOPEWELL BORROW  
Gott, Thomas

ESTIMATE SUMMARY - COSTS & BID PRICES

Bid#	Client# Bid Description	Quantity	Unit	Manhours	Labor	Equip- ment	Material	Supplies	Sub- Contract	Trucking	Direct Total	Indirect Charge	Total Cost	Total Cost Unit Price	Markup	-----Balanced Bid----- Total Unit Price	Bid Price	Bid Total	
1	BORROW	277.78	CY	75 0.27	5,252	4,640	9,113				19,004		19,004	68.41	2,119 10.0%	21,123	76.04	76.04	21,122.39
Totals:				75	5,251	4,639	9,112				19,004		19,004		2,118	21,123			21,122.39

Code between Balanced Bid & Bid Price: U=Unbalanced, F=Frozen, C=Closing Biditem (item to absorb unbalancing differences).  
[bracketed numbers represent adjusted quantities]  
\*\* in front of the Biditem indicates a Non-Additive item

Markup % is shown as a percentage of sales

Markup on Resource Costs

2,118

\*\*\*\*\* TOTAL JOB =====> 75 5,251 4,639 9,112 19,004 19,004 2,118 21,123 21,122.39

Spread Indirects On TotalLessSub Spread Markups On Markup%Rem->IND Spread Addons&Bonds On TotalLessSub

Bond Calculations

Selected Bond Table: NA Description: NO BOND

	Contract Amount	Rate per 1000	Bond Amount
First:	\$ 0	0.00	\$ 0.00
Next:	\$ 0	0.00	\$ 0.00
Next:	\$ 0	0.00	\$ 0.00
Next:	\$ 0	0.00	\$ 0.00
Next:	\$ 0	0.00	\$ 0.00
Remainder:		0.00	\$ 0.00
<b>Subtotal:</b>			\$ 0.00
Time Threshold 1:	0	Extended Time Rate 1: 0.0000 %	\$ 0.00
Time Threshold 2:	0	Extended Time Rate 2: 0.0000 %	\$ 0.00
Length of Job:	0	<b>Total Bond Amount:</b>	\$ 0.00

----Estimate Notes----

Bid Date: Owner: Engineering Firm:  
Estimator in Charge:

Desired Bid (if specified)= 0.00 Sort: Hold Acct: N Subitem: N NonAdd: N

Milestone Contractors, L.P.  
B20454-1P-35 HOPEWELL BORROW  
Gott, Thomas

ESTIMATE SUMMARY - COSTS & BID PRICES

Bid#	Client#	Quantity	Unit			Equip- ment	Material	Supplies	Sub- Contract	Trucking	Direct Total	Indirect Charge	Total Cost	Total Cost Unit Price	Markup	-----Balanced Bid-----		Bid Price	Bid Total
	Bid Description		Manhours	Labor												Total	Unit Price		

Last Summary on 06/07/2024 at 3:22 PM.  
Last Spread on 06/07/2024 at 3:23 PM.



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

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<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	16
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Scope Changes
<b>Summary</b>	Adjustments to the sidewalk connection at the Main Entrance of Center Stone on the North side of their building.
<b>Change Order Description</b>	With the existing conditions at the Main Entrance of Center Stone on the North Side of their building, it was desired to perform some clean up to the planned sidewalk connection at the match line. This change will require an increase to the existing sidewalk item. Representatives from Center Stone, The City and the Contractor met on site to discuss, review and agree to a solution that would provide the desired outcome at a minimal cost increase to the project. A time adjustment is not required for this change order and has been addressed herein.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$1,500.00
<b>Revised Project Amount</b>	\$13,554,009.53



## Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
<b>Section: 1 - Description</b>									
0035	604-06070	SFT	\$15.000	1,814.000	\$27,210.00	100.000	\$1,500.00	1,914.000	\$28,710.00
SIDEWALK, CONCRETE									
<b>Reason:</b> Accommodate a necessary connection revision for the Center Stone North Entrance at the match line.									
1 item			Totals		\$27,210.00		\$1,500.00		\$28,710.00

## Attachments

Document	Name	Description	Submission Date
19_Hopewell_Phase_1_East_Field_Order_No._19_Rev_2_-_North_Cstone_Stair_Updates_-_2024-4-10.pdf	19 Hopewell Phase 1 East_Field Order No. 19 Rev 2 - North Cstone Stair Updates - 2024-4-10.pdf	Field Order 19-Rev 2. Field discussions took place to confirm the work to be performed. Input from Centerstone gave verbal direction to delete the limestone capped concrete pier.	05/03/2024 12:41 PM EDT
1 attachment			

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-16-20240502

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)

**Field Order No. 19 REVISION 2**

<b>Date of Issuance:</b>	February 27, 2024	<b>Owner:</b>	City of Bloomington
<b>Project Name:</b>	Hopewell Phase 1 East	<b>Contractor:</b>	Milestone Contractors LP
<b>Project Location:</b>	Bloomington, IN	<b>Project Engineer:</b>	Cecil Penland
<b>Project No:</b>	REA # 1671		

Contractor is hereby directed to promptly execute this Field Order, issued in accordance with General Conditions Paragraph 10.00, for minor changes or alterations in the Work without changes in Contract Price or Contract Time. If Contractor considers that a change in Contract Price or Contract Time is required, submit a request for Change Order in accordance with General Conditions Paragraph 11.00, before proceeding with this Work.

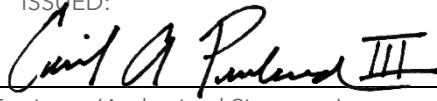
<b>Reference:</b>	<u>NA</u>	<u>LA101 &amp; LA201</u>
	Specification(s)	Drawing(s) / Detail(s)

**Description:** LA101 - Site Layout Plan: Modifies the width of the north Centerstone access stairs from 14'6" wide to 12' wide to avoid the existing flagpole that was not indicated on the site survey. Please note the east side of the stairs shifts west 2'-6". The west side of the stairs is not modified. **Also adds two (2'x6') bench pads for benches to be provided and installed by Centerstone.**

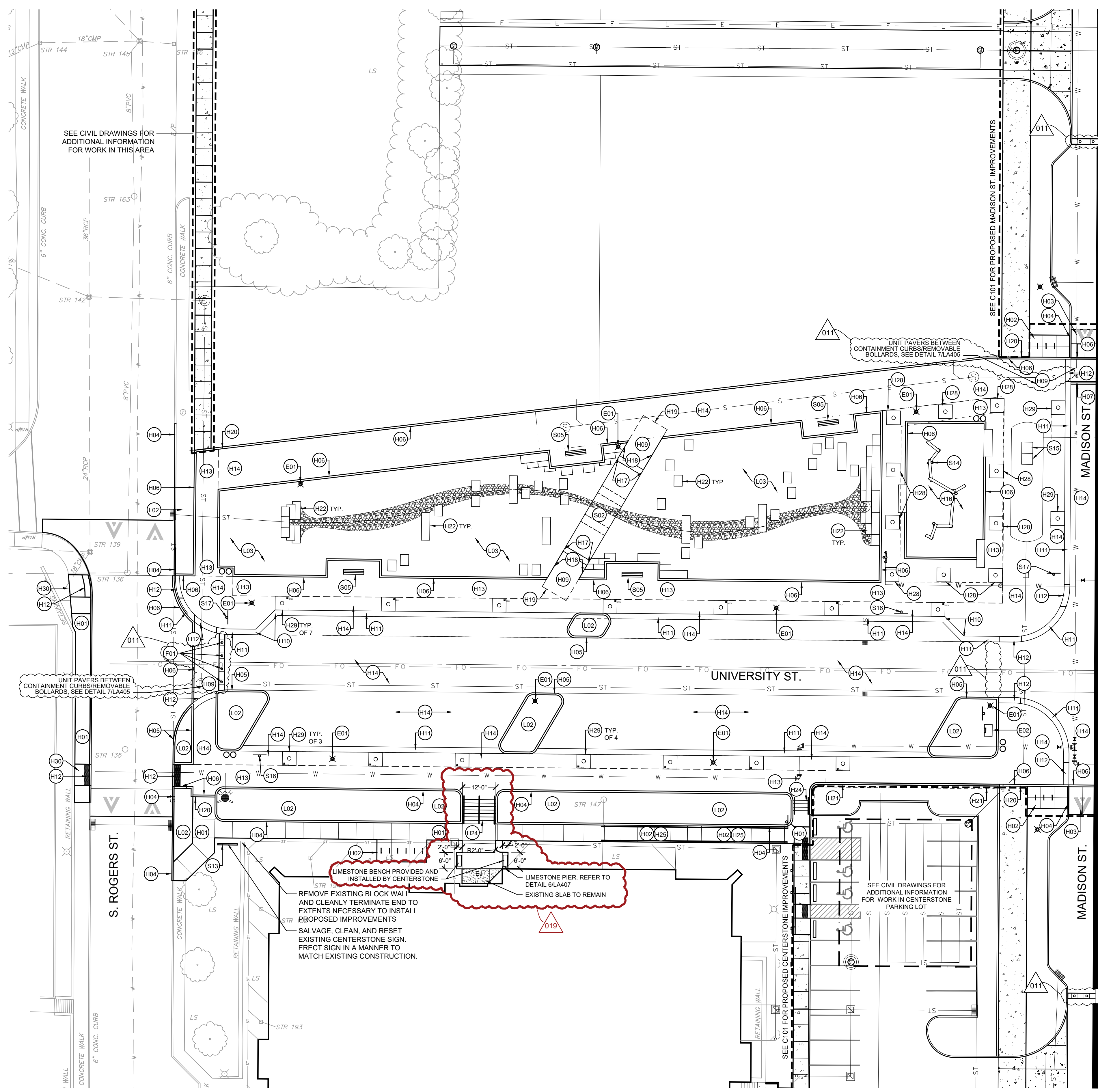
LA201 - Site Grading Plan: Modifies the grades at the north Centerstone access stairs based on their revised width and leaving existing concrete in place near the main door.

LA407 - Bench Details: Adds a detail for a limestone pier near the main Centerstone entrance to clean up the remnant of the existing wall. **PROVIDE A COST FOR APPROVAL PRIOR TO PROCEEDING WITH WALL CONSTRUCTION.**

**Attachments:** LA101 - Site Layout Plan  
LA201 - Site Grading Plan  
LA407 - Bench Details

ISSUED:	RECEIVED:
By: <u></u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: <b>Landscape Architect</b>	Title:
Date: <b>April 10, 2024</b>	Date:

CC: Roy Aten, City of Bloomington



LAYOUT KEYNOTES

ITEM	DESCRIPTION	DETAIL REFERENCE
F01	FOOTING, REMOVABLE BOLLARD	2LA405
F02	BOLLARD CONCRETE PAVEMENT	6LA403
H01	CONCRETE PAVEMENT, 4"	2LA401
H02	CONCRETE PAVEMENT, 6"	4LA401
H03	CONCRETE PAVEMENT, 8"	1LA403
H04	CURB, CONCRETE	SEE CIVIL PLANS
H05	CURB, CONCRETE, MODIFIED	7LA401
H06	CONCRETE CONTAINMENT CURB, 8"	3LA401
H07	CONCRETE CONTAINMENT CURB, 12"	14LA401
H08	CONCRETE CONTAINMENT CURB, 24"	1LA403
H09	UNIT PAVERS, TYPE 1	5LA401
H10	UNIT PAVERS, TYPE 2	16LA401
H11	UNIT PAVERS, TYPE 3 (DIRECTIONAL PAVERS)	15, & 17LA401
H12	DETECTABLE WARNING SURFACE (DWS)	16, & 18LA401
H13	PERMEABLE PAVERS, TYPE 1	6LA401
H14	PERMEABLE PAVERS, TYPE 2 (VEHICULAR)	6LA401
H15	ARTIFICIAL TURF - STANDARD	12LA401
H16	ARTIFICIAL TURF - FALL RATED	13LA401
H17	METAL EDGE RESTRAINT, TYPE 1	9LA401
H18	METAL EDGE RESTRAINT, TYPE 2	10LA401
H19	METAL EDGE RESTRAINT, TYPE 3	11LA401
H20	PERMEABLE PAVER CONCRETE PAVEMENT INTERFACE	8LA401
H21	CONCRETE RETAINING WALL	SEE CIVIL PLANS
H22	LIMESTONE BLOCK	LA413 & LA414
H23	CONCRETE STEPS @ EVENT LAWN	3LA403
H24	CONCRETE STEPS @ CENTERSTONE	2LA404
H25	CONCRETE RAMP	1LA404
H26	UNIT PAVER RAMP	3LA404
H27	LIMESTONE BLOCK WALL	SEE SHEET LA402
H28	PAVER GRATE, TYPE 1	SEE SHEET LA402
H29	PAVER GRATE, TYPE 2	SEE SHEET LA402
H30	ACCESSIBLE CURB RAMP	SEE CIVIL PLANS
H31	CONCRETE AT BUILDING THRESHOLD	4LA403
H32	ASPHALT PAVEMENT, TRAIL	5LA403
H33	STONE SHOULDER	5LA403
L01	TURF LAWN	SEE LANDSCAPE PLANS
L02	PLANTING AREA	SEE LANDSCAPE PLANS
L03	PLANTING AREA, STORMWATER	SEE LANDSCAPE PLANS
S01	PAVILION (ALTERNATE #1)	1LA410
S02	PEDESTRIAN BRIDGE	LA409
S03	URBAN PORCH SWING	4LA410
S04	BENCH, TYPE 1	5LA407
S05	BENCH, TYPE 2	5LA407
S06	BENCH, TYPE 3	1LA407
S07	UTILITY ACCESS TRENCH	1LA411
S08	PLATFORM BENCH, TYPE 1 (STAGE)	1LA408
S09	PLATFORM BENCH, TYPE 2 (STAGE)	LA406
S10	NOT USED	---
S11	UMBRELLA ANCHOR @ PLATFORM	6LA406
S12	UTILITY SCREEN WALL	2LA411
S13	RELOCATED CENTERSTONE SIGN	SEE ELECTRICAL PLANS
S14	LOG SCRAMBLE	SEE SPECIFICATION
S15	UTILITY ACCESS HATCH	2LA403
S16	RESERVED (ADA) PARKING SIGN	SEE CIVIL PLANS
S17	REGULATORY SIGN	SEE CIVIL PLANS
E01	SITE LIGHTING	SEE ELECTRICAL PLANS
E02	ELECTRICAL PANEL	SEE ELECTRICAL PLANS
E03	TRANSFORMER ON CONCRETE PAD	SEE ELECTRICAL PLANS

LAYOUT GENERAL NOTES

- SITE LAYOUT DATE, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY OTHERS. REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. RUNDELL ERNSTBERGER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION.
- IF GIVEN, OR UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT, OR CENTER OF LAYOUT POINT.
- ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. LAYOUT DATA WILL BE MADE AVAILABLE TO THE CONTRACTOR IN A DIGITAL FORMAT FOR USE IN LAYOUT STAKING BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE.
- AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THIS SURVEY AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITY TO EXISTING SITE ELEMENTS THAT ARE TO REMAIN. FAILURE TO REPORT OR DOCUMENT ANY DAMAGE PRIOR TO CONSTRUCTION NEAR CONSTRUCTION ACTIVITIES WILL RESULT IN REPAIRS BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT HORIZONTAL AND VERTICAL JOINING PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- REFER TO SHEET LA113 - LA114 FOR FURNISHINGS PLAN.
- REFER TO SHEET LA504 - LA505 FOR SOILS PLAN.
- REFER TO LA103 THRU LA112 FOR PAVER LAYOUT, PATTERN, AND FINISH. EXTENTS OF STANDARD VS VEHICULAR PAVERS ARE SHOWN ON PLAN SCHEMATICALLY. TRANSITION SHALL OCCUR AT WHOLE PAVERS.
- SEE SPECIFICATIONS FOR ALTERNATES 1 AND 2

NO.	DATE	DESCRIPTION
01	11/03/23	FIELD ORDER 11
02	04/10/24	FIELD ORDER 19 (REVISIONS)
03	08/17/24	FIELD ORDER 24

CLIENT:

**CITY OF BLOOMINGTON**  
Bloomington, IN 47403

DESIGN TEAM

**shrewsberry REA**  
ARCHITECTURAL  
CIVIL ENGINEERING  
PLANNING  
LAND SURVEYING

BBB ARCHITECTURAL  
TYNAM PAVITO & ASSOCIATES, INC.  
528 North Walnut Street  
Bloomington, Indiana 47404 (317) 332-8030

CERTIFIED BY:

**CECIL A. PENLAND III**  
REGISTERED PROFESSIONAL  
LANDSCAPE ARCHITECT  
STATE OF INDIANA  
No. 21200004

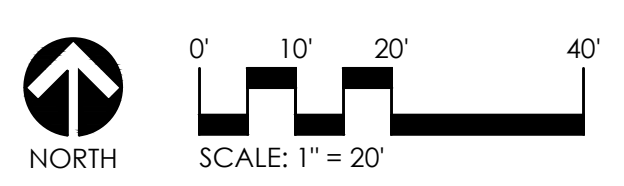
*Cecil A. Penland III*

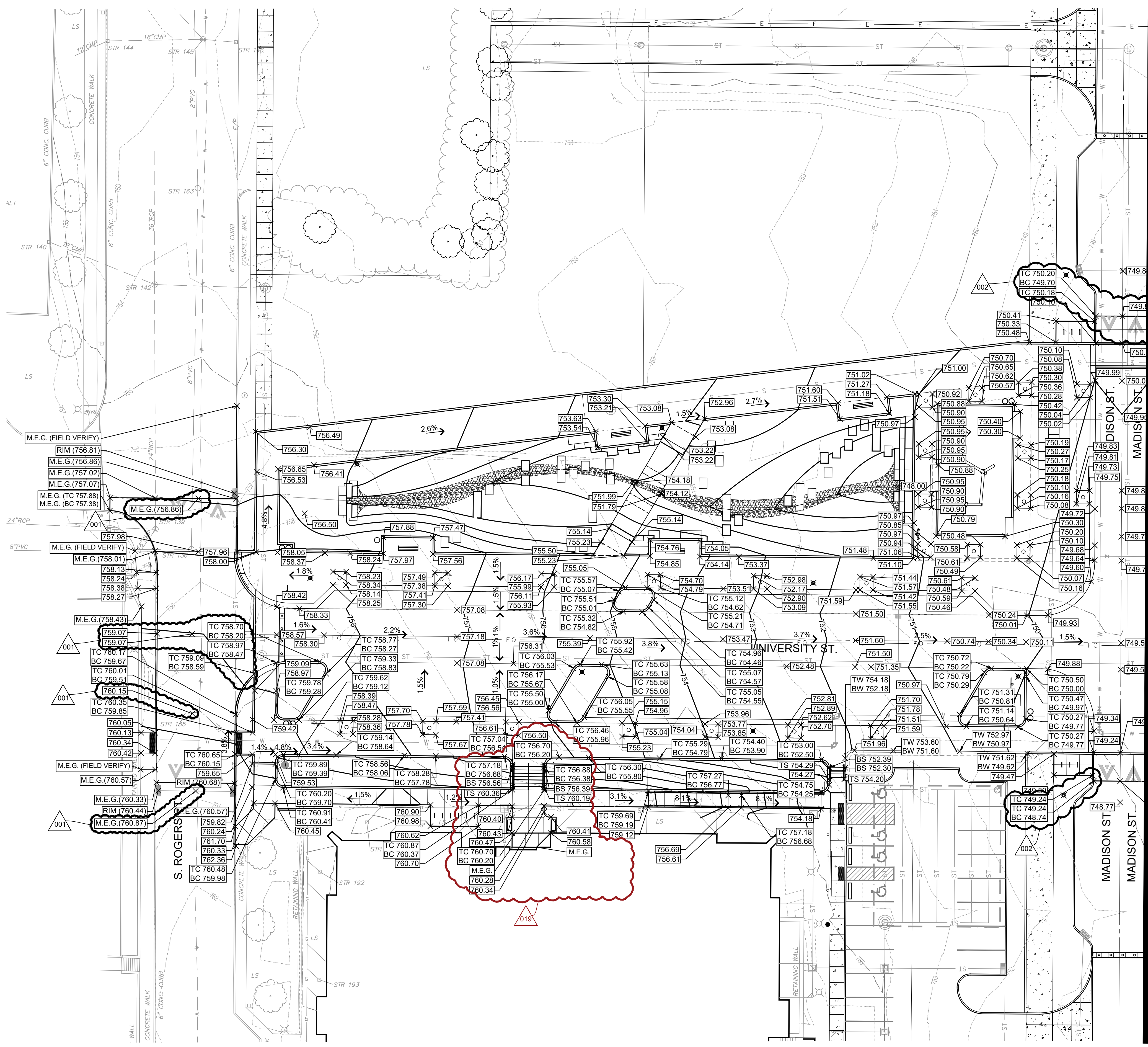
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**BLOOMINGTON HOSPITAL RE-USE  
INFRASTRUCTURE & SITE ENGINEERING  
PHASE 1 EAST**

CITY OF BLOOMINGTON  
BLOOMINGTON, INDIANA 47403

DATE: 06/28/2023 PROJECT NO: 2021-1623  
DRAWN BY: PS, KK CHECKED BY: CP  
DRAWING STATUS: CONSTRUCTION ISSUE SET  
SHEET TITLE: SITE LAYOUT PLAN  
SHEET NO: LA101

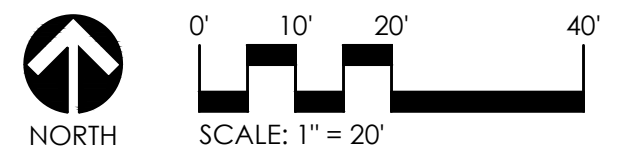




**GRADING LEGEND**

- 950.84 EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- VERIFY EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (FINISH)
- 0% PROPOSED SLOPE
- TC= PROPOSED TOP OF CURB ELEVATION
- BC= PROPOSED BOTTOM OF CURB ELEVATION
- TW= PROPOSED TOP OF WALL ELEVATION
- BW= PROPOSED BOTTOM OF WALL ELEVATION
- TF= PROPOSED TOP OF FRAME ELEVATION
- TS= PROPOSED TOP OF STEP ELEVATION
- BS= PROPOSED BOTTOM OF STEP ELEVATION
- TR= PROPOSED TOP OF RAMP
- BR= PROPOSED BOTTOM OF RAMP
- FL= PROPOSED FLOW LINE ELEVATION
- HP= PROPOSED HIGH POINT ELEVATION
- LP= PROPOSED LOW POINT ELEVATION
- M.E.G. MEET EXISTING GRADE
- 944 PROPOSED CONTOUR AND GRADE

- GRADING GENERAL NOTES**
- SITE LAYOUT DATE, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY BYNUM, FANYO, AND ASSOCIATES. REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. RUNDELL ERNSTBERGER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION.
  - THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN THE EXISTING GRADES SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
  - UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS REPRESENT FINISH GRADE OF PAVEMENTS AND GROUND, IN LAWN OR PLANT BED AREAS. PROPOSED ELEVATIONS INDICATE REQUIRED ELEVATIONS AFTER SETTLING OF SOIL.
  - THE CONTRACTOR SHALL REFER TO EARTHWORK SPECIFICATIONS AND THIS SHEET FOR SUBGRADE REQUIREMENT WORK TO ACCOMMODATE AND COORDINATE TOPSOILING AND LANDSCAPE WORK.
  - CONFINE WORK WITHIN THE LIMITS SHOWN ON THESE PLANS.
  - UNLESS NOTED OTHERWISE, ALL EXISTING STORM AND SANITARY SEWER CASTINGS TO REMAIN SHALL BE ADJUSTED TO GRADE.
  - REFER TO UTILITY PLAN FOR CASTINGS AND PIPING.



**REVISIONS**

NO.	DATE	DESCRIPTION
001	07/21/23	FIELD ORDER 1
002	08/07/23	FIELD ORDER 2
019	04/10/24	FIELD ORDER 19 (REVISION 2)
024	03/11/24	FIELD ORDER 24

CLIENT:

**CITY OF BLOOMINGTON**  
Bloomington, IN 47403

DESIGN TEAM

**shrewsberry**  
**REA**

**BEA** ARCHITECTURAL  
BYNUM, FANYO & ASSOCIATES, INC.  
528 North Walnut Street  
Bloomington, Indiana 47404 (317) 332-8030

CERTIFIED BY:

**CECIL A. PENLAND III**  
REGISTERED  
No. 21200004  
STATE OF INDIANA  
LANDSCAPE ARCHITECT

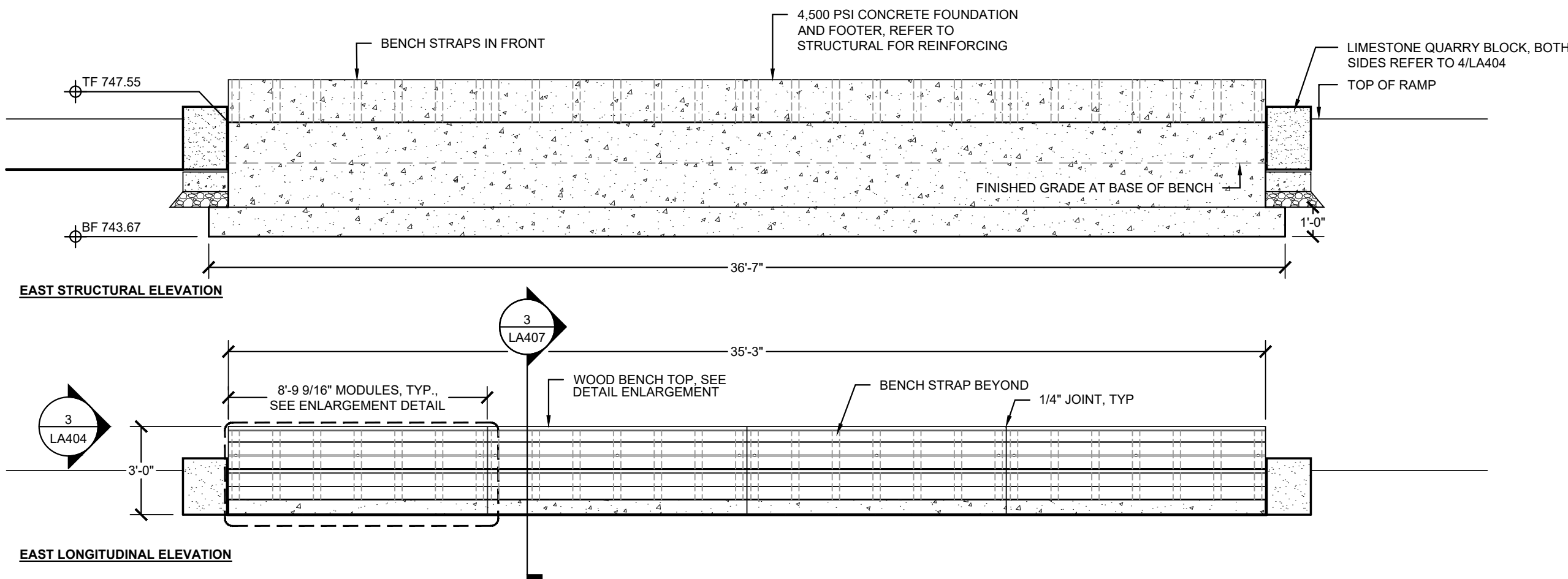
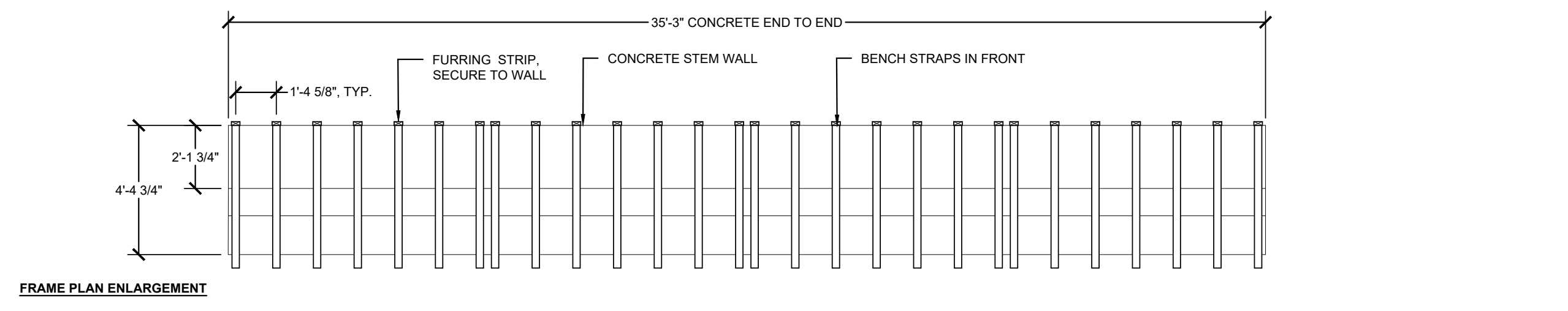
*Cecil A. Penland III*

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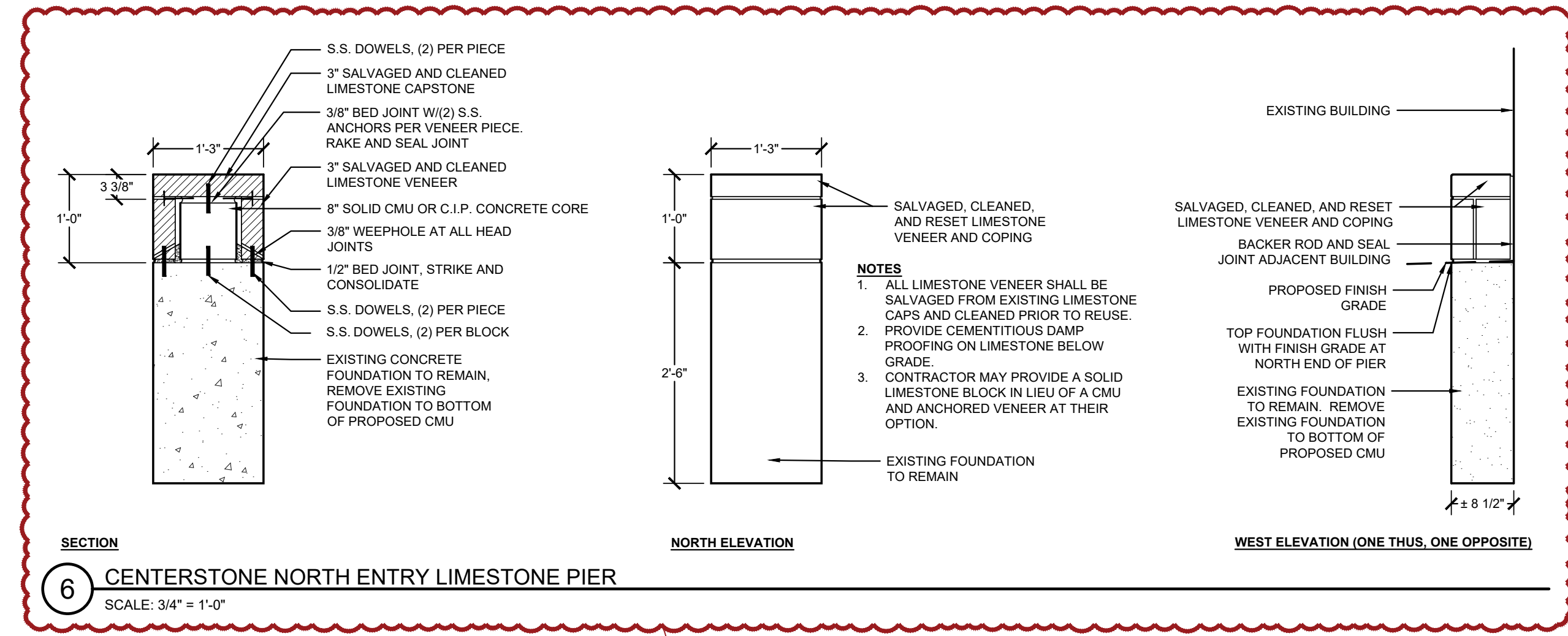
**BLOOMINGTON HOSPITAL RE-USE  
INFRASTRUCTURE & SITE ENGINEERING  
PHASE 1 EAST**

CITY OF BLOOMINGTON  
BLOOMINGTON, INDIANA 47403

DATE: 06/28/2023 PROJECT NO: 2021-1623  
DRAWN BY: PS, KK CHECKED BY: CP  
DRAWING STATUS: CONSTRUCTION ISSUE SET  
SHEET TITLE: SITE GRADING PLAN  
SHEET NO: LA201

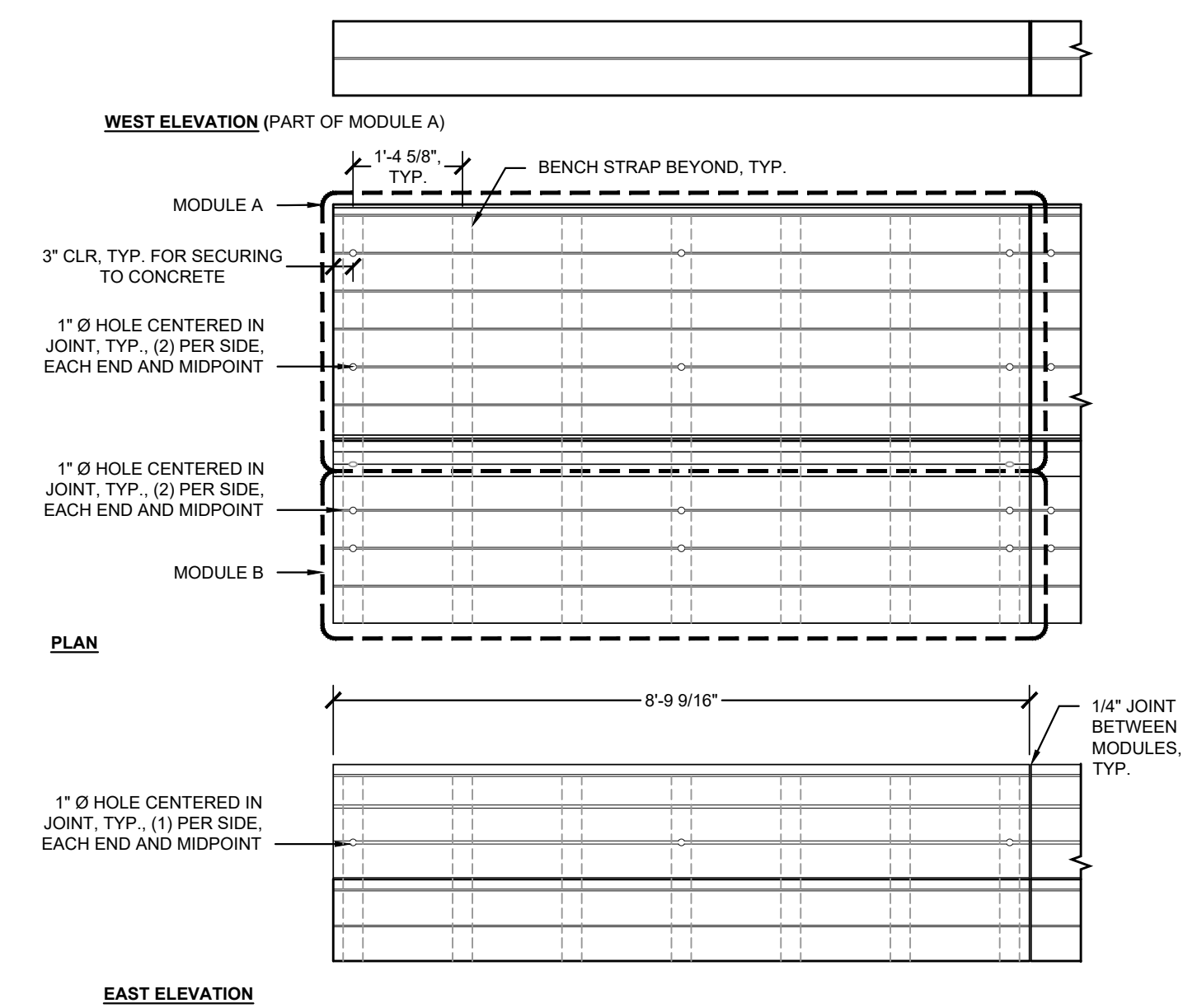


1 BENCH, TYPE 3  
SCALE: 1/4" = 1'-0"

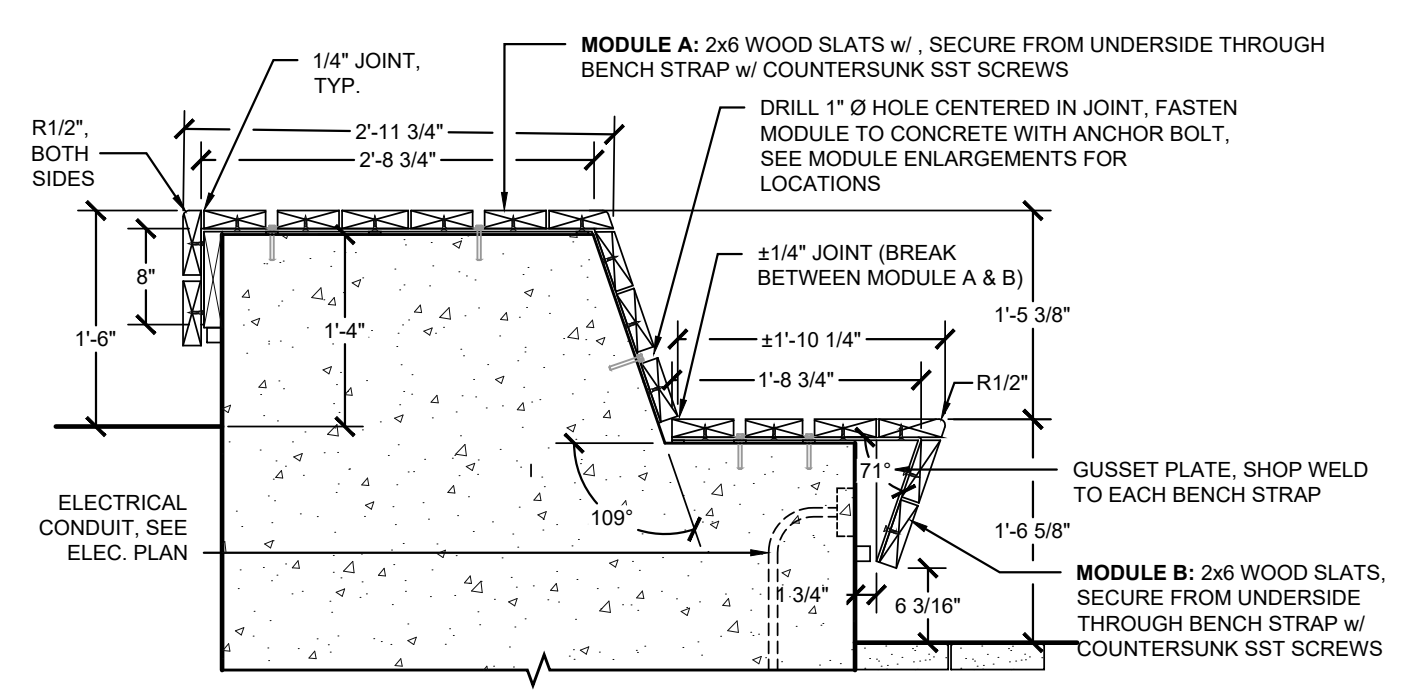


6 CENTERSTONE NORTH ENTRY LIMESTONE PIER  
SCALE: 3/4" = 1'-0"

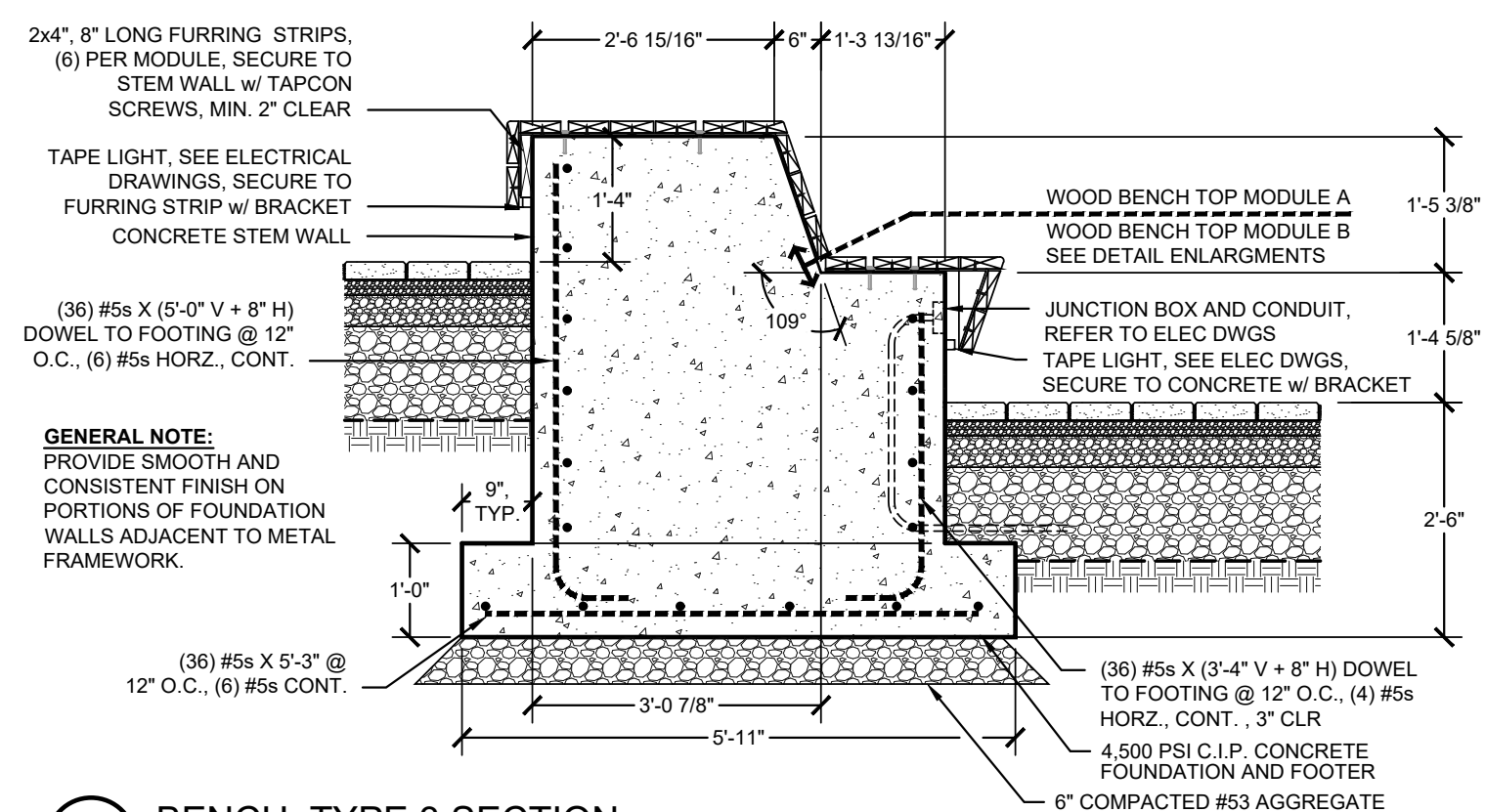
**GENERAL NOTES:**  
1. ALL EXPOSED CONCRETE SURFACES SHALL HAVE A RUBBED FINISH, U.N.O. SEE SPECS



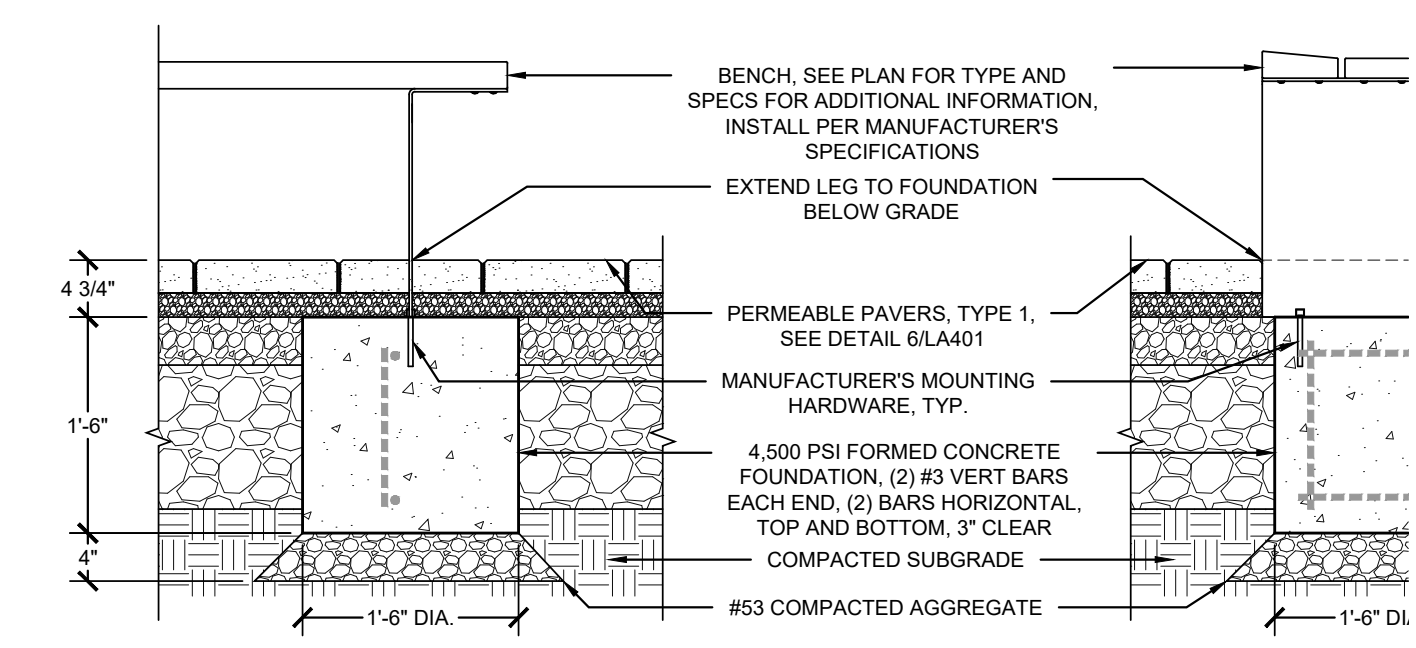
2 BENCH, TYPE 3 MODULE ENLARGMENTS  
SCALE: 1/2" = 1'-0"



4 BENCH, TYPE 3 - SEAT TOP SECTION  
SCALE: 3/4" = 1'-0"



3 BENCH, TYPE 3 SECTION  
SCALE: 1/2" = 1'-0"



5 BENCH, TYPE 1 & 2  
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
019	02/27/24	FIELD ORDER 19 (REVISED)

CLIENT:  
**CITY OF BLOOMINGTON**  
Bloomington, IN 47403

DESIGN TEAM:  
**shrewsberry REA**  
ARCHITECTURAL, CIVIL ENGINEERING, PLANNING, LAND SURVEYING

CERTIFIED BY:  
**CECIL A. PENLAND II**  
REGISTERED ARCHITECT  
No. 21200004  
STATE OF INDIANA  
LANDSCAPE ARCHITECT

**BLOOMINGTON HOSPITAL RE-USE INFRASTRUCTURE & SITE ENGINEERING PHASE 1 EAST**  
CITY OF BLOOMINGTON, INDIANA 47403

DATE: 06/28/2023 PROJECT NO: 2021-1623  
DRAWN BY: PS, KK CHECKED BY: CP  
DRAWING STATUS: CONSTRUCTION ISSUE SET  
SHEET TITLE: BENCH DETAILS  
SHEET NO: LA407



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

---

<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	17
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Changed Conditions
<b>Summary</b>	A Culvert of Significant size that was previously unknown, was discovered in the Lot 1 Detention System.
<b>Change Order Description</b>	While The Contractor was performing the necessary excavations with Pipe and Manhole installations as outlined for the Lot 1 Detention System, a large concrete box type culvert was discovered in the SW corner of the area defined as the planned detention system. After much review and investigation by The City of Bloomington Engineering, The City of Bloomington Utilities (CBU), Shrewsberry Engineering, Rundell Ernstberger Associates (REA) and The Contractor (Milestone), it was decided that Milestone would provide a unit price to remove the top of the concrete structure by breaking down in place and backfill with the existing material. As for the portion of Culvert to the East of Lot 1 work, it was agreed that Milestone would provide Time and Material pricings (T&M) that could be utilized since the end of of the pipe that needs to be removed is currently unknown. City Engineering representative (Roy Aten) provided direction for Milestone to proceed as discussed and conveyed in project correspondence. In the end, the work to the east and the west ended up being 100.0 LFT in each direction and was all handled in the same manner (crush the top of the pipe/culvert in place and backfill over the top with clean fill - Hence the 1 pay item on this CO). A time adjustment is not required for this change order and has been addressed herein.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$19,222.00



**Revised Project Amount**      \$13,571,731.53

## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0250	202-96133	LFT	200.000	\$96.110	\$19,222.00
PIPE, REMOVE					
<p><b>Reason:</b> Pipe Culvert discovered in conflict with the SW corner of the Lot 1 Detention system installation that requires removal to the West up to Rogers St. and to the east as well. The amount of pipe culvert removal is anticipated to be approximately 100.0 LFT to the East and 100.0 LFT to the West, for a total of 200.0 LFT.</p>					
1 item					Total: \$19,222.00

## Attachments

Document	Name	Description	Submission Date
Gott-Brodowski_3-11-24_Email_Attach_Soil_Boring_Arsenic_Map_-_Excavation_Activities.pdf	Gott-Brodowski 3-11-24 Email Attach_Soil Boring Arsenic Map - Excavation Activities.pdf	ATTACHMENT from Email (3-11-24) from Tom Gott of Milestone to Joe Brodowski of Metric to confirm that excavation with Lot 1 was acceptable based on any potential soil contaminants.	05/06/2024 04:12 PM EDT
Gott-Brodowski_3-11-24_Email_Soil_Boring_Arsenic_Map_-_Excavation_Activities.pdf	Gott-Brodowski 3-11-24 Email_Soil Boring Arsenic Map - Excavation Activities.pdf	Email (3-11-24) from Tom Gott of Milestone to Joe Brodowski of Metric to confirm that excavation with Lot 1 was acceptable based on any potential soil contaminants.	05/06/2024 04:10 PM EDT
Milestone-EXISTING_CULVERT_CO_BREAKDOWN.pdf	Milestone-EXISTING CULVERT CO BREAKDOWN.pdf	Milestone provided Unit Cost Break Down for the proposed Pipe/Culvert Demolitions.	05/02/2024 10:49 AM
5 attachments			

Document	Name	Description	Submission Date
			EDT
Milestone-TM_DEMO_Culvert_East.pdf	Milestone-TM DEMO Culvert East.pdf	Milestone provided costs for the Lump Sum type pricing / T&M payment methods.	05/02/2024 10:50 AM EDT
Roy_Aten_3-12-24_Email_to_Proceed_with_Culvert_Demo.pdf	Roy Aten 3-12-24 Email to Proceed with Culvert Demo.pdf	Roy Aten 3-12-24 Email expressing the desire and approval for Milestone to proceed with the work in the excavation and demo format.	05/06/2024 04:13 PM EDT

5 attachments

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-17-20240502

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)

Milestone Contractors, L.P.  
B20454-1P-21 Copy of HOPEWELL PHASE I EAST - DEMO T&M  
Gott, Thomas

**Direct Cost Report**

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Equip- Ment	Material	Supplie	Sub- Contract	Trucking
-------------------	------	-----	---------------	-----------	-------	----------------	----------	---------	------------------	----------

**BID ITEM = 1** Land Item SCHEDULE: 1 100  
Description = DEMO CULVERT LOT 1 T&M WORK Unit = LF Takeoff Quan: 30.000 Engr Quan: 30.000

**1 DEMO CULVERT T&M WORK** **Quan: 30.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 1**

<u>BLANK</u>	(Mod) Blank Crew		5.00	CH	<b>Prod:</b>	<b>0.5000 S</b>	Lab Pcs:	3.00	Eqp Pcs:	1.00
5103	Haul Exc (HR)	1.00	10.00	HR	132.000					1,320
8EX3	Excavator - Large Cat	1.00	5.00	HR	270.000	1,350				
HSUP41-81	Hourly Superintendent 41/8	1.00	5.00	MH	108.000	811				
LAB41-81	laborers 41/81	1.00	5.00	MH	84.000	659				
OPR841	operator841	1.00	5.00	MH	108.000	818				
\$4,958.37	0.5000 MH/LF		15.00	MH	[ 55 ]	2,288	1,350			1,320

**=====> Item Totals: 1 - DEMO CULVERT LOT 1 T&M WORK**

\$4,958.37	0.5000 MH/LF		15.00	MH	[ 55 ]	2,288	1,350			<b>1,320</b>
165.279	30 LF					76.28	45.00			44.00

**\$4,958.37 \*\*\* Report Totals \*\*\* 15.00 MH 2,288 1,350 1,320**

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.  
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: Engineering Firm:  
Estimator-In-Charge:

JOB DOES NOT HAVE NOTES

\* on units of MH indicate average labor unit cost was used rather than base rate.

[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

- 508 40 HR WEEK (5 X 8)
- 509 45 HR WEEK (5 X 9)
- 510 50 HR WEEK (5 X 10) (Default Calendar)**
- 511 55 HR WEEK (5 X 11)
- 512 60 HR WEEK (5 X 12)
- 513 65 HR WEEK (5 X 13)
- 514 70 HR WEEK (5 X 14)
- 608 48 HR WEEK (6 X 8)
- 609 54 HR WEEK (6 X 9)
- 610 60 HR WEEK (6 X 10)
- 611 66 HR WEEK (6 X 11)
- 612 72 HR WEEK (6 X 12)
- 613 78 HR WEEK (6 X 13)
- 614 84 HR WEEK (6 X 14)
- 800 SATURDAY ONLY (TIME & 1/2)
- 900 SUNDAY ONLY (DOUBLE TIME)

Milestone Contractors, L.P.  
B20454-1PP-2 Copy of HOPEWELL PHASE 1 FLO FILL CULVERT  
Gott, Thomas

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Equip- Ment	Material	Supplie	Sub- Contract	Trucking
-------------------	------	-----	---------------	-----------	-------	----------------	----------	---------	------------------	----------

**BID ITEM = 1** Land Item SCHEDULE: 1 100  
Description = FLO FILL CULVERT Unit = CY Takeoff Quan: 60.000 Engr Quan: 60.000

**1 FLO FILL CULVERT/ WEST TO ROGERS** **Quan: 60.00 CY Hrs/Shft: 10.00 Cal: 510 WC: 1**

<u>BLANK</u>	(Mod) Blank Crew		8.00	CH	<b>Prod:</b>	<b>0.8000 S</b>	Lab Pcs:	2.50	Eqp Pcs:	0.50
2C502	Flowable Fill, Non Remova	1.00	60.00	CY	134.500		8,070			
8EX3	Excavator - Large Cat	0.50	4.00	HR	177.620	710				
HSUP41-81	Hourly Superintendent 41/8	1.00	8.00	MH	40.650	615				
LAB	laborers (all except 41/81)	1.00	8.00	MH	27.400	429				
OPR841	operator841	0.50	4.00	MH	34.850	284				
\$10,108.45	0.3333 MH/CY		20.00	MH	[ 12.536 ]	1,328	710	8,070		

=====> **Item Totals: 1 - FLO FILL CULVERT**

\$10,108.45	0.3333 MH/CY		20.00	MH	[ 12.536 ]	1,328	710	8,070		
168.474	60 CY					22.13	11.84	134.50		

**BID ITEM = 2** Land Item SCHEDULE: 1 100  
Description = FLO FILL CULVERT EAST OF DETENTION Unit = CY Takeoff Quan: 60.000 Engr Quan: 60.000

**2 FLO FILL CULVERT EAST OF DETENTION** **Quan: 60.00 CY Hrs/Shft: 10.00 Cal: 510 WC: 1**

<u>BLANK</u>	(Mod) Blank Crew		8.00	CH	<b>Prod:</b>	<b>0.8000 S</b>	Lab Pcs:	2.50	Eqp Pcs:	0.50
2C5	FLOWABLE FILL	1.00	60.00	CY	134.500		8,070			
8EX3	Excavator - Large Cat	0.50	4.00	HR	177.620	710				
HSUP41-81	Hourly Superintendent 41/8	1.00	8.00	MH	40.650	615				
LAB	laborers (all except 41/81)	1.00	8.00	MH	27.400	429				
OPR841	operator841	0.50	4.00	MH	34.850	284				
\$10,108.45	0.3333 MH/CY		20.00	MH	[ 12.536 ]	1,328	710	8,070		

=====> **Item Totals: 2 - FLO FILL CULVERT EAST OF DETENTION**

\$10,108.45	0.3333 MH/CY		20.00	MH	[ 12.536 ]	1,328	710	8,070		
168.474	60 CY					22.13	11.84	134.50		

**BID ITEM = 3** Land Item SCHEDULE: 1 100  
Description = DEMO CULVERT WEST OF DETENTION Unit = LF Takeoff Quan: 100.000 Engr Quan: 100.000

**3 DEMO CULVERT WEST OF DETENTION** **Quan: 100.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 1**

<u>BLANK</u>	(Mod) Blank Crew		8.00	CH	<b>Prod:</b>	<b>0.8000 S</b>	Lab Pcs:	5.00	Eqp Pcs:	4.00
81	Equipment Rent	1.00	8.00	HR	177.620	1,421				
8EX3	Excavator - Large Cat	1.00	8.00	HR	177.620	1,421				
8LO1	Loader Rubber Tired 10	1.00	8.00	HR	123.420	987				
8RO9	Roller-Sheepfoot Bomag	1.00	8.00	HR	281.110	2,249				
HSUP41-81	Hourly Superintendent 41/8	1.00	8.00	MH	40.650	615				
LAB	laborers (all except 41/81)	2.00	16.00	MH	27.400	858				
OPR181	operator181	2.00	16.00	MH	39.500	1,121				
\$8,672.37	0.4000 MH/LF		40.00	MH	[ 15.352 ]	2,594	6,078			

=====> **Item Totals: 3 - DEMO CULVERT WEST OF DETENTION**

\$8,672.37	0.4000 MH/LF		40.00	MH	[ 15.352 ]	2,594	6,078			
86.724	100 LF					25.94	60.78			

\*\*Unreviewed

Milestone Contractors, L.P.  
B20454-1PP-2 Copy of HOPEWELL PHASE 1 FLO FILL CULVER  
Gott, Thomas

**Direct Cost Report**

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Equip- Ment	Material	Supplie	Sub- Contract	Trucking
-------------------	------	--------------	------	-----------	-------	----------------	----------	---------	------------------	----------

**BID ITEM = 4** Land Item SCHEDULE: 1 100  
Description = DEMO CULVERT EAST OF DETENTION Unit = LF Takeoff Quan: 100.000 Engr Quan: 100.000

<b>4</b>	<b>DEMO CULVERT EAST OF DETENTION</b>	<b>Quan:</b>	<b>100.00 LF</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>1</b>	
<u>BLANK</u>	(Mod) Blank Crew	8.00	CH	<b>Prod:</b>	<b>0.8000 S</b>	Lab Pcs:	5.00	Eqp Pcs:	4.00	**Unreviewed
81	Equipment Rent	1.00	8.00 HR	177.620		1,421				
8EX3	Excavator - Large Cat	1.00	8.00 HR	177.620		1,421				
8LO1	Loader Rubber Tired 10	1.00	8.00 HR	123.420		987				
8RO9	Roller-Sheepfoot Bomag	1.00	8.00 HR	281.110		2,249				
HSUP41-81	Hourly Superintendent 41/8	1.00	8.00 MH	40.650	615					
LAB	laborers (all except 41/81)	2.00	16.00 MH	27.400	858					
OPR181	operator181	2.00	16.00 MH	39.500	1,121					
\$8,672.37	0.4000 MH/LF	40.00	MH	[ 15.352 ]	2,594	6,078				
<hr/>										
=====>	<b>Item Totals:</b>	<b>4</b>	<b>- DEMO CULVERT EAST OF DETENTION</b>							
\$8,672.37	0.4000 MH/LF	40.00	MH	[ 15.352 ]	2,594	6,078				
86.724	100 LF				25.94	60.78				

**\$37,561.64** \*\*\* Report Totals \*\*\* 120.00 MH 7,844 13,577 16,140

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.  
This report shows TAKEOFF Quantities with the resources.

'Unreviewed' Activities are marked.

Bid Date: Owner: Engineering Firm:  
Estimator-In-Charge:

JOB DOES NOT HAVE NOTES

\* on units of MH indicate average labor unit cost was used rather than base rate.

[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

- 508 40 HR WEEK (5 X 8)
- 509 45 HR WEEK (5 X 9)
- 510 50 HR WEEK (5 X 10) (Default Calendar)**
- 511 55 HR WEEK (5 X 11)
- 512 60 HR WEEK (5 X 12)
- 513 65 HR WEEK (5 X 13)
- 514 70 HR WEEK (5 X 14)
- 608 48 HR WEEK (6 X 8)
- 609 54 HR WEEK (6 X 9)
- 610 60 HR WEEK (6 X 10)
- 611 66 HR WEEK (6 X 11)
- 612 72 HR WEEK (6 X 12)
- 613 78 HR WEEK (6 X 13)
- 614 84 HR WEEK (6 X 14)
- 800 SATURDAY ONLY (TIME & 1/2)
- 900 SUNDAY ONLY (DOUBLE TIME)



Milestone Contractors, L.P.  
4755 West Arlington Rd.  
Bloomington, IN 47404  
Phone: (812) 330-2037  
Fax: (812) 330-2118

## PCO Pricing Sheet

**Date:** March 12, 2024

[www.milestonelp.com](http://www.milestonelp.com)

**Pages:** 4

**To:** City of Bloomington  
Attn: Cecil Penland

**Project:** Hopewell East Phase 1

**Description:** DEMO CULVERT EAST

**Est. No.**

**Ref:** DEMO CULVERT  
**Qty:** 100 LF

**Labor:**

Total Labor Cost from Estimate Sheet:

Labor Subtotal \$ 2,594.00

**Equipment:**

Total Equipment Cost from Estimate Sheet:

Equipment Subtotal \$ 6,078.00

**Material:**

Total Material Cost from Estimate Sheet:

Material Subtotal

**Subcontractors:**

Total Subcontractor cost from Attached Sheets:

Subcontractor Subtotal

Subtotal \$ 8,672.00

Bond (.75% rate) 10% \$ 71.54

Labor Markup 10% \$ 259.40

Equipment Markup 10% \$ 607.80

Material Markup 10% \$ -

Subcontractor Markup 5% \$ -

**Total \$ 9,610.74**

Per LF

**Unit Price \$ 96.11**

ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL.

PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.

Signature represents acceptance of this Proposal.

**Signed:** Tommy Gott

**Date:** March 12, 2024

**Terms:** Upon Receipt

**Submitted By:** Tommy Gott

**Approved By:** \_\_\_\_\_ Date

**Printed:** \_\_\_\_\_ Date



Milestone Contractors, L.P.  
4755 West Arlington Rd.  
Bloomington, IN 47404  
Phone: (812) 330-2037  
Fax: (812) 330-2118

**PCO Pricing Sheet**

**Date:** March 12, 2024

[www.milestonelp.com](http://www.milestonelp.com)

**Pages:** 4

**To:** City of Bloomington  
Attn: Cecil Penland

**Project:** Hopewell East Phase 1

**Description:** DEMO CULVERT WEST

**Est. No.**

**Ref:** DEMO CULVERT  
**Qty:** 100 LF

**Labor:**

Total Labor Cost from Estimate Sheet:

Labor Subtotal \$ 2,594.00

**Equipment:**

Total Equipment Cost from Estimate Sheet:

Equipment Subtotal \$ 6,078.00

**Material:**

Total Material Cost from Estimate Sheet:

Material Subtotal

**Subcontractors:**

Total Subcontractor cost from Attached Sheets:

Subcontractor Subtotal

Subtotal \$ 8,672.00

Bond (.75% rate) 10% \$ 71.54

Labor Markup 10% \$ 259.40

Equipment Markup 10% \$ 607.80

Material Markup 10% \$ -

Subcontractor Markup 5% \$ -

**Total \$ 9,610.74**

Per LF

**Unit Price \$ 96.11**

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**Signed:** Tommy Gott

**Date:** March 12, 2024

**Terms:** Upon Receipt

**Submitted By:** Tommy Gott

**Approved By:** \_\_\_\_\_ Date

**Printed:** \_\_\_\_\_ Date





Milestone Contractors, L.P.  
4755 West Arlington Rd.  
Bloomington, IN 47404  
Phone: (812) 330-2037  
Fax: (812) 330-2118

**PCO Pricing Sheet**

**Date:** March 12, 2024

[www.milestonelp.com](http://www.milestonelp.com)

**Pages:** 4

**To:** City of Bloomington  
Attn: Cecil Penland

**Project:** Hopewell East Phase 1

**Description:** FLO FILL EAST OF DETENTION

**Est. No.**

**Ref:** FLO FILL  
**Qty:** 60 CY

**Labor:**

Total Labor Cost from Estimate Sheet:

Labor Subtotal \$ 1,328.00

**Equipment:**

Total Equipment Cost from Estimate Sheet:

Equipment Subtotal \$ 710.00

**Material:**

Total Material Cost from Estimate Sheet:

Material Subtotal \$ 8,070.00

**Subcontractors:**

Total Subcontractor cost from Attached Sheets:

Subcontractor Subtotal

Subtotal \$ 10,108.00

Bond (.75% rate) 10% \$ 83.39

Labor Markup 10% \$ 132.80

Equipment Markup 10% \$ 71.00

Material Markup 10% \$ 807.00

Subcontractor Markup 5% \$ -

**Total \$ 11,202.19**

Per CY

**Unit Price #VALUE!**

ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL.  
PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.

Signature represents acceptance of this Proposal.

**Signed:** Tommy Gott

**Date:** March 12, 2024

**Terms:** Upon Receipt

**Submitted By:** Tommy Gott

**Approved By:**

Date

**Printed:**

Date



Milestone Contractors, L.P.  
4755 West Arlington Rd.  
Bloomington, IN 47404  
Phone: (812) 330-2037  
Fax: (812) 330-2118

**PCO Pricing Sheet**

**Date:** March 12, 2024

[www.milestonelp.com](http://www.milestonelp.com)

**Pages:** 4

**To:** City of Bloomington  
Attn: Cecil Penland

**Project:** Hopewell East Phase 1

**Description:** FLO FILL WEST TO ROGERS

**Est. No.**

**Ref:** FLO FILL  
**Qty:** 60 CY

**Labor:**

Total Labor Cost from Estimate Sheet:

Labor Subtotal \$ 1,328.00

**Equipment:**

Total Equipment Cost from Estimate Sheet:

Equipment Subtotal \$ 710.00

**Material:**

Total Material Cost from Estimate Sheet:

Material Subtotal \$ 8,070.00

**Subcontractors:**

Total Subcontractor cost from Attached Sheets:

Subcontractor Subtotal

Subtotal \$ 10,108.00

Bond (.75% rate) 10% \$ 83.39

Labor Markup 10% \$ 132.80

Equipment Markup 10% \$ 71.00

Material Markup 10% \$ 807.00

Subcontractor Markup 5% \$ -

**Total \$ 11,202.19**

Per CY

**Unit Price #VALUE!**

ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL.

PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.

Signature represents acceptance of this Proposal.

**Signed:** Tommy Gott

**Date:** March 12, 2024

**Terms:** Upon Receipt

**Submitted By:** Tommy Gott

**Approved By:** \_\_\_\_\_ Date

**Printed:** \_\_\_\_\_ Date



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

---

<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	18
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Changed Conditions
<b>Summary</b>	Center Point Energy has a gas main located in the Subgrade, as well as within the Sub-Base that required some protective measures to remain in place. Although Miller Pipeline will perform the work, Milestone will provide the sand backfill.
<b>Change Order Description</b>	Numerous conversations, email correspondences, as well as on-site meetings have taken place to get to a final decision by Center Point Energy to move forward with having their own contractor (Miller Pipeline) to excavate around the gas main, test the pipe coating thickness and provide the desired protection around the pipe, including the installation of the City Provided sand backfill. Milestone was directed by The City of Bloomington Engineering to provide the necessary sand material through the contract. This Change Order will create the payment method for the material that Milestone will be supplying. A time adjustment is not required for this change order and has been addressed herein.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$514.80
<b>Revised Project Amount</b>	\$13,553,024.33

## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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**Section: 1 - Description**

0260	111-04717	TON	40.000	\$12.870	\$514.80
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STOCKPILED MATERIAL:

**Reason:** Sand for the backfill and protection of the 10 inch Gas Main of Center Point was agreed that it would be paid for through the contract and Milestone was directed to supply the sand through the contract.

1 item	Total: \$514.80
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## Attachments

Document	Name	Description	Submission Date
FO_28-Centerpoint_Gas_Morton_St_2024-04-01_Hopewell_Phase_1_East.pdf	FO 28-Centerpoint Gas Morton St_2024-04-01_Hopewell Phase 1 East.pdf	The original Field Order defined the course of action to protect the existing gas main of Centerpoint Energy located in the subgrade and in the sub-base and who was to perform the activity. A field meeting with Centerpoint, Miller Pipeline, Bloomington City Engineering, REA and Milestone modified the actions. Miller Pipeline would perform all necessary actions & testing necessary, while Milestone would provide the sand for backfill to be installed by Miller. Payment to Milestone would be through the contract by a new CO item for material ONLY.	05/06/2024 02:35 PM EDT
Milestone_B1-10_IN_GAS_DIRECT_COST.pdf	Milestone B1-10 IN GAS DIRECT COST.pdf	The Direct Material cost from Milestone for the purchase and delivery of the sand material to the jobsite.	05/02/2024 11:23 AM EDT
Milestone_B	Milestone B	Pricing from Milestone for the direct cost of the sand material, as well as the minimal allowable markup from Milestone.	05/02/2024

3 attachments

Document	Name	Description	Submission Date
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2-Change_Order_Markup_for_Sand.pdf	2-Change Order Markup for Sand.pdf		11:24 AM EDT
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3 attachments

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-18-20240502-Rev1

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)

**Field Order No. 28**

<b>Date of Issuance:</b>	April 1, 2024	<b>Owner:</b>	City of Bloomington
<b>Project Name:</b>	Hopewell Phase 1 East	<b>Contractor:</b>	Milestone Contractors LP
<b>Project Location:</b>	Bloomington, IN	<b>Project Engineer:</b>	Cecil Penland
<b>Project No:</b>	REA # 1671		

Contractor is hereby directed to promptly execute this Field Order, issued in accordance with General Conditions Paragraph 10.00, for minor changes or alterations in the Work without changes in Contract Price or Contract Time. If Contractor considers that a change in Contract Price or Contract Time is required, submit a request for Change Order in accordance with General Conditions Paragraph 11.00, before proceeding with this Work.

<b>Reference:</b>	<u>N/A</u>	<u>N/A</u>
	Specification(s)	Drawing(s) / Detail(s)

- Description:** The Owner has directed the following work to be complete regarding the shallow Centerpoint gas line in Morton Street from approximate STA 13+50 to 14+50, Line S-6-A. The sequence of work shall be as follows:
1. Centerpoint will install the high hat over the exposed valve at their expense.
  2. Milestone shall clear all debris accumulated along the pipe to ensure no stones are in contact with the pipe.
  3. Milestone shall coordinate inspection of the pipe with Centerpoint for approval to proceed with backfill.
  4. Milestone shall backfill the pipe with sand per Centerpoint’s specifications. \*Milestone shall provide change order pricing for this work.
  5. Centerpoint will provide, at their expense, rock guard material for installation by Milestone.
  6. Milestone shall roll out the rock guard material over the pipe and sand backfill per installation method specified by Centerpoint. \*Milestone shall provide change order pricing for this work.
  7. Milestone shall proceed with construction of Morton Street per the project plans and specifications. Localized shallowing of the subgrade as need to avoid the pipe and high hat is acceptable.

**Attachments:**

ISSUED:	RECEIVED:
By: <u></u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)

Title: **Landscape Architect** Title:

Date: **April 1, 2024** Date:

CC: Roy Aten, City of Bloomington  
Andrew Cibor, City of Bloomington

Milestone Contractors, L.P.  
B20454-1P-23 Copy of HOPEWELL PHASE I EAST - 10" GAS  
Gott, Thomas

**Direct Cost Report**

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Equip- Ment	Material	Supplie	Sub- Contract	Trucking
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**BID ITEM = 1** Land Item SCHEDULE: 1 100  
Description = SAND BACKFILL Unit = TON Takeoff Quan: 40.000 Engr Quan: 40.000

**1 SAND FOR GAS BACKFILL Quan: 40.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 1**

<u>BLANK</u>	Blank Crew		0.00	CH	<b>Prod:</b>	<b>0.0000 S</b>	Lab Pcs:	0.00	Eqp Pcs:	0.00
0	SAND	1.00	40.00 TN		11.000			440		

=====> **Item Totals: 1 - SAND BACKFILL**

\$440.00					[ ]			440		
11.000		40 TON						11.00		

**\$440.00 \*\*\* Report Totals \*\*\* 440**

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.  
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: Engineering Firm:  
Estimator-In-Charge:

JOB DOES NOT HAVE NOTES

\* on units of MH indicate average labor unit cost was used rather than base rate.

[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

- 508 40 HR WEEK (5 X 8)
- 509 45 HR WEEK (5 X 9)
- 510 50 HR WEEK (5 X 10) (Default Calendar)**
- 511 55 HR WEEK (5 X 11)
- 512 60 HR WEEK (5 X 12)
- 513 65 HR WEEK (5 X 13)
- 514 70 HR WEEK (5 X 14)
- 608 48 HR WEEK (6 X 8)
- 609 54 HR WEEK (6 X 9)
- 610 60 HR WEEK (6 X 10)
- 611 66 HR WEEK (6 X 11)
- 612 72 HR WEEK (6 X 12)
- 613 78 HR WEEK (6 X 13)
- 614 84 HR WEEK (6 X 14)
- 800 SATURDAY ONLY (TIME & 1/2)
- 900 SUNDAY ONLY (DOUBLE TIME)





Milestone Contractors, L.P.  
4755 West Arlington Rd.  
Bloomington, IN 47404  
Phone: (812) 330-2037  
Fax: (812) 330-2118

**PCO Pricing Sheet**

**Date:** April 23, 2024

[www.milestonelp.com](http://www.milestonelp.com)

**Pages:** 4

**To:** ROY ATEN  
CECIL PENLAND/REA

**Project:** HOPEWELL PHASE 1 EAST

**Description:** SAND FOR 10" GAS

**Est. No.**

**Ref:** SAND  
**Qty:** 40 TON

**Labor:**

Total Labor Cost from Estimate Sheet:

Labor Subtotal

**Equipment:**

Total Equipment Cost from Estimate Sheet:

Equipment Subtotal

**Material:**

Total Material Cost from Estimate Sheet:

Material Subtotal \$ 440.00

**Subcontractors:**

Total Subcontractor cost from Attached Sheets:

Subcontractor Subtotal

Subtotal \$ 440.00

Bond (.75% rate) 10% \$ 3.63

Labor Markup 10% \$ -

Equipment Markup 10% \$ -

Material Markup 10% \$ 44.00

Subcontractor Markup 5% \$ -

**Total \$ 487.63**

Per TON

**Unit Price \$ 12.19**

ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL.  
PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.

Signature represents acceptance of this Proposal.

**Signed:** Tommy Gott

**Date:** April 23, 2024

**Terms:** Upon Receipt

**Submitted By:** Tommy Gott

**Approved By:** \_\_\_\_\_ Date

**Printed:** \_\_\_\_\_ Date



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

---

<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	19
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Errors and Omissions
<b>Summary</b>	The Installation of what has been referenced as The Duke Blue Line Conduits to supply power in the future to the project area.
<b>Change Order Description</b>	The need for Power Conduits throughout the project for the future supply of the Duke Energy Utility has been broken into 2 phases that are referenced as the Blue Lines and the Green Lines. This Change Order addresses ONLY the Blue Line portion of Conduits. Conduit locations were shown on the plans but quantities were not included in the unit price sheet. A time adjustment is not required for this change order and has been addressed herein.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$38,757.10
<b>Revised Project Amount</b>	\$13,591,266.63

## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0270	805-04973	LFT	590.000	\$65.690	\$38,757.10
CONDUIT: Blue Line, 4 Inch - Sch. 40, Duke Power					
<b>Reason:</b> Provide power to the developmental lots in the future while limiting any excavation damages to the newly constructed Hopewell site after the project is completed.					
1 item					Total: \$38,757.10

## Attachments

Document	Name	Description	Submission Date
FO_29-Duke_Conduits_2024-04-05_Hopewell_Phase_1_East.pdf	FO 29-Duke Conduits_2024-04-05_Hopewell Phase 1 East.pdf	Field Order No. 29 is attached that defined the areas of the proposed Duke Energy conduits to carry under ground power in the future to the developed properties within the project areas. The Document breaks down 2 installation groups referenced as Blue Conduits and Green Conduits.	05/06/2024 02:48 PM EDT
Milestone_5-16-24_Revised_CO_Markup_BLUE_LINE_Duke_Conduits.pdf	Milestone 5-16-24 Revised CO Markup BLUE LINE Duke Conduits.pdf	Revised Pricing from Subcontractor (Electric Plus) through Prime Contractor (Milestone) in the requested LFT format.	05/29/2024 01:50 PM EDT
2 attachments			

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-19-20240502

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)

**Field Order No. 29**

Date of Issuance:	April 5, 2024	Owner:	City of Bloomington
Project Name:	Hopewell Phase 1 East	Contractor:	Milestone Contractors LP
Project Location:	Bloomington, IN	Project Engineer:	Cecil Penland
Project No:	REA # 1671		

Contractor is hereby directed to promptly execute this Field Order, issued in accordance with General Conditions Paragraph 10.00, for minor changes or alterations in the Work without changes in Contract Price or Contract Time. If Contractor considers that a change in Contract Price or Contract Time is required, submit a request for Change Order in accordance with General Conditions Paragraph 11.00, before proceeding with this Work.

Reference:	<u>N/A</u>	<u>N/A</u>
	Specification(s)	Drawing(s) / Detail(s)

**Description:** The Owner has requested Milestone provide a price for the installation of conduits to support Duke electrical service. See below for additional details.

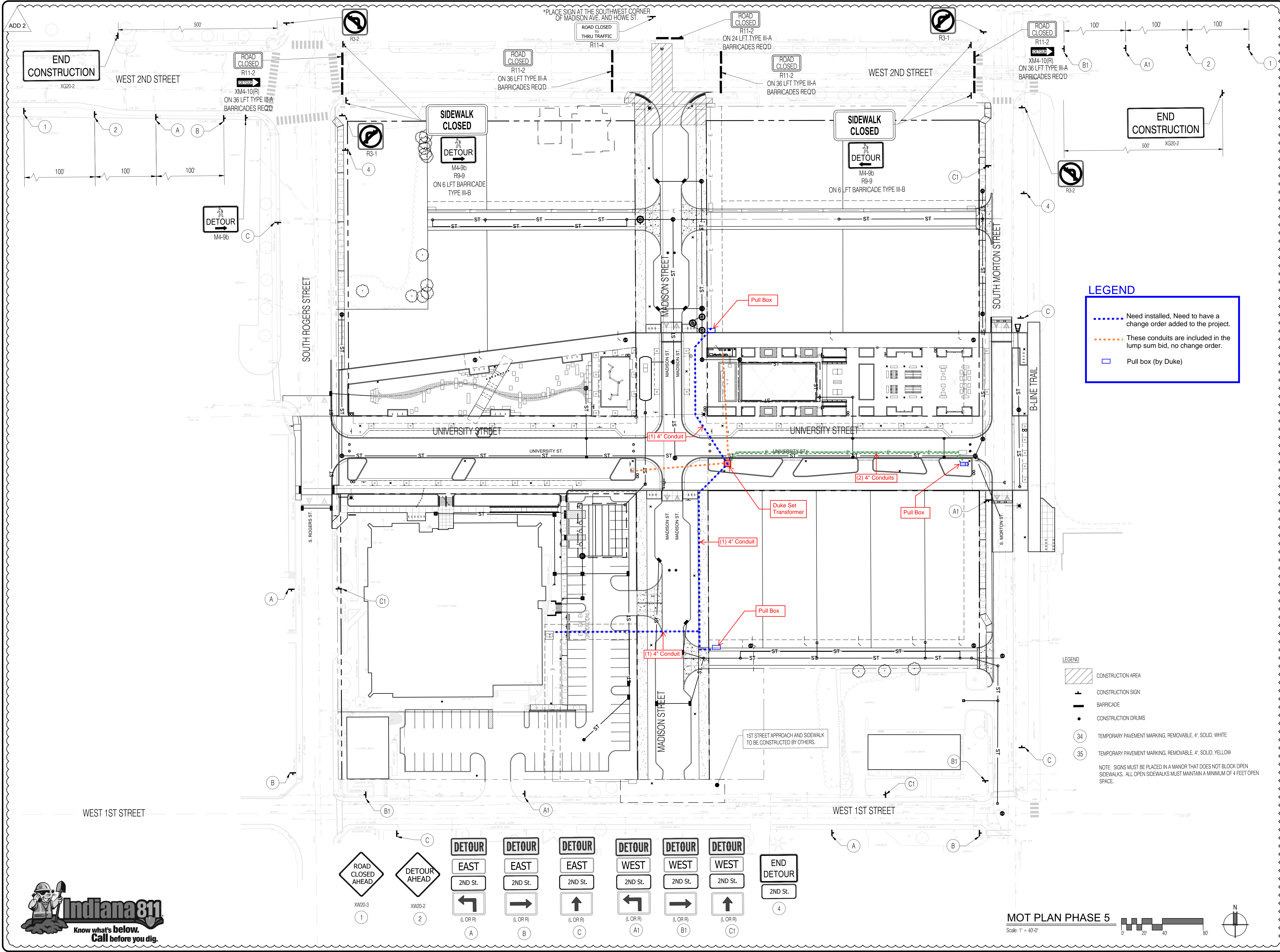
1. Provide a price for material and labor to install conduit runs illustrated in blue within the attached exhibit per Duke standard details and specifications.
2. Provide an alternate price for material and labor to install conduit runs illustrated in green within the attached exhibit per Duke standard details and specifications.
3. General Notes:
  - a. All Conduits shall be 4", electrical grade (gray), Schedule 40 PVC.
  - b. Duke will provide and install pull boxes at shown locations.
  - c. Contractor shall cap conduits at pull box locations.
  - d. All conduits shall be provided with pull strings.
  - e. Duke inspection of conduit is not required.
  - f. All conduits illustrated within red per the attached exhibit are already included within the scope of the pay item Electrical, System.

**Attachments:**

ISSUED:	RECEIVED:
By: <u></u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)

Title: Landscape Architect	Title:
Date: April 5, 2024	Date:

CC: Roy Aten, City of Bloomington  
Andrew Cibor, City of Bloomington



END CONSTRUCTION

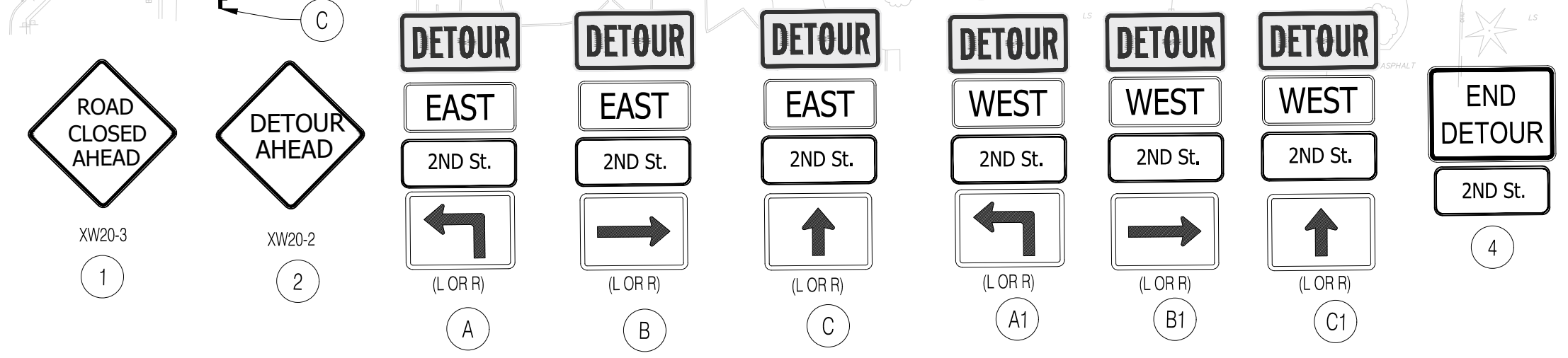
END CONSTRUCTION

LEGEND

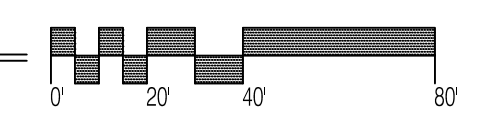
- Need installed, Need to have a change order added to the project.
- These conduits are included in the lump sum bid, no change order.
- Pull box (by Duke)

LEGEND

- CONSTRUCTION AREA
  - CONSTRUCTION SIGN
  - BARRICADE
  - CONSTRUCTION DRUMS
  - TEMPORARY PAVEMENT MARKING, REMOVABLE, 4", SOLID, WHITE
  - TEMPORARY PAVEMENT MARKING, REMOVABLE, 4", SOLID, YELLOW
- NOTE: SIGNS MUST BE PLACED IN A MANNER THAT DOES NOT BLOCK OPEN SIDEWALKS. ALL OPEN SIDEWALKS MUST MAINTAIN A MINIMUM OF 4 FEET OPEN SPACE.



MOT PLAN PHASE 5



NO.	DATE	DESCRIPTION
1	04/18/23	ADDENDUM 2

CLIENT:

**CITY OF BLOOMINGTON**  
Bloomington, IN 47403

DESIGN TEAM:

**shrewsberry**  
**REA**

ARCHITECTURAL  
CIVIL ENGINEERING  
PLANNING  
LAND SURVEYING

CERTIFIED BY:

BRETT W. SCHULZ  
REGISTERED  
No. 11900324  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

**HOPEWELL INFRASTRUCTURE & SITE ENGINEERING**  
**PHASE 1 EAST - RE-BID**


CITY OF BLOOMINGTON  
BLOOMINGTON, INDIANA 47403

DATE: 03/15/2023 PROJECT NO: 21-0049  
DRAWN BY: RDR CHECKED BY: MDW  
DRAWING STATUS: RE-BID

SHEET TITLE: MOT AND DETOUR PLAN PHASE 5

SHEET NO: T105



	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118	<h2 style="margin: 0;">PCO Pricing Sheet</h2>	
			Date: May 16, 2024
	<a href="http://www.milestonelp.com">www.milestonelp.com</a>		Pages: 1
	<b>To:</b> CECIL PENLAND/REA Attn: Roy Aten city of bloomington	<b>Project:</b> HOPEWELL PHASE 1 EAST	
		<b>Description:</b> BLUE LINE DUKE CONDUITS	
	<b>Est. No.:</b>	<b>Ref:</b> BLUELINE DUKE CONDUITS <b>Qty:</b> 590.00 IF	
<b>Labor:</b>			
Total Labor Cost from Estimate Sheet:			
			Labor Subtotal
<b>Equipment:</b>			
Total Equipment Cost from Estimate Sheet:			
			Equipment Subtotal
<b>Material:</b>			
Total Material Cost from Estimate Sheet:			
			Material Subtotal
<b>Trucking</b>			
Total Trucking cost from Attached Sheets:			
			Trucking Subtotal : \$ -
<b>Subcontractor</b>			
Total Trucking cost from Attached Sheets:			
			\$ 35,943.98
			Subcontractor Subtotal \$ 35,943.98
			Subtotal \$ 35,943.98
		Bond (.75% rate): 10%	\$ 296.54
		Labor Markup: 20%	-
		Equipment Markup: 12%	-
		Material Markup: 12%	-
		Trucking Markup: 12%	-
		Subcontract Markup: 7%	2,516.08
		<b>Total</b>	<b>\$ 38,756.60</b>
		<b>Unit Price</b>	<b>\$ 65.69</b>
ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL. PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.			
Signature represents acceptance of this Proposal.			
<b>Signed:</b>			
<b>Date:</b>	May 16, 2024		
<b>Terms:</b>	Upon Receipt		
<b>Submitted By:</b>	<b>Approved By:</b>		
THOMAS GOTT			Date
	<b>Printed:</b>		
			Date





# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

---

<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	20
<b>Status</b>	Pending
<b>Date Created</b>	05/02/2024
<b>Type</b>	Errors and Omissions
<b>Summary</b>	The Installation of what has been referenced as The Duke Green Line Conduits to supply power in the future to the project area.
<b>Change Order Description</b>	The need for Power Conduits throughout the project for the future supply of the Duke Energy Utility has been broken into 2 phases that are referenced as the Blue Lines and the Green Lines. This Change Order addresses ONLY the Green Line portion of Conduits. Conduit locations were shown on the plans but were not called out for installation and quantities were not included in the unit prices. A time adjustment is not required for this change order and has been addressed herein.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$25,439.10
<b>Revised Project Amount</b>	\$13,577,948.63

## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0280	805-04973	LFT	570.000	\$44.630	\$25,439.10
CONDUIT: Green Line, 4 Inch - Sch. 40, Duke Power					
<b>Reason:</b> The City is providing the Electrical Conduits for use by Duke Energy to provide power to the lots that are being created for future development.					
1 item					Total: \$25,439.10

## Attachments

Document	Name	Description	Submission Date
FO_29-Duke_Conduits_2024-04-05_Hopewell_Phase_1_East.pdf	FO 29-Duke Conduits_2024-04-05_Hopewell Phase 1 East.pdf	Field Order No. 29 is attached that defined the areas of the proposed Duke Energy conduits to carry underground power in the future to the developed properties within the project areas. The Document breaks down 2 installation groups referenced as Blue Conduits and Green Conduits.	05/06/2024 02:51 PM EDT
Milestone_5-17-24_Revised_CO_Markup_GREEN_LINE_Duke_Conduits.pdf	Milestone 5-17-24 Revised CO Markup GREEN LINE Duke Conduits.pdf	Unit Pricing by the LFT, as requested by The City, from Electric Plus (Subcontractor) thru Milestone (The Prime Contractor) for the Conduit identified within this CO for the future supply of the Power utility.	05/29/2024 01:55 PM EDT
2 attachments			

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

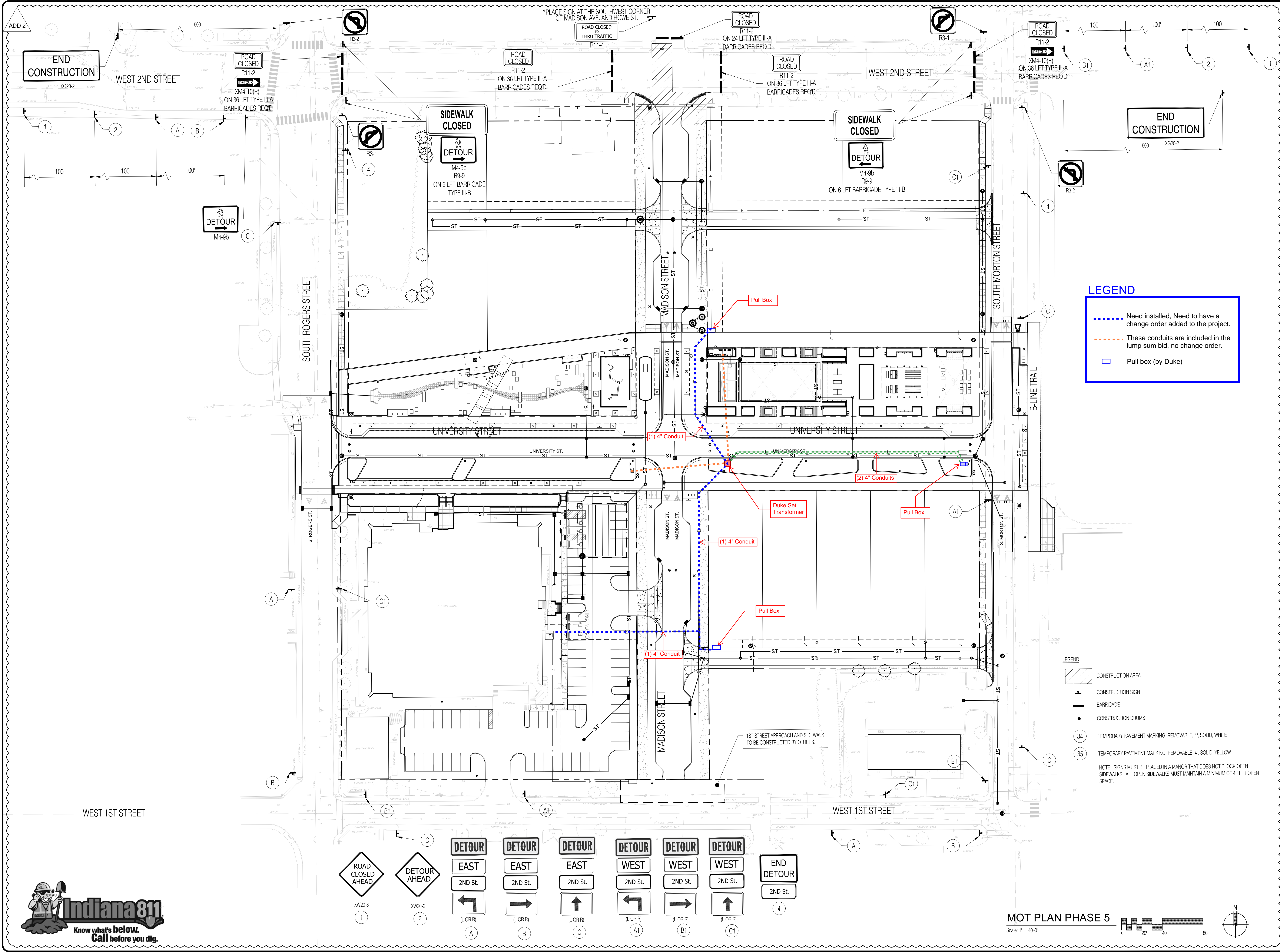
# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-20-20240502

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)





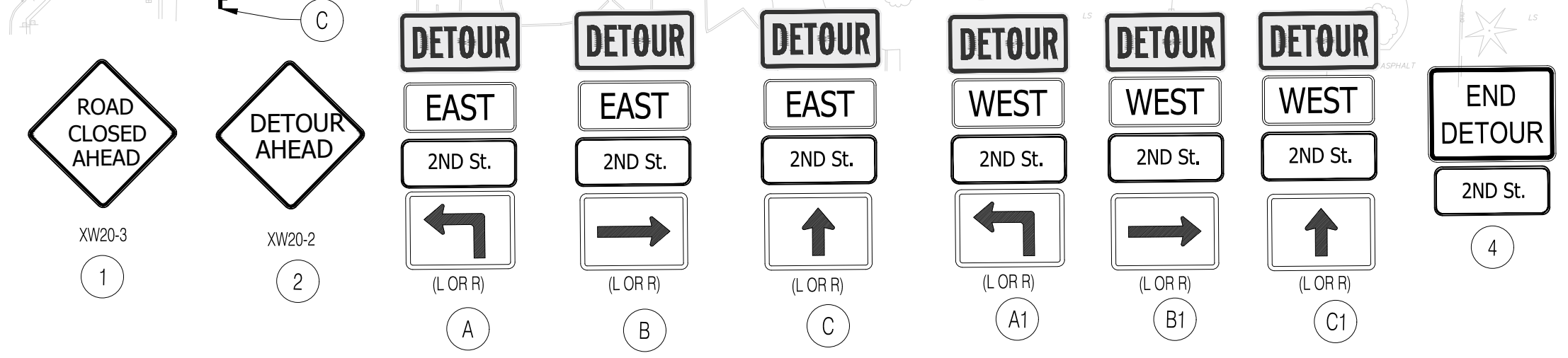
**LEGEND**

- Need installed, Need to have a change order added to the project.
- These conduits are included in the lump sum bid, no change order.
- Pull box (by Duke)

**LEGEND**

- CONSTRUCTION AREA
- CONSTRUCTION SIGN
- BARRICADE
- CONSTRUCTION DRUMS
- TEMPORARY PAVEMENT MARKING, REMOVABLE, 4", SOLID, WHITE
- TEMPORARY PAVEMENT MARKING, REMOVABLE, 4", SOLID, YELLOW

NOTE: SIGNS MUST BE PLACED IN A MANNER THAT DOES NOT BLOCK OPEN SIDEWALKS. ALL OPEN SIDEWALKS MUST MAINTAIN A MINIMUM OF 4 FEET OPEN SPACE.



**MOT PLAN PHASE 5**  
Scale: 1" = 40'-0"

NO.	DATE	DESCRIPTION
1	04/18/23	ADDENDUM 2

CITY OF BLOOMINGTON  
Bloomington, IN 47403

shrewsberry  
REA  
ARCHITECTURAL  
CIVIL ENGINEERING  
PLANNING  
LAND SURVEYING

BRETT W. SCHULZ  
REGISTERED  
No. 11900324  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

**HOPEWELL INFRASTRUCTURE & SITE ENGINEERING**  
**PHASE 1 EAST - RE-BID**  
CITY OF BLOOMINGTON, INDIANA 47403

DATE: 03/15/2023	PROJECT NO: 21-0049
DRAWN BY: RDR	CHECKED BY: MDW
DRAWING STATUS: RE-BID	
SHEET TITLE: MOT AND DETOUR PLAN PHASE 5	
SHEET NO: T105	



	<b>Milestone Contractors, L.P.</b> 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		<h2>PCO Pricing Sheet</h2>		
	<a href="http://www.milestonelp.com">www.milestonelp.com</a>		<b>Date:</b> May 17, 2024		
		<b>Pages:</b> 1			
<b>To:</b> CECIL PENLAND/REA Attn: Roy Aten city of bloomington		<b>Project:</b> HOPEWELL PHASE 1 EAST			
		<b>Description:</b> GREEN LINE DUKE CONDUITS			
<b>Est. No.:</b>		<b>Ref:</b> GREEN LINE CONDUIT <b>Qty:</b> 570.00 IF			
<b>Labor:</b>					
Total Labor Cost from Estimate Sheet:					
				Labor Subtotal	
<b>Equipment:</b>					
Total Equipment Cost from Estimate Sheet:					
				Equipment Subtotal	
<b>Material:</b>					
Total Material Cost from Estimate Sheet:					
				Material Subtotal	
<b>Trucking</b>					
Total Trucking cost from Attached Sheets:					
Trucking				Trucking Subtotal : \$	-
<b>Subcontractor</b>					
Total Trucking cost from Attached Sheets:					
				\$	23,591.89
				Subcontractor Subtotal \$	23,591.89
				Subtotal \$	23,591.89
				Bond (.75% rate): 10%	\$ 194.63
				Labor Markup: 20%	\$ -
				Equipment Markup: 12%	\$ -
				Material Markup: 12%	\$ -
				Trucking Markup: 12%	\$ -
				Subcontract Markup: 7%	\$ 1,651.43
				<b>Total \$</b>	<b>25,437.96</b>
				<b>Unit Price \$</b>	<b>44.63</b>
ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL. PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.					
Signature represents acceptance of this Proposal.					
<b>Signed:</b> _____					
<b>Date:</b>		May 17, 2024			
<b>Terms:</b>		Upon Receipt			
<b>Submitted By:</b>		<b>Approved By:</b>			
THOMAS GOTT				Date	
		<b>Printed:</b>		Date	



# City of Bloomington, Indiana

## Change Order Details

### Hopewell Phase I East Infrastructure

---

<b>Description</b>	Construction of infrastructure for Hopewell Phase I East Site.
<b>Prime Contractor</b>	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
<b>Change Order</b>	21
<b>Status</b>	Pending
<b>Date Created</b>	06/14/2024
<b>Type</b>	Scope Changes
<b>Summary</b>	The Addition of Video Inspection to be performed on the Underdrain lines, Storm Sewer runs and Sanitary Sewer Lines.
<b>Change Order Description</b>	Video Inspection of the installed Underdrain and various other Storm and Sanitary Sewer pipe runs were not found to be included within the Contract for the Project, it is a necessary item that will be added to the Project by way of this Change Order. Change Order #21 will provide the addition of a new Pay Item to the Contract to compensate the Contractor for the work related to complete the extra work described above. No additional contract time is being considered with this Change Order.
<b>Awarded Project Amount</b>	\$13,373,284.90
<b>Authorized Project Amount</b>	\$13,552,509.53
<b>Change Order Amount</b>	\$3,748.00
<b>Revised Project Amount</b>	\$13,556,257.53



## New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0290	715-12363	LS	1.000	\$3,748.000	\$3,748.00
VIDEO INSPECTION FOR PIPE					
<b>Reason:</b> The Addition of Video Inspection to the Underdrain, Storm Sewer and Sanitary Sewer systems, as requested in Field Order #27.					
1 item					Total: \$3,748.00

## Attachments

Document	Name	Description	Submission Date
FO_27-Video_Inspection_Services_2024-04-01_Hopewell_Phase_1_East.pdf	FO 27-Video Inspection Services_2024-04-01_Hopewell Phase 1 East.pdf	Field Order 27 issued to The Contractor to provide the formal request from The Owner for the submittal of a price for the added line item of Video Inspection.	06/15/2024 11:43 AM EDT
Hopewell_Quote.pdf	Hopewell Quote.pdf	LS Quote from Subcontractor Specialties to Milestone for the requested Video Inspection work.	06/15/2024 11:48 AM EDT
INDOT_CHANGE_ORDER_SANITARY_CAP___CAP_AT_MAIN.pdf	INDOT CHANGE ORDER SANITARY CAP & CAP AT MAIN.pdf	LS Quote from Milestone for the Video Inspection work, as run through their contract as the Prime.	06/15/2024 11:49 AM EDT
3 attachments			

Not valid until signed by the Engineer, Contractor, and Owner

_____	_____	_____
Engineer	Contractor	Board of Public Works
_____	_____	_____
Title	Title	Title
_____	_____	_____
Date	Date	Date

# Doc Express® Document Signing History

Contract: Hopewell Phase I East Infrastructure Document: change\_order-21-20240614

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/24/2024	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/24/2024	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
	(PM Reviewed)
	(Funding Approved)
	(Engineer Reviewed)

**Field Order No. 27**

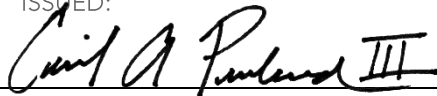
<b>Date of Issuance:</b>	April 1, 2024	<b>Owner:</b>	City of Bloomington
<b>Project Name:</b>	Hopewell Phase 1 East	<b>Contractor:</b>	Milestone Contractors LP
<b>Project Location:</b>	Bloomington, IN	<b>Project Engineer:</b>	Cecil Penland
<b>Project No:</b>	REA # 1671		

Contractor is hereby directed to promptly execute this Field Order, issued in accordance with General Conditions Paragraph 10.00, for minor changes or alterations in the Work without changes in Contract Price or Contract Time. If Contractor considers that a change in Contract Price or Contract Time is required, submit a request for Change Order in accordance with General Conditions Paragraph 11.00, before proceeding with this Work.

<b>Reference:</b>	<b>33 3111 - Public Sanitary Sewerage Gravity Piping &amp; 33 4200 - Stormwater Conveyance</b>	<b>N/A</b>
	<hr/> Specification(s)	<hr/> Drawing(s) / Detail(s)


**Description:** The project Owner has requested the addition of Video Inspection Services of the project installed storm, including underdrains, and sanitary sewers conveyance systems. The Contractor shall provide pricing for the Video Inspection Services as a Lump Sum cost. Video Inspection Services shall meet the requirements of City of Bloomington Utilities and INDOT Standard Specifications except as modified as method of payment as Lump Sum.

**Attachments:**

ISSUED:	RECEIVED:
By:  _____	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: <b>Landscape Architect</b>	Title:
Date: <b>April 1, 2024</b>	Date:

CC: Roy Aten, City of Bloomington  
Andrew Cibor, City of Bloomington



	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118	<h2 style="margin: 0;">PCO Pricing Sheet</h2>	
		Date:	May 9, 2024
		Pages:	1
To: Cecil Penland REA Attn: Roy Aten city of bloomington		Project: HOPEWELL PHASE 1 EAST	
		Description: VIDEO PIPE INSPECTION	
Est. No.:		Ref:	
		Qty: 1.00 LS	
<b>Labor:</b>			
Total Labor Cost from Estimate Sheet:			
			Labor Subtotal : \$
			-
<b>Equipment:</b>			
Total Equipment Cost from Estimate Sheet:			
			Equipment Subtotal : \$
			-
<b>Material:</b>			
Total Material Cost from Estimate Sheet:			
			Material Subtotal
<b>Trucking</b>			
Total Trucking cost from Attached Sheets:			
Trucking			Trucking Subtotal : \$
			-
<b>Subcontractor</b>			
Total Trucking cost from Attached Sheets:			
			\$ 3,476.00
			Subcontractor Subtotal \$ 3,476.00
			Subtotal \$ 3,476.00
			Bond (.75% rate) : 10% \$ 28.68
			Labor Markup : 20% \$ -
			Equipment Markup : 12% \$ -
			Material Markup : 12% \$ -
			Trucking Markup : 12% \$ -
			Subcontract Markup : 7% \$ 243.32
			<b>Total \$ 3,748.00</b>
			<b>Unit Price \$ 3,748.00</b>
ANY ITEM NOT SPECIFICALLY STATED ABOVE SHALL BE CONSIDERED NOT INCLUDED IN OUR PROPOSAL. PLEASE CALL FOR CLARIFICATIONS OR IF ADDITIONAL PRICING IS REQUESTED.			
Signature represents acceptance of this Proposal.			
Signed: _____			
Date: May 9, 2024			
Terms: Upon Receipt			
Submitted By:		Approved By:	
THOMAS GOTT			
		Date	
		Printed:	
		Date	

City of Bloomington  
 Redevelopment Commission  
**Amended** Project Review & Approval Form

**Please Note:**

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

**Project Name:** Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2<sup>nd</sup> and Rogers (“Legacy Hospital Site” and “Hopewell”)

**Project Managers:** Jane Kupersmith, Andrew Cibor; Deb Kunce (JS Held)

**Project Description:** Project will involve purchase of the Hospital Site at 2<sup>nd</sup> and Rogers from IU Health at such point as IU Health has vacated, razed some or all buildings on the site, and cleaned the site to a development-ready condition, in accordance with a definitive purchase agreement to be executed between the City and IU Health. The site is located in the Consolidated TIF and the City will be seeking funding for the real property purchase and for activities that will support future redevelopment of the site. If it were not for this project, it is very likely the site would be abandoned and underutilized or not utilized at all for years, as has happened across the country with similar hospital relocations and closings. This project will allow the city to prepare the site for and encourage redevelopment and best use of a prime location in the heart of downtown, and adjacent to the new Switchyard Park.

It is the Legal Department’s position that this project is a permissible use of Tax Increment under Indiana Code § 36-7-14-39(b)(3).

**Project Timeline:**

Start Date: January 2018  
 End Date: December 31, 2025

**Financial Information:**

<b>Estimated full cost of project:</b>	<b>\$37,136,248.51</b>
	<b>\$37,824,734.40</b>

Sources of funds:	Total: \$37,420,337.00 \$37,875,337.00
Consolidated TIF	\$31,000,000 \$31,455,000
Federal Roadway Reconstruction	\$4,601,337.00
READI Grant	\$19,000.00 \$1,800,000.00

**Project Phases:** This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	<b>Consulting</b>	\$1,739,311.38	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370	2021
	1c. Proj. Mgmt (JS Held)	\$627,342	2021-2024
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$12,482	2022
	1f. LEED for Neighborhood Dev Consultant Fee	Est. \$285,000	2023-24
	1g Owner’s Dev. Rep. – U3 Advisors	\$479,400	2023-24
	<del>1h Website – Ten31</del>	<del>Est. \$22,200</del>	<del>2023-24</del>
	1i Environmental Consulting – for HUD funding	\$48,217.38	2024
2	<b>Appraisals</b>	\$50,000	2018-2023
3	<b>Project Agreement with IU Health</b>	\$6,500,000	2018-2024
4.	<b>Due Diligence with Environmental Assessment</b>	\$79,865.63	Nov.2018-Mar. 2019
5.	<b>Master Planner</b>	\$410,000	2020-21
6.	<b>1st Street Reconstruction</b>	<del>\$7,436,848.92</del> \$7,661,848.92	2020-2023
	6a. Design – VS Engineering	\$677,264	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	\$67,980	Nov. 2021 – May 2022
	6c. Construction Inspection	\$433,001.20	Apr. 2023 – Nov. 2023
	6d. Construction	\$6,247,803.72	Apr. 2023 – Nov. 2023



	6e Tree Removal	\$10,800	
	<b>6f. Construction Changes #2</b>	<b>\$225,000</b>	
<b>7.</b>	<b>Hopewell East</b>	<del>\$17,600,851.83</del> <b>\$17,759,570.72</b>	June 2021 – Dec. 2024
	7a. Design – Shrewsberry & Associates, LLC	\$1,108,262	2021-2023
	7b. Property Acquisition	\$641,094	2021-2022
	7c. Demolition and Remediation	\$626,047	2022-2023
	7d. Construction Inspection	\$1,174,740	2022-2024
	7e. Construction - Milestone	\$13,373,284.90	2022-2024
	7e(ii) CO#1 Tree Removal	\$10,053.38	2023
	7e(iii) CO Package #1	\$154,571.81	2023
	7e(iv) CO Package #2	\$14,599.44	2024
	<b>7e(v) CO Package #3</b>	<b>\$158,718.89</b>	
	7f(i) Cassidy Electric	\$73,550.00	2023
	7f(ii). Duke Relocation	\$123,942.30	2022-2023
	7g. Environmental Consulting	\$20,000	2023
	7h. Contractor Incentive	\$132,000	2024
	7i. Site Furnishings	\$125,000	2024
	7J. Observation Camera	\$23,707	2023-24
<b>8.</b>	<b>Kohr Admin Redev.</b>	\$102,955	June 2024
	8a Kohr Preservation	\$81,400	2022-23
	8b Structural Evaluation	\$14,105	2021-22
	8c Roof and Downspout Repair	\$7,450	2024
<b>9.</b>	<b>Ongoing Services</b>	\$545,645.57	
	9a Security Patrols – Marshall	\$269,657.35	2022-24
	9b Enhanced Security	Est.\$95,000	2023-2025
	9c Grounds and Maintenance	Est. \$10,000	2023-2025
	9d Fencing and Barricades	\$169,946.62	2023-2025
<b>10</b>	<b>Parking Garage</b>	\$87,675	
	10a Assessment – CE Solutions	\$87,675	2023
	10b Design	TBD	
	10c Construction / Retrofit (e.g. EV charging)	TBD	
<b>11.</b>	<b>Neighborhood Signage</b>	Est. \$30,000	2022-25
	Hopewell In Progress Signs	\$6,160	2022-23

<b>12.</b>	<b>Jackson Street 1st to University (100% design + construction) and Hopewell West (<del>30%</del> 60% Design)</b>	<del>\$2,056,560</del> \$2,214,060	2023-25
	12a. Preliminary Design Contract – Crossroad Engineers	<del>\$606,640</del> \$794,140	2023-25
	12b. Construction Inspection	Est. \$121,000	2023-24
	12c. Construction	Est. \$1,022,420	2023-24
	12d. Other Engineering	Est. \$306,500	
<b>13</b>	<b>1% for Arts Allowance</b>	Est. \$192,250	
<b>14</b>	<b>Demolition</b>	<del>\$365,152</del> \$369,387	2024
	14a. All Bldgs at Hopewell South (Except 714 S Rogers)	\$353,052	
	14b. CO #1 – Hopewell South ACM removal at 717-719 W First St., Fairview Out-building, 615 W. First St., and 619 W. First St.	\$12,100	2024
	<del>14b(ii) CO #2 – Hopewell South</del>	<del>\$4,235</del>	
<b>15</b>	<b>714 S Rogers Redevelopment</b>	Est. \$75,000	TBD
	15a. 714 S Rogers St – Water Damage Remediation	\$39,816.18	2024
	15b. Physically Secure Entrances to Building – Ann Kriss	\$12,349.00	2024

**TIF District:** Consolidated TIF (Expanded Adams Crossing, Downtown, Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

**Resolution History:**

2018

- 18-13 Project Review and Approval Form
- 18-17 Approval of Contract with Urban Land Institute
- 18-31 Approval of Agreement with IU Health for Purchase of Old Hospital Site
- 18-61 Approval of Funding for Phase 1 Environmental Assessment
- 18-85 Approval of Funding for Due Diligence and Phase 2 Environmental Assessment

2019

- 19-28 Approval of Funding for Due Diligence and Legal Fees
- 19-44 Approval of Third Amendment to Purchase Agreement
- 19-94 Approval to Keep Parking Garage
- 19-95 Approval of Fourth Amendment to Purchase Agreement

2020

- 20-09 Approval of Amended Project Review Form
- 20-12 Agreement with Master Planner – SOM
- 20-79 Design Contract for 1st Street Reconstruction
- 20-86 Purchase Agreement for 413 W. 2nd Street
- 20-93 Approval of Phase II Assessment for 413 W. 2nd Street

2021

- 21-32 Design Contract for Phase 1 East
- 21-45 Amended Project Review and Approval Form
- 21-80 Agreement for Naming and Branding Services
- 21-85 Addendum to 1st Street Design Contract

2022

- 22-10 Amended Project Review and Approval Form
- 22-13 Sustainability Consultant Agreement – Guidon
- 22-30 Amendment to Purchase Agreement and Surrender Agreement
- 22-36 Approval of Agreement for Demolition – Renascent, Inc.
- 22-45 Approval of Agreement for Construction Inspection – REA
- 22-48 Agreement for Security Patrols
- 22-62 Approval of Addendum to SB Friedman Agreement
- 22-86 Addendum to Design Agreement with Shrewsberry
- 22-87 Change Order 1 for Phase 1 East Demolition - Renascent
- 22-95 Cassidy Electric Lighting Relocation Phase 1 East
- 22-100 Duke Energy Utility Relocation
- 22-103 Funding for Hopewell Signs

2023

- 23-15 Tree Removal – 1st Street Reconstruction
- 23-21 Addendum #2 to Design Contract for Phase 1 East
- 23-36 Amended Project Review and Approval Form
- 23-37 Preliminary Design Contract for Hopewell West – Crossroad
- 23-42 Construction Agreement for Phase 1 East – Milestone
- 23-45 Owner’s Representative Agreement – U3 Advisors
- 23-51 Parking Garage Assessment – CE Solutions
- 23-52 New Hopewell Website – Ten31
- 23-56 Amendment to Agreement for Security Patrols
- 23-61 Amendment to Agreement with JS Held
- 23-65 Amendment to add Phase I East Construction Change Order
- 23-68 Amendment to add Environmental Consulting to Phase I East
- 23-69 Second Amendment of Agreement for Security Patrols at Hopewell
- 23-70 Approval and Support for the Pursuit of the U.S. Department of Transportation’s Neighborhood Access and Equity Program of the Reconnecting Communities and Neighborhoods Program Grant for Hopewell
- 23-86 Purchase Single Solar Trailer for Cameras at Hopewell
- 23-87 Recommendation for Demolition of Blocks 8, 9, and 10
- 23-88 Third Amendment to Agreement for Security Patrols
- 23-89 VET Environmental for the Kohr Building
- 23-96 To Accept a State Historical Marker Honoring the Local Council of Women at the

- Hopewell Neighborhood
- 23-97 Approval for Funding for Site Furnishings at Hopewell
  - 23-98 The Green Engineer LEED ND Services Contract
  - 23-113 Change Order Package #1 for the Hopewell East Project
  - 23-114 Fourth Amendment of Agreement for Security Patrols at Hopewell
  - 23-115 Approval of Hopewell Post-Closing Agreement
  - 23-116 Approval of Project Review and Approval for 1<sup>st</sup> Street Reconstruction for Hopewell
- 2024
- 24-16 Approval of Secondary Plat for Hopewell East Project
  - 24-17 Approval of Notice of Intent Filing with IDEM In Accordance with Provision of Post-Closing Agreement between the City of Bloomington and IU Health
  - 24-18 Approval of Change Order 1 to Agreement with Renascent, Inc. for Demolition of Hopewell Blocks 8, 9, and 10.
  - 24-19 Approval of Funding for Monitoring Service for Security Cameras at Hopewell
  - 24-21 Fourth Amendment to Agreement for Security Patrols
  - 24-25 Agreement with VET Environmental for 714 S Rogers Remediation
  - 24-26 Repairs to Preserve Kohr Building for Redevelopment
  - 24-32 Agreement with Ann-Kriss to Secure 714 S Rogers Remediation
  - 24-35 Approval of Change Order Package #2 for the Hopewell East Project
  - 24-36 Approval of Hopewell West Secondary Plat
  - 24-38 Fifth Amendment to Agreement for Security Patrols
  - 24-41 Addendum to Agreement with VET for Environmental Services
  - 24-42 Addendum to Agreement with Ann-Kriss for 714 S Rogers
  - 24-49 Amended Project Review and Approval Form
  - 24-50 Approval of Additional Offering of Hopewell South Parcels
  - 24-51 Change Order Package #3 for Hopewell East

To Be Completed by Redevelopment Commission Staff:

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_