

AGENDA
REDEVELOPMENT COMMISSION

August 4, 2025, at 5:00 p.m.
Bloomington City Hall, 401 North Morton Street
McCloskey Conference Room, Suite 135

The public may also attend virtually at the following link:

<https://bloomington.zoom.us/j/84877084675?pwd=ffVMzacXENrQMR6sSRleAN1kBasILr.1>

Meeting ID 848 7708 4675 Passcode 603433

The City also offers virtual options, including CATS public access television
(live and tape delayed) found at <https://catstv.net/>.

Redevelopment Commission Members

- Deborah Myerson, President – Term: 1/1/2025-12/31/2025 (Council Appointment)
- Sue Sgambelluri, Vice-President – Term: 1/1/2025-12/31/2025 (Appointed by the Mayor)
- John West, Secretary – Term: 1/1/2025 – 12/31/2025 (Appointed by the Mayor)
- Laurie McRobbie – Term: 1/1/2025 – 12/31/2025 (Appointed by the Mayor)
- Randy Cassady – Term: 1/1/2025 – 12/31/2025 (Council Appointment)
- Anna Killion-Hanson- Redevelopment Commission Executive Director
- Jessica McClellan - Redevelopment Commission Treasurer

I. ROLL CALL

II. MINUTES –Executive Session Summary for July 21, 2025, and minutes for July 18, 2025

III. EXAMINATION OF CLAIM REGISTERS – August 1, 2025, for \$264,787.69

IV. EXAMINATION OF PAYROLL REGISTERS – July 25, 2025, for \$55,558.01

V. REPORT OF OFFICERS AND COMMITTEES

- A. Director’s Report
- B. Legal Report
- C. Treasurer’s Report
- D. Business Development Update

VI. NEW BUSINESS

- A. Resolution 25-95: Approval of Addendum #1 to the VET Environmental Agreement for 714 S Rogers.
- B. Resolution 25-96: Approval of Agreement with VET Environmental regarding SMP Oversight for a Portion of Jackson Street Construction.
- C. Resolution 25-97: Approval of Agreement with CE Solutions for Structural Condition Assessment and Report.
- D. Resolution 25-98: Approval of Final Expenses for Furniture, Fixtures, and Equipment for the Forge.
- E. Resolution 25-99: Approval of Amendment to CDBG Agreement for Physical Improvements with Summit Hill Development Corporation.
- F. Resolution 25-100: Approval of Memorandum of Understanding with Bloomington Board of Public Works and the Red Cross.
- G. Resolution 25-101: Approval of Change Order Package #5 for Hopewell 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 or e-mail human.rights@bloomington.in.gov.

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 get in touch with Anna Killion-Hanson at 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.

EXECUTIVE SESSION SUMMARY

The Redevelopment Commission of the City of Bloomington, Indiana met on Friday, July 18, 2025, at 2:00 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street, Suite 225, Bloomington, Indiana and via Zoom

Redevelopment Commission Members Present: Deborah Myerson, John West, and Randy Cassady

City Staff Present: Margie Rice, Corporation Counsel, City Legal Department; Christina Finley, Assistant Director, Housing & Neighborhood Development (HAND); Dana Kerr, Assistant City Attorney, City Legal Department; Jessica McClellan, City Controller; Gary Smith, Reedy Financial; Cole Fosbrink, Reedy Financial; Jane Kupersmith, Director, Economic and Sustainable Development; Scott Chin, Faegre Drinker Biddle & Reath LLP;

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 3:00 p.m.

Deborah Myerson, President

John West, Secretary

Date

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, July 21, 2025, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, President Deborah Myerson presiding:

<https://catstv.net/m.php?q=14791>

I. ROLL CALL

Commissioners Present: Deborah Myerson, John West, Randy Cassady, Sue Sgambelluri
Commissioners Absent: Laurie McRobbie

City Staff Present: Christina Finley, Assistant Director, Housing And Neighborhood Development;
Tammy Caswell, Financial Specialist, (HAND); Anna Dragovich, Capital Projects Manager,
Economic Sustainability Department; Holly Warren, Assistant Director for the Arts, (ESD); Dana
Kerr, Assistant City Attorney, Legal Department; Roy Aten, Sr. Project Manager, Engineering;
Jessica McClellan, Controller, Office of the Controller

Others Present: Dave Askins, B Square Bulletin, John Fernandez, CEO, The Mill
Via Zoom: Boris Ladwig, and Cole Fosbrink, Reed Financial Group

- II. READING OF THE MINUTES:** Randy Cassady moved to approve the minutes for June 30, 2025, and July 7, 2025, as well as the Executive Session Summary for July 11, 2025. John West seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTERS:** Sue Sgambelluri moved to approve the July 18, 2025 claim register for \$324,867.87. Randy Cassady seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS:** John West moved to approve the July 11, 2025 payroll register for \$55,383.19. Sue Sgambelluri seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report:** The Director's Report was provided in the Commission packet. Christina Finley was available for questions.
- B. Legal Report:** Dana Kerr reported that the RDC owns numerous small parcels, including sections of Right-of-Way, and other property types that should be transferred to appropriate city departments to clarify ownership. He explained that he is compiling a list of these properties to address and clean up these inconsistencies. Kerr noted that this is not a simple process, but efforts are underway to identify and resolve these situations. Once finalized, the properties will be transferred to the appropriate departments, such as the Parks Department or Public Works, through a quitclaim deed. Kerr was available to answer questions.
- C. Treasurer's Report:** Jessica McClellan had planned to present the Reedy Financial Report for Q2; however, it was not included in the Commission packet. The report will instead be presented at the next RDC regular meeting scheduled for August 4, 2025. McClellan was available to answer questions.
- D. Business Development Update:** Jane Kupersmith was available to answer questions.

VI. NEW BUSINESS

- A. Resolution 25-88: Approval of Permanent Blanket Stormwater Easement at Trades District, Lot 2A.** Dana Kerr presented Resolution 25-88, which authorizes a permanent blanket stormwater easement for Lot 2A in the Trades District. At the previous RDC meeting, the Commission requested that a map of Lot 2A be included; the map was provided in the current packet.

Kerr explained that the easement is a blanket easement, meaning it applies to the entire lot rather than just a portion. This approach is necessary due to the green roof structure on the property, which makes it impractical to define a limited easement area. Access would also require going through the building. Lot 2A is the location of The Forge property. Kerr was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 25-88. John West seconded the motion. The motion passed unanimously.

- B. Resolution 25-89: Approval of Partnership Agreement with Buskirk-Chumley Theater BCT Management, Inc.** Holly Warren presented Resolution 25-89, requesting approval of a lease agreement with Buskirk-Chumley Theater Management, Inc., which has managed the city-owned Buskirk-Chumley Theater since 2001. Warren explained that the agreement historically includes an allocation of up to \$74,000.00 annually from the RDC to fund facility upgrades—not routine repairs or replacements, but improvements that enhance the theater’s efficiency and operations. This clause is proposed to remain in the new agreement, which will run through 2027. Funding from the RDC would continue to be on a case-by-case basis, requiring the theater to submit a proposal for approval before any funds are used.

Additionally, because the theater is a Parks-owned facility, the Parks Department allocates up to \$15,000.00 annually for required maintenance, such as marquee repairs and HVAC system maintenance. Historically, the city council has provided \$55,000.00 annually to support theater operations, particularly during challenges such as the pandemic. Warren noted that under the new agreement, this operational funding will be moved from the Council’s budget to the ESD budget to increase transparency and oversight.

Jane Kupersmith added that the department actively seeks outside funding for theater improvements. Through the EPIC program, the department secured \$508,000.00 from the state to replace the HVAC system and install solar panels with battery storage. This upgrade will allow the Buskirk-Chumley to function as a cooling center during extreme heat, ensuring a safe and comfortable space for the public on designated days. Warren was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-89. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 25-90: Approval of Agreement with Mother Nature Landscaping, Inc. for Landscaping Services at the Trades District and Trades District Garage.** Jane Kupersmith presented Resolution 25-90, requesting approval of an agreement with Mother Nature Landscaping for landscape maintenance within the Trades District in areas not managed by The Mill or covered under the property management agreement for The Forge. Previously, this work was contracted to Nature’s Way. A new RFP process was conducted, resulting in two responses, with Mother Nature Landscaping identified as the lowest and most responsive bidder. Kupersmith

noted that she, along with Anna Dragovich and JD Boruff, will be the point of reference to ensure quality work and address any discrepancies in performance. This resolution proposes that the RDC approve a contract with Mother Nature Landscaping for landscape maintenance in an amount not to exceed \$19,275.00. Kupersmith was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

John West moved to approve Resolution 25-90. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 25-91: Approval of Agreement with Marshall Security LLC for Security Patrols at Hopewell Properties.** Dana Kerr presented Resolution 25-91, requesting approval of an agreement with Marshall Security LLC for security patrol services at Hopewell properties. Marshall Security has provided these services for several years. The previous contract expired on March 1, 2025; however, the company continued operating under the same terms, utilizing remaining funds to cover additional work through June 30, 2025. The total for all invoices during this interim period was \$39,469.56, which was covered by the remaining balance of the prior contract. The proposed new agreement, effective July 1, 2025, through June 30, 2026, for an amount not to exceed \$121,056.00. Kerr shared that the Director's Report was included in the commission packet. The report detailed recent security concerns and noted that Marshall Security has responded promptly and effectively. Kerr was available for questions.

Deborah Myerson requested approval of the resolution with an amendment to append a map. Deborah Myerson asked for public comments. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-91, as amended to include the map. John West seconded the motion. The motion passed unanimously.

- E. Resolution 25-92: Approval of Expenses for Furniture, Fixtures, and Equipment for The Forge.** Jane Kupersmith and John Fernandez presented Resolution 25-92. A budget of \$150,000.00 was originally approved as part of Building Associates' bid package under Resolution 23-72. The current request includes two additional invoices from Tech Electronics of Indiana, LLC (Tech), which would increase the total expenses by \$3,243.81. Kupersmith explained that these invoices fall outside the initial scope of work and are related to security and badge access for the building. Specifically, the original plan did not include the necessary wiring for badge access.

John Fernandez noted that while the original access control plan appeared to include all required components, the wiring for badge access was not completed—making this a scope oversight rather than an installation issue.

This resolution authorizes increasing the budget to a total of \$153,243.81 and approving two claims from Tech. The expenses will be paid from **Consolidated TIF Fund 4445-15-159002-53990**. Kupersmith was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

John West moved to approve Resolution 25-92. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- F. Resolution 25-93: Approval of Right of Entry for Brinshore Development, LLC (BCM).** Jane Kupersmith presented Resolution 25-93, Due to limited space on the Kohr Building site, BCM

requested temporary use of a lot west of the 714 property for materials storage of materials on the designated lot through December 31, 2025, with the understanding that the agreement may be terminated earlier if necessary. Kupersmith was available for questions.

John West raised concerns regarding responsibility for potential property damage, as the current agreement does not explicitly state BCM's obligation to repair any damages.

Dana Kerr read the amendments:

- **WHEREAS**, BCM shall return possession of the property in the same or improved condition as when BCM took possession. Any improvements must be approved by city staff.
- **WHEREAS**, BCM is encouraged to provide fencing for public safety at their discretion. However, BCM is responsible for any and all injury to the public.

Deborah Myerson asked for public comments. There were no comments from the public.

John West moved to approve Resolution 25-93, with the amendments read by Dana Kerr. Randy Cassady seconded the motion. The motion passed unanimously

G. Resolution 25-94: Approval of Change Orders 4 and 5 for the 17th Street Project. Roy Aten presented Resolution 25-94. These change orders were previously approved by INDOT. Change Order 4 addressed a utility conflict requiring redesign of the storm sewer. Because these costs were related to a utility conflict, they are not eligible for federal participation. As a result, INDOT invoiced the city for the full local share. Change Order 5 involved a new casting and an adjustment to grade, which INDOT also deemed non-participating. Both items were combined into an invoice submitted to the city for payment. This resolution authorizes funding in the amount of \$34,244.16 to cover the invoice. Aten was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-94. Sue Sgambelluri seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT John West moved to adjourn. Sue Sgambelluri seconded the motion. The meeting adjourned at 6:03 PM.

Deborah Myerson, President

John West, Secretary

Date: _____



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON

401 N Morton St 240
Post Office Box 100
Bloomington IN 47402

**JESSICA MCCLELLAN
CONTROLLER**

CONTROLLER'S OFFICE

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Claims Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Treasurer
Date: 08-01-2025 (\$264,787.69)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 07-19-2025 to 08-01-2025. 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.

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 07-19-2025 to 08-01-2025, 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.

Signed by:

E9A0FAE19B82413...

Margie Rice, Corporation Counsel



Board of Redevelopment Commission Claim Register

Invoice Date Range 07/19/25 - 08/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1101 - General										
Department 15 - HAND										
Program 150500 - Housing										
Account 53320 - Advertising										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007188846a	15-Public Notice-PH 6-16 Housing & Neighborhood Dev	Paid by EFT # 67025		07/22/2025	07/22/2025	08/01/2025		08/01/2025	24.96
Account 53320 - Advertising Totals Invoice Transactions 1										\$24.96
Account 53960 - Grants										
19172 - Woodland Springs, LLC	R101-Blankenship	15-Rent Deposit for Blankenship 3111 S Leonard Springs	Paid by Check # 80388		07/22/2025	07/22/2025	08/01/2025		08/01/2025	500.00
6376 - Linda L Quillen (Action Property Mgmt & Realty)	R101-Brown	15-Rent Deposit for Brown - 907 S Washington Street	Paid by Check # 80380		07/23/2025	07/23/2025	07/23/2025		08/01/2025	500.00
Account 53960 - Grants Totals Invoice Transactions 2										\$1,000.00
Program 150500 - Housing Totals Invoice Transactions 3										\$1,024.96
Program 151000 - Neighborhood										
Account 53960 - Grants										
5819 - Synchrony Bank	8389	15-Front Porch Trailer Kick-Off Party supplies	Paid by Check # 80386		07/22/2025	07/22/2025	08/01/2025		08/01/2025	150.29
6853 - Angela L Van Rooy	7.11.25	15-Front Porch Trailer Kick-Off Party (Bag of Ice purchase)	Paid by EFT # 67190		07/23/2025	07/23/2025	07/23/2025		08/01/2025	5.99
Account 53960 - Grants Totals Invoice Transactions 2										\$156.28
Program 151000 - Neighborhood Totals Invoice Transactions 2										\$156.28
Program 151600 - Title 16										
Account 52110 - Office Supplies										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1HMQ-TKQN-P9NM	15-sticky notes	Paid by EFT # 66953		07/22/2025	07/22/2025	08/01/2025		08/01/2025	12.35
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	17F9-414X-16HR	15-Ink Pens, Binder Clips (small & large), letter openers	Paid by EFT # 66953		07/23/2025	07/23/2025	07/23/2025		08/01/2025	211.54
Account 52110 - Office Supplies Totals Invoice Transactions 2										\$223.89
Account 53210 - Telephone										
13969 - AT&T Mobility II, LLC	2872974211320725	06-cell phone chgs 06/12/25-07/11/25-Inv. 287297421132X07192025	Paid by Check # 80347		07/23/2025	07/23/2025	07/23/2025		07/23/2025	274.99
Account 53210 - Telephone Totals Invoice Transactions 1										\$274.99



Board of Redevelopment Commission Claim Register

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1101 - General										
Department 15 - HAND										
Program 151600 - Title 16										
Account 53320 - Advertising										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007188875	15-Public Notice of Hearing-BHQA for June 17, 2025	Paid by EFT # 67025		07/22/2025	07/22/2025	08/01/2025		08/01/2025	53.04
Account 53320 - Advertising Totals									Invoice Transactions 1	\$53.04
Account 53960 - Grants										
9872 - Sharon Roualet	7.14.25	15-Small & Simple Grant to Crescent Bend NA	Paid by Check # 80382		07/22/2025	07/22/2025	08/01/2025		08/01/2025	237.52
Account 53960 - Grants Totals									Invoice Transactions 1	\$237.52
Program 151600 - Title 16 Totals									Invoice Transactions 5	\$789.44
Program 152000 - Historic Preservation										
Account 53160 - Instruction										
598 - National Alliance Of Preservation Commissions	5QJ5HIMA-0001	15-Virtual Summer Short Course Registration	Paid by Check # 80378		07/22/2025	07/22/2025	08/01/2025		08/01/2025	195.00
Account 53160 - Instruction Totals									Invoice Transactions 1	\$195.00
Program 152000 - Historic Preservation Totals									Invoice Transactions 1	\$195.00
Department 15 - HAND Totals									Invoice Transactions 11	\$2,165.68
Fund 1101 - General Totals									Invoice Transactions 11	\$2,165.68
Fund 2209 - LIT - Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
8658 - Kleindorfer's Hardware LLC	27946	15-Front Porch Trailer hardware	Paid by EFT # 67074		07/22/2025	07/22/2025	08/01/2025		08/01/2025	116.57
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1D6F-4H6G-JLGQ	15-Community Trailer supplies; lights, broom, etc velcro,	Paid by EFT # 66953		07/23/2025	07/23/2025	07/23/2025		08/01/2025	153.49
421 - Centerstone Of Indiana, INC	7.3.25	15-Grant St. Single Room Occupancy-322 S Grant St-floor repairs	Paid by EFT # 66985		07/23/2025	07/23/2025	07/23/2025		08/01/2025	50,000.00
8801 - Good Guys Signs INC	201438	15-Front Porch Trailer Banner and yard signs	Paid by EFT # 67032		07/23/2025	07/23/2025	07/23/2025		08/01/2025	197.25
Account 53960 - Grants Totals									Invoice Transactions 4	\$50,467.31



Board of Redevelopment Commission Claim Register

Invoice Date Range 07/19/25 - 08/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2209 - LIT – Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
7862 - Torrance E Hamilton (Winslow Ranch Marketing, LLC)	1615	15-Social Media Marketing for the HAND Department - 6/30/2025	Paid by EFT # 67036		07/22/2025	07/22/2025	08/01/2025		08/01/2025	580.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions 1			\$580.00
Program 150000 - Main Totals							Invoice Transactions 5			\$51,047.31
Department 15 - HAND Totals							Invoice Transactions 5			\$51,047.31
Fund 2209 - LIT – Economic Development Totals							Invoice Transactions 5			\$51,047.31
Fund 2404 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0000720	15-Lawncare for Evergreen Village (6/6, 6/11, 6/18, 6/26/25)	Paid by EFT # 298		07/22/2025	07/22/2025	08/01/2025		08/01/2025	260.00
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007188846	15-Public Notice-2025-2029 Five Year Con. Plan	Paid by EFT # 299		07/22/2025	07/22/2025	08/01/2025		08/01/2025	403.50
Account 53990 - Other Services and Charges Totals							Invoice Transactions 2			\$663.50
Program 150000 - Main Totals							Invoice Transactions 2			\$663.50
Department 15 - HAND Totals							Invoice Transactions 2			\$663.50
Fund 2404 - HOME Totals							Invoice Transactions 2			\$663.50
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
1537 - Indiana Door & Hardware Specialties, INC	1545AA	15-Core and Key replacements + materials and labor	Paid by Check # 80372		07/22/2025	07/22/2025	08/01/2025		08/01/2025	867.00
1537 - Indiana Door & Hardware Specialties, INC	1436AA	15-Existing Core Rekeyed, Front Master Keys -Showers West Doors	Paid by Check # 80372		07/22/2025	07/22/2025	08/01/2025		08/01/2025	56.00
7402 - Nature's Way, INC	1451	15-Monthly Interior Maintenance-Showers West - July 2025	Paid by EFT # 67107		07/22/2025	07/22/2025	08/01/2025		08/01/2025	276.85



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
7918 - R & L Restoration LLC (Servpro)	6929	15-Water Remediation in Showers West	Paid by EFT # 67133		07/22/2025	07/22/2025	08/01/2025		08/01/2025	1,293.51
6688 - SSW Enterprises, LLC (Office Pride)	Inv-270031	15-Janitorial services- 489 W 10th St, Trades Garage- July 2025	Paid by EFT # 67166		07/22/2025	07/22/2025	08/01/2025		08/01/2025	1,225.00
8353 - Umphress Masonry, INC	53025-1	15-The Mill, South Wall Reconstruction - April/May 2025	Paid by EFT # 67189		07/22/2025	07/22/2025	08/01/2025		08/01/2025	90,299.18
8353 - Umphress Masonry, INC	70825-1	15-The Mill, South Wall Reconstruction - June 2025	Paid by EFT # 67189		07/22/2025	07/22/2025	08/01/2025		08/01/2025	102,734.34
223 - Duke Energy	9101205751660725	15-627 N Morton-elec chgs 06/03/25-07/01/25	Paid by Check # 80354		07/23/2025	07/23/2025	07/23/2025		07/23/2025	139.29
364 - Rumpke Of Indiana, LLC	3700202044-0725	15-Trash Service-320 W 8th Street-Showers West-July 2025	Paid by EFT # 66941		07/23/2025	07/23/2025	07/23/2025		07/23/2025	131.23
Account 53990 - Other Services and Charges Totals							Invoice Transactions	9		\$197,022.40
Program 150000 - Main Totals							Invoice Transactions	9		\$197,022.40
Department 15 - HAND Totals							Invoice Transactions	9		\$197,022.40
Fund 2519 - RDC Totals							Invoice Transactions	9		\$197,022.40
Fund 2529 - Housing Develop (Ord16-41)(S9506)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53990 - Other Services and Charges										
7768 - Bloomington Cooperative Living Incorporated	June-25	15-Housing Dev Fund- 410 W. Kirkwood Ave- June 2025 bookkeeping	Paid by EFT # 66970		07/23/2025	07/23/2025	07/23/2025		08/01/2025	1,005.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$1,005.00
Program 150500 - Housing Totals							Invoice Transactions	1		\$1,005.00
Department 15 - HAND Totals							Invoice Transactions	1		\$1,005.00
Fund 2529 - Housing Develop (Ord16-41)(S9506) Totals							Invoice Transactions	1		\$1,005.00
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
19362 - CrossRoad Engineers, PC	251081	15-Hopewell West- Jackson Street 05/31/25-06/27/25	Paid by EFT # 67000		07/22/2025	07/22/2025	08/01/2025		08/01/2025	1,384.18



Board of Redevelopment Commission Claim Register

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Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
6330 - Marshall Security LLC	3880	15-Hopewell Security Patrol-6/1-6/30/25	Paid by EFT # 67087		07/22/2025	07/22/2025	08/01/2025		08/01/2025	9,666.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	2		<u>\$11,050.18</u>
Program 159001 - Adams Crossing Area Totals							Invoice Transactions	2		<u>\$11,050.18</u>
Program 159002 - Downtown Area										
Account 53990 - Other Services and Charges										
10 - Bledsoe Riggert Cooper & James INC	31147	15-Survey for Trades District Hotel	Paid by EFT # 66967		07/23/2025	07/23/2025	07/23/2025		08/01/2025	1,490.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		<u>\$1,490.00</u>
Program 159002 - Downtown Area Totals							Invoice Transactions	1		<u>\$1,490.00</u>
Program 159006 - West 17th Street Area										
Account 53990 - Other Services and Charges										
5409 - VS Engineering, INC	462829	15-17th Street WEST Construction Inspection thru 5/31/25	Paid by EFT # 67194		07/22/2025	07/22/2025	08/01/2025		08/01/2025	343.62
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		<u>\$343.62</u>
Program 159006 - West 17th Street Area Totals							Invoice Transactions	1		<u>\$343.62</u>
Department 15 - HAND Totals							Invoice Transactions	4		<u>\$12,883.80</u>
Fund 4445 - Consolidated TIF Totals							Invoice Transactions	4		<u>\$12,883.80</u>
Grand Totals							Invoice Transactions	32		<u><u>\$264,787.69</u></u>

REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
08/01/25	Claims				\$264,787.69
					\$264,787.69

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 \$264,787.69

Dated this 28th day of July year of 2025.

I herby 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 Office Cheryl Sullivan



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

401 N Morton St
Post Office Box 100
Bloomington IN 47402

JESSICA MCCLELLAN
CONTROLLER

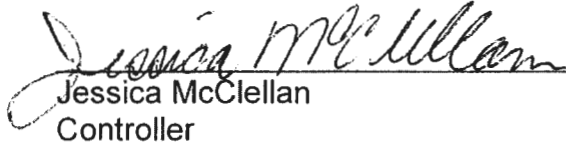
CONTROLLER'S OFFICE

p 812.349.3416
f 812.349.3456
controller@bloomington.in.gov

Payroll Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Controller
Date: July 25, 2025
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 07/07/2025 to 07/20/2025. 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.



Jessica McClellan
Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/25/25 - 07/25/25
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Arnold, Michael L 0051	07/25/2025	2,790.08		.00	297.61	170.71	39.93	78.45	55.96	185.84	1,961.58
			.00	.00	2,653.46	2,753.46	2,753.46	2,653.46	2,653.46		
		\$2,790.08	\$0.00	\$0.00	\$297.61	\$170.71	\$39.93	\$78.45	\$55.96	\$185.84	\$1,961.58
10000 Bixler, Daniel R 2594	07/25/2025	2,105.27		.00	181.72	124.15	29.03	58.92	42.03	140.06	1,529.36
			.00	.00	2,002.35	2,002.35	2,002.35	2,002.35	2,002.35		
		\$2,105.27	\$0.00	\$0.00	\$181.72	\$124.15	\$29.03	\$58.92	\$42.03	\$140.06	\$1,529.36
2972 Caswell, Tammy M	07/25/2025	2,409.61		.00	262.19	142.39	33.30	68.45	49.06	176.17	1,678.05
			.00	.00	2,281.63	2,296.63	2,296.63	2,281.63	2,281.63		
		\$2,409.61	\$0.00	\$0.00	\$262.19	\$142.39	\$33.30	\$68.45	\$49.06	\$176.17	\$1,678.05
10000 Collins, Barry 0111	07/25/2025	1,785.00		.00	246.93	110.67	25.88	53.55	31.24	.00	1,316.73
			.00	.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00		
		\$1,785.00	\$0.00	\$0.00	\$246.93	\$110.67	\$25.88	\$53.55	\$31.24	\$0.00	\$1,316.73
2771 Council, David R	07/25/2025	2,468.16		.00	162.63	138.63	32.42	63.82	45.53	326.73	1,698.40
			.00	.00	2,165.83	2,235.83	2,235.83	2,165.83	2,165.83		
		\$2,468.16	\$0.00	\$0.00	\$162.63	\$138.63	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.40
3232 Davis, Rebecca D	07/25/2025	2,307.19		.00	235.84	139.07	32.53	66.22	47.24	106.35	1,679.94
			.00	.00	2,207.30	2,243.30	2,243.30	2,207.30	2,207.30		
		\$2,307.19	\$0.00	\$0.00	\$235.84	\$139.07	\$32.53	\$66.22	\$47.24	\$106.35	\$1,679.94
10000 Finley, Christina L 0187	07/25/2025	3,695.80		.00	490.96	209.37	48.97	99.85	72.05	368.95	2,405.65
			.00	.00	3,366.94	3,376.94	3,376.94	3,366.94	3,366.94		
		\$3,695.80	\$0.00	\$0.00	\$490.96	\$209.37	\$48.97	\$99.85	\$72.05	\$368.95	\$2,405.65
2393 Hayes, Chastina J	07/25/2025	2,468.16		.00	200.73	145.16	33.95	69.49	40.54	168.05	1,810.24
			.00	.00	2,316.31	2,341.31	2,341.31	2,316.31	2,316.31		
		\$2,468.16	\$0.00	\$0.00	\$200.73	\$145.16	\$33.95	\$69.49	\$40.54	\$168.05	\$1,810.24
3496 Hershman, Felicia J	07/25/2025	2,024.03		.00	156.44	120.73	28.23	58.42	41.67	112.78	1,505.76
			.00	.00	1,947.23	1,947.23	1,947.23	1,947.23	1,947.23		
		\$2,024.03	\$0.00	\$0.00	\$156.44	\$120.73	\$28.23	\$58.42	\$41.67	\$112.78	\$1,505.76
			\$0.00	\$0.00	\$1,947.23	\$1,947.23	\$1,947.23	\$1,947.23	\$1,947.23		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/25/25 - 07/25/25
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
3183 Hyten LaFontaine, Stephanie L	07/25/2025	3,156.62		.00	324.29	192.78	45.09	77.13	55.02	547.27	1,915.04
			.00	.00	2,609.35	3,109.35	3,109.35	2,609.35	2,609.35		
		\$3,156.62	\$0.00	\$0.00	\$324.29	\$192.78	\$45.09	\$77.13	\$55.02	\$547.27	\$1,915.04
			\$0.00	\$0.00	\$2,609.35	\$3,109.35	\$3,109.35	\$2,609.35	\$2,609.35		
3306 Killion-Hanson, Anna	07/25/2025	4,666.00		.00	297.83	274.64	64.23	132.89	94.79	236.36	3,565.26
			.00	.00	4,429.64	4,429.64	4,429.64	4,429.64	4,429.64		
		\$4,666.00	\$0.00	\$0.00	\$297.83	\$274.64	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.26
			\$0.00	\$0.00	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64		
1516 Liford, Kenneth T	07/25/2025	2,629.10		.00	214.62	163.00	38.12	77.97	55.62	46.60	2,033.17
			.00	.00	2,599.10	2,629.10	2,629.10	2,599.10	2,599.10		
		\$2,629.10	\$0.00	\$0.00	\$214.62	\$163.00	\$38.12	\$77.97	\$55.62	\$46.60	\$2,033.17
			\$0.00	\$0.00	\$2,599.10	\$2,629.10	\$2,629.10	\$2,599.10	\$2,599.10		
2557 Radewan, Tonda L	07/25/2025	1,740.89		.00	116.45	100.07	23.41	47.27	33.72	126.85	1,293.12
			.00	.00	1,614.04	1,614.04	1,614.04	1,614.04	1,614.04		
		\$1,740.89	\$0.00	\$0.00	\$116.45	\$100.07	\$23.41	\$47.27	\$33.72	\$126.85	\$1,293.12
			\$0.00	\$0.00	\$1,614.04	\$1,614.04	\$1,614.04	\$1,614.04	\$1,614.04		
1378 Sandweiss, Noah S	07/25/2025	3,156.62		.00	431.02	191.85	44.87	91.68	65.40	80.50	2,251.30
			.00	.00	3,094.49	3,094.49	3,094.49	3,094.49	3,094.49		
		\$3,156.62	\$0.00	\$0.00	\$431.02	\$191.85	\$44.87	\$91.68	\$65.40	\$80.50	\$2,251.30
			\$0.00	\$0.00	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49		
10000 Stong, Mary J 0471	07/25/2025	2,790.07		.00	317.23	161.35	37.73	77.32	55.15	362.00	1,779.29
			.00	.00	2,577.29	2,602.29	2,602.29	2,577.29	2,577.29		
		\$2,790.07	\$0.00	\$0.00	\$317.23	\$161.35	\$37.73	\$77.32	\$55.15	\$362.00	\$1,779.29
			\$0.00	\$0.00	\$2,577.29	\$2,602.29	\$2,602.29	\$2,577.29	\$2,577.29		
504 Swinney, Matthew P	07/25/2025	3,597.08		.00	615.37	223.60	52.29	107.75	76.86	44.34	2,476.87
			.00	.00	3,591.54	3,606.54	3,606.54	3,591.54	3,591.54		
		\$3,597.08	\$0.00	\$0.00	\$615.37	\$223.60	\$52.29	\$107.75	\$76.86	\$44.34	\$2,476.87
			\$0.00	\$0.00	\$3,591.54	\$3,606.54	\$3,606.54	\$3,591.54	\$3,591.54		
3781 Tamewitz, Steven W	07/25/2025	2,146.23		.00	222.40	133.06	31.12	64.39	45.93	.00	1,649.33
			.00	.00	2,146.23	2,146.23	2,146.23	2,146.23	2,146.23		
		\$2,146.23	\$0.00	\$0.00	\$222.40	\$133.06	\$31.12	\$64.39	\$45.93	\$0.00	\$1,649.33
			\$0.00	\$0.00	\$2,146.23	\$2,146.23	\$2,146.23	\$2,146.23	\$2,146.23		
2477 Toothman, Cody B	07/25/2025	3,597.08		.00	222.64	212.06	49.60	101.45	70.72	184.85	2,755.76
			.00	.00	3,420.23	3,420.23	3,420.23	3,420.23	3,420.23		
		\$3,597.08	\$0.00	\$0.00	\$222.64	\$212.06	\$49.60	\$101.45	\$70.72	\$184.85	\$2,755.76
			\$0.00	\$0.00	\$3,420.23	\$3,420.23	\$3,420.23	\$3,420.23	\$3,420.23		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/25/25 - 07/25/25
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
2305 Van Rooy, Angela L	07/25/2025	3,919.75		.00	329.25	243.02	56.84	111.59	79.60	249.15	2,850.30
			.00	.00	3,719.75	3,919.75	3,919.75	3,719.75	3,719.75		
		\$3,919.75		\$0.00	\$329.25	\$243.02	\$56.84	\$111.59	\$79.60	\$249.15	\$2,850.30
			\$0.00	\$0.00	\$3,719.75	\$3,919.75	\$3,919.75	\$3,719.75	\$3,719.75		
728 Wright, Edward E	07/25/2025	2,105.27		.00	190.23	118.29	27.66	57.24	33.39	229.70	1,448.76
			.00	.00	1,907.87	1,907.87	1,907.87	1,907.87	1,907.87		
		\$2,105.27		\$0.00	\$190.23	\$118.29	\$27.66	\$57.24	\$33.39	\$229.70	\$1,448.76
			\$0.00	\$0.00	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87		
HAND - Housing & Neighborhood Dev		\$55,558.01		\$0.00	\$5,516.38	\$3,314.60	\$775.20	\$1,563.85	\$1,091.52	\$3,692.55	\$39,603.91
			\$0.00	\$0.00	\$52,435.58	\$53,461.58	\$53,461.58	\$52,435.58	\$52,435.58		
Grand Totals		\$55,558.01		\$0.00	\$5,516.38	\$3,314.60	\$775.20	\$1,563.85	\$1,091.52	\$3,692.55	\$39,603.91
			\$0.00	\$0.00	\$52,435.58	\$53,461.58	\$53,461.58	\$52,435.58	\$52,435.58		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
7/25/2025	Payroll				55,558.01
					<u>55,558.01</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 **\$ 55,558.01**

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 _____

Memo



To: Redevelopment Commission

From: Anna Killion-Hanson

Date: 8/1/2025

Re: Director's Report

1.) HUD Update

a. Consolidated Plan 2025-2029

The Consolidated Plan has been submitted to HUD for review. Initial feedback has been very positive.

b. FY 2026

Senate Transportation-HUD (THUD) Appropriations Subcommittee and the Senate Appropriations Committee met to advance the FY26 THUD spending measure. The measure rejects the Administration's budget proposal to eliminate funding for CDBG and HOME in FY26. Under the Community Development Fund, the measure provides \$3.1 billion for CDBG formula grants, a slight cut of \$200 million from last year. While the House THUD measure eliminates HOME program funding in FY26, the Senate Committee measure fully funds the program. Congress will need to enact the THUD measure and other federal spending bills by October 1 or pass a continuing resolution to keep federal agencies operating until agreement is reached.

c. CAPER

The 2024 CAPER is out for public notice.

d. Social Services

We have provided down payment and closing cost assistance to 4 home buyers over the last month with one additional closing projected in the next few weeks. Our CDBG Social Services Program Manager has also processed 34 Jack Hopkins grants, allocated by City Council but administered by HAND.

e. Physical Improvement Projects

7 Habitat for Humanity builds are underway utilizing HOME funds. The Boys & Girls Club security upgrade project and shade sail/siding project at New Hope for

Families have concluded. The BHA bike pod project is nearing completion. Work will be starting shortly on a siding project at Life Designs

2.) RDC Property Update

a. College Square

We have received the Alt Witzig geotechnical report and are reviewing. The Phase I is still in process.

b. Hopewell

- i. Flintlock is currently conducting a code and process analysis, pro forma analysis, architectural context documentation and building selection in the discovery phase of the project. They anticipate being able to provide a draft of recommendations by the end of August.
- ii. H&K has been scheduled to address the weeds at 714 S. Rogers Street & the islands
- iii. We are still having issues with securing the Hopewell garage. Intruders are bending the fence and poles back to provide access.
- iv. The Jackson Street project has received the necessary approvals and will be starting shortly.

c. Trades District Garage

A manufacturer representative was on site last week to discuss the HVAC unit & humidity issues. It appears that the initial specs on the equipment were incorrect. We may be looking at a complete replacement. Again, I would like us to consider requiring manual j &/or manual d calculations to ensure the right sized equipment is installed.

From my experience if an HVAC unit is oversized it will run for a short amount of time, satisfy the set and shut off which may be why it is having trouble removing humidity. Properly sized equipment should run continuously on the hottest day of the year to pull humidity out of the air.

Bloomington Redevelopment Commission

Financial Update

Prepared by: Reedy Financial Group, P.C.

July 18, 2025

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Bloomington Redevelopment Commission
Financial Update

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Overview

Bloomington Redevelopment Commission Redevelopment Overview

Commissioners & Officers:

Name	Position	Term Beginning	Term End
Deborah Myerson	President	1/1/2025	12/31/2025
Sue Sgambelluri	Vice President	1/1/2025	12/31/2025
John West	Secretary	1/1/2025	12/31/2025
Laurie McRobbie	Member	1/1/2025	12/31/2025
Randy Cassady	Member	1/1/2025	12/31/2025
Sam Fleener	School Member	1/1/2025	12/31/2025

Employee Information:

Name	Position	2025 Wages
None	None	\$ -

Local Counsel:

Name	Company	Phone Number
Dana Kerr	Kerr Law, P.C.	(812) 935-5377

Overlapping Units:

Richland Township
 Richland-Bean Blossom Community School Corporation
 Van Buren Township
 Perry Township
 Bloomington Township
 Monroe County Community School Corporation
 Bloomington Civil City
 Bloomington Transportation
 Monroe County
 Monroe County Solid Waste Management District
 Monroe Fire Protection District
 Monroe County Public Library

Overview

Bloomington Redevelopment Commission
2025 Claims

Fund	Category Section	Fund Project Category	Year	Month	Description	Expenditure
TIF Consolidated - 439	Capital Outlays	B-Link Trail	2025	June	B-Line Extension Project	\$ 783.28
TIF Consolidated - 439	Capital Outlays	B-Link Trail	2025	June	B-Line Extension Project	\$ 1,664.42
TIF Consolidated - 439	Capital Outlays	17th St. Sidewalk	2025	June	Construction Inspection	\$ 5,196.36
TIF Consolidated - 439	Capital Outlays	17th St. Sidewalk	2025	June	Construction Inspection	\$ 241.18
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell Phase 1 East	\$ 4,692.56
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell Phase 1 East	\$ 89,158.74
TIF Consolidated - 439	Capital Outlays	1st St.	2025	June	1st Street Reconstruction	\$ 62,764.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Project Management fee for Hopewell	\$ 9,964.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell Phase 1 East	\$ 27,524.57
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell Phase 1 East	\$ 31,248.68
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell West-Jackson Street	\$ 4,804.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	June	Hopewell West-Jackson Street	\$ 17,209.41
TIF Consolidated - 439	Debt Payments	General Revenue Bonds, 2021	2025	June	Interest Payment 7/1/2025	\$ 20,624.67
TIF Consolidated - 439	Debt Payments	General Revenue Bonds, 2021	2025	June	Principal Payment 7/1/2025	\$ 43,674.00
TIF Consolidated - 439	Capital Outlays	Trades District	2025	May	Fabrication for Trades District Art Installations	\$ 35,517.74
TIF Consolidated - 439	Capital Outlays	Trades District	2025	May	Trades District & Tech Center Agreement	\$ 125,000.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	May	Project Management fee for Hopewell	\$ 4,032.20
TIF Consolidated - 439	Capital Outlays	1st St.	2025	May	1st Street Reconstruction Project	\$ 82,472.82
TIF Consolidated - 439	Capital Outlays	1st St.	2025	May	1st Street Reconstruction Project	\$ 189,144.49
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	April	Project Management fee for Hopewell	\$ 9,964.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	April	Project Management fee for Hopewell	\$ 4,765.50
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	April	Hopewell Security Patrol	\$ 10,149.36
TIF Consolidated - 439	Other Services & Charges	Garage Expenses	2025	April	Property Taxes Spring/Fall 2024-S College	\$ 6,961.42
TIF Consolidated - 439	Other Services & Charges	Garage Expenses	2025	April	Walnut St Garage-Spring 2024 Taxes Paid in 2024	\$ 39,794.15
TIF Consolidated - 439	Other Services & Charges	Garage Expenses	2025	April	Property Taxes Spring/Fall 2024-413 W 2nd	\$ 3,117.88
Total						\$ 830,469.43

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 17,199,195	\$ 112,955	\$ 91,371	\$ 1,945,250	\$ -	\$ 15,275,529
February	\$ 15,275,529	\$ 63,010	\$ 430,279	\$ -	\$ -	\$ 14,908,259
March	\$ 14,908,259	\$ 51,401	\$ 183,313	\$ -	\$ -	\$ 14,776,347
April	\$ 14,776,347	\$ 76,723	\$ 24,879	\$ -	\$ 49,873	\$ 14,778,318
May	\$ 14,778,318	\$ 49,518	\$ 436,167	\$ -	\$ -	\$ 14,391,669
June	\$ 14,391,669	\$ 10,125,713	\$ 255,251	\$ 64,299	\$ -	\$ 24,197,832
July	\$ 24,197,832	\$ 293,347	\$ 1,206,655	\$ 4,954,189	\$ 22,938	\$ 18,307,396
August	\$ 18,307,396	\$ 293,347	\$ 1,206,655	\$ 55,827	\$ 22,938	\$ 17,315,323
September	\$ 17,315,323	\$ 293,347	\$ 1,206,655	\$ 55,827	\$ 22,938	\$ 16,323,250
October	\$ 16,323,250	\$ 293,347	\$ 1,206,655	\$ 55,827	\$ 22,938	\$ 15,331,176
November	\$ 15,331,176	\$ 293,347	\$ 1,206,655	\$ 55,827	\$ 22,938	\$ 14,339,103
December	\$ 14,339,103	\$ 8,938,908	\$ 1,206,655	\$ 121,071	\$ 22,938	\$ 21,927,347
Total		\$ 20,884,962	\$ 8,661,193	\$ 7,308,117	\$ 187,500	
2026						
January	\$ 21,927,347	\$ 183,333	\$ 10,333	\$ 3,488,582	\$ 15,625	\$ 18,596,140
February	\$ 18,596,140	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 18,697,688
March	\$ 18,697,688	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 18,799,236
April	\$ 18,799,236	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 18,900,784
May	\$ 18,900,784	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 19,002,332
June	\$ 19,002,332	\$ 9,525,814	\$ 10,333	\$ 121,267	\$ 15,625	\$ 28,380,920
July	\$ 28,380,920	\$ 183,333	\$ 10,333	\$ 3,485,845	\$ 15,625	\$ 25,052,451
August	\$ 25,052,451	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 25,153,999
September	\$ 25,153,999	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 25,255,547
October	\$ 25,255,547	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 25,357,095
November	\$ 25,357,095	\$ 183,333	\$ 10,333	\$ 55,827	\$ 15,625	\$ 25,458,643
December	\$ 25,458,643	\$ 9,525,814	\$ 10,333	\$ 120,267	\$ 15,625	\$ 34,838,232
Total		\$ 20,884,962	\$ 124,000	\$ 7,662,577	\$ 187,500	

Note: Financial information is as of 6/30/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

North Kinser Pike Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 648,892	\$ 2,433	\$ -	\$ -	\$ -	\$ 651,325
February	\$ 651,325	\$ 2,214	\$ -	\$ -	\$ -	\$ 653,539
March	\$ 653,539	\$ 2,278	\$ -	\$ -	\$ -	\$ 655,817
April	\$ 655,817	\$ 2,253	\$ -	\$ -	\$ -	\$ 658,071
May	\$ 658,071	\$ 2,266	\$ -	\$ -	\$ -	\$ 660,337
June	\$ 660,337	\$ 46,516	\$ -	\$ -	\$ -	\$ 706,853
July	\$ 706,853	\$ 2,272	\$ 58,333	\$ -	\$ -	\$ 650,792
August	\$ 650,792	\$ 2,272	\$ 58,333	\$ -	\$ -	\$ 594,730
September	\$ 594,730	\$ 2,272	\$ 58,333	\$ -	\$ -	\$ 538,668
October	\$ 538,668	\$ 2,272	\$ 58,333	\$ -	\$ -	\$ 482,606
November	\$ 482,606	\$ 2,272	\$ 58,333	\$ -	\$ -	\$ 426,544
December	\$ 426,544	\$ 41,869	\$ 58,333	\$ -	\$ -	\$ 410,080
Total		\$ 111,189	\$ 350,000	\$ -	\$ -	
2026						
January	\$ 410,080	\$ -	\$ 31,923	\$ -	\$ -	\$ 378,157
February	\$ 378,157	\$ -	\$ 31,923	\$ -	\$ -	\$ 346,234
March	\$ 346,234	\$ -	\$ 31,923	\$ -	\$ -	\$ 314,310
April	\$ 314,310	\$ -	\$ 31,923	\$ -	\$ -	\$ 282,387
May	\$ 282,387	\$ -	\$ 31,923	\$ -	\$ -	\$ 250,464
June	\$ 250,464	\$ -	\$ 31,923	\$ -	\$ -	\$ 218,540
July	\$ 218,540	\$ -	\$ 31,923	\$ -	\$ -	\$ 186,617
August	\$ 186,617	\$ -	\$ 31,923	\$ -	\$ -	\$ 154,694
September	\$ 154,694	\$ -	\$ 31,923	\$ -	\$ -	\$ 122,770
October	\$ 122,770	\$ -	\$ 31,923	\$ -	\$ -	\$ 90,847
November	\$ 90,847	\$ -	\$ 31,923	\$ -	\$ -	\$ 58,924
December	\$ 58,924	\$ -	\$ 31,923	\$ -	\$ -	\$ 27,000
Total		\$ -	\$ 383,080	\$ -	\$ -	

Note: Financial information is as of 6/30/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Fund # 4445

	Actual 2023	Actual 2024	Projected 2025	as of 6/30/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 26,318,383	\$ 27,305,255	\$ 17,199,195	\$ 17,199,195	\$ 21,927,347	\$ 34,838,232
Plus Revenues:						
Federal and State Grants	\$ 216,370	\$ 2,876,842	\$ 1,000,000	\$ 115,092	\$ 1,000,000	\$ 1,000,000
Bond Proceeds	\$ -	\$ 203,013	\$ -	\$ -	\$ -	\$ -
Interest / Misc. Revenue	\$ 1,728,867	\$ 1,097,108	\$ 1,200,000	\$ 324,828	\$ 1,200,000	\$ 1,200,000
TIF Revenue Collections	\$ 15,940,690	\$ 15,947,519	\$ 18,684,962	\$ 10,039,401	\$ 18,684,962	\$ 18,684,962
Total Revenues	\$ 17,885,928	\$ 20,124,483	\$ 20,884,962	\$ 10,479,320	\$ 20,884,962	\$ 20,884,962
Total Revenues + Beginning Cash Balance	\$ 44,204,311	\$ 47,429,738	\$ 38,084,156	\$ 27,678,515	\$ 42,812,308	\$ 55,723,193
Less Expenditures:						
Capital Outlays						
1st St.	\$ 143,576	\$ 2,045,614	\$ 351,001	\$ 351,001	\$ -	\$ -
17th St. Sidewalk	\$ 7,822	\$ 206,797	\$ 12,535	\$ 12,535	\$ -	\$ -
4th Street Garage	\$ -	\$ 52,500	\$ -	\$ -	\$ -	\$ -
Academic Health Center	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Property Appraisals	\$ 62,250	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Annual BCT Theater Improvements	\$ 32,300	\$ -	\$ 74,000	\$ -	\$ 74,000	\$ 74,000
Hopewell	\$ 6,621,186	\$ 14,861,194	\$ 6,166,666	\$ 769,267	\$ -	\$ -
Infrastructure Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Capital or Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Purchasing Property	\$ 1,900,405	\$ -	\$ -	\$ -	\$ -	\$ -
Tapp & Rockport	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
TIF District Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trades District	\$ 207,935	\$ 4,860,349	\$ 1,966,305	\$ 247,772	\$ -	\$ -
Past Projects						
B-Link Trail	\$ 264,607	\$ 836,956	\$ 40,686	\$ 40,686	\$ -	\$ -
Triple C Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Winslow Henderson Sidepath	\$ 213,620	\$ 24,160	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Total Debt Payments	\$ 6,909,127	\$ 6,900,998	\$ 7,308,117	\$ 2,009,549	\$ 7,662,577	\$ 6,658,642
Walnut St. Garage Lease	\$ 213,897	\$ 213,897	\$ 233,808	\$ -	\$ 233,808	\$ 233,808
Bank Fees	\$ 455	\$ 1,353	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Morton St. Garage Lease	\$ 456,430	\$ 456,430	\$ 436,116	\$ -	\$ 436,116	\$ 436,116
CTP Bond	\$ 903,076	\$ 903,490	\$ 907,954	\$ -	\$ 901,647	\$ 899,911
Redev Tax Rev Bonds 2015	\$ 2,841,028	\$ 2,837,139	\$ -	\$ -	\$ -	\$ -
General Revenue Bonds, 2021	\$ 128,496	\$ 128,258	\$ 128,488	\$ 64,299	\$ 128,880	\$ 129,181
2024 Refunding Bonds	\$ -	\$ -	\$ 3,240,875	\$ 1,945,250	\$ 2,597,000	\$ 2,598,500
Summit District Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Bond Transfers	\$ 2,365,745	\$ 2,360,430	\$ 2,359,876	\$ -	\$ 2,364,126	\$ 2,360,126
Other Services & Charges						
Garage Expenses	\$ 172,904	\$ 216,029	\$ 126,000	\$ 49,873	\$ 126,000	\$ 126,000
Interfund Transfer	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Professional Services	\$ 98,324	\$ 225,947	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Total Spending	\$ 16,899,056	\$ 30,230,543	\$ 16,156,810	\$ 3,480,683	\$ 7,974,077	\$ 6,910,142
Surplus / (Deficit)	\$ 986,871	\$ (10,106,060)	\$ 4,728,152	\$ 6,998,637	\$ 12,910,885	\$ 13,974,820
Pass Through Calculation	106%	67%	129%	301%	262%	302%
Year End Fund Balance:	\$ 27,305,255	\$ 17,199,195	\$ 21,927,347	\$ 24,197,832	\$ 34,838,232	\$ 48,813,052

Note: Revenues and expenditures are as of 6/30/2025.

9000 Keystone Crossing. Suite 660

Indianapolis, IN 46240

103 N Community Dr.

Seymour, IN 47274



PH: 1-317-820-3440

FX: 1-812-522-9494

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Financials

Bloomington Redevelopment Commission

North Kinser Pike Allocation Area - Fund # 4451

	Actual 2023	Actual 2024	Projected 2025	as of 6/30/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 765,915	\$ 688,539	\$ 648,892	\$ 648,892	\$ 410,080	\$ 27,000
Plus Revenues:						
Interest / Misc. Revenue	\$ 30,181	\$ 32,182	\$ 27,000	\$ 13,371	\$ -	\$ -
TIF Revenue Collections	\$ 90,163	\$ 86,336	\$ 84,189	\$ 44,591	\$ -	\$ -
Total Revenues	\$ 120,344	\$ 118,519	\$ 111,189	\$ 57,962	\$ -	\$ -
Total Revenues + Beginning Cash Balance	\$ 886,259	\$ 807,058	\$ 760,080	\$ 706,853	\$ 410,080	\$ 27,000
Less Expenditures:						
Capital Outlays						
Cascades Trail	\$ 197,720	\$ 158,166	\$ 350,000	\$ -	\$ 383,080	\$ -
Debt Payments						
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 197,720	\$ 158,166	\$ 350,000	\$ -	\$ 383,080	\$ -
Surplus / (Deficit)	\$ (77,376)	\$ (39,647)	\$ (238,811)	\$ 57,962	\$ (383,080)	\$ -
Pass Through Calculation	61%	75%	32%	0%	0%	0%
Year End Fund Balance:	\$ 688,539	\$ 648,892	\$ 410,080	\$ 706,853	\$ 27,000	\$ 27,000

Kinser Pike expires in Pay 2026. RFG takes a conservative approach and assumes no TIF Revenues in 2026.

Note: Revenues and expenditures are as of 6/30/2025.

Financials

Bloomington Redevelopment Commission

Bloomington RDC Fund #2519

	Actual 2023	Actual 2024	Projected 2025 as of 6/30/2025		Projected 2026	Projected 2027
Beginning Cash Balance	\$ 2,163,273	\$ 2,283,094	\$ 2,124,409	\$ 2,124,409	\$ 6,141,006	\$ 6,141,006
Plus Revenues:						
Interest / Misc. Revenue	\$ 137,647	\$ 132,576	\$ 4,729,908	\$ 4,729,908	\$ -	\$ -
Lease/Rental Revenue	\$ 663,909	\$ 630,071	\$ 274,466	\$ 274,466	\$ -	\$ -
Total Revenues	\$ 801,556	\$ 762,647	\$ 5,004,374	\$ 5,004,374	\$ -	\$ -
Total Revenues + Beginning Cash Balance	\$ 2,964,829	\$ 3,045,740	\$ 7,128,783	\$ 7,128,783	\$ 6,141,006	\$ 6,141,006
Less Expenditures:						
Capital Outlays						
Utilities	\$ 138,305	\$ 157,649	\$ 104,807	\$ 104,807	\$ -	\$ -
Maintenance	\$ 57,767	\$ 151,672	\$ 358,726	\$ 358,726	\$ -	\$ -
Landscaping	\$ 50,969	\$ 64,679	\$ 25,919	\$ 25,919	\$ -	\$ -
Construction	\$ 14,606	\$ 402,013	\$ 472,286	\$ 472,286	\$ -	\$ -
Debt Payments						
None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Transfer Payments	\$ 163,110	\$ 75,714	\$ 7,996	\$ 7,996	\$ -	\$ -
Miscellaneous	\$ 256,977	\$ 69,605	\$ 18,043	\$ 18,043	\$ -	\$ -
Total Spending	\$ 681,735	\$ 921,332	\$ 987,776	\$ 987,776	\$ -	\$ -
Surplus / (Deficit)	\$ 119,821	\$ (158,685)	\$ 4,016,598	\$ 4,016,598	\$ -	\$ -
Year End Fund Balance:	\$ 2,283,094	\$ 2,124,409	\$ 6,141,006	\$ 6,141,006	\$ 6,141,006	\$ 6,141,006

Note: Revenues and expenditures are as of 6/30/2025.

Indebtedness

Bloomington Redevelopment Commission Debt Overview

	Final Maturity Date	Outstanding Debt as of 1/1/2025	Actual Amount Paid on Obligations in 2025
Bloomington Consolidated TIF			
7th & Walnut LLC Lease	2/1/2031	\$ 1,264,956	\$ -
Mercury Garage Market Lease	1/1/2034	\$ 3,284,381	\$ -
Solar Project Lease Agreement	10/30/2037	\$ 9,597,794	\$ 64,299
Refunding of Redevelopment District Tax Increment Revenue Bonds Series, 2017	2/1/2032	\$ 6,055,000	\$ -
Tax Increment Revenue Bonds of 2019, Series A-1	2/1/2040	\$ 12,800,000	\$ -
Tax Increment Revenue Bonds of 2019, Series B	2/1/2040	\$ 10,580,000	\$ -
Tax Increment Refunding Rev. Bonds of 2024	2/1/2040	\$ 27,450,000	\$ 1,945,250

Note: The RDC is only responsible for 15.06% of the Solar Project Lease payment.

Note : You can request amortization tables from RFG for outstanding debt if needed.

**25-95
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF ADDENDUM NO. 1 TO THE
VET ENVIRONMENTAL ENGINEERING LLC AGREEMENT REGARDING
714 SOUTH ROGERS STREET**

- WHEREAS, the Bloomington Redevelopment Commission (“RDC”) owns property as part of the Hopewell redevelopment project located at 714 South Rogers Street (“Property”);
- WHEREAS, in 2024, transients broke into the 714 building (“Building”) located on the Property and turn on the water which resulted in frozen and broken pipes and significant water damage;
- WHEREAS, the Building required flood remediation, confirmatory mold sampling, and removal of flood impacted building materials and debris;
- WHEREAS, Staff identified VET Environmental Engineering, LLC (“VET”) as the best contractor for such services;
- WHEREAS, the RDC, by Resolution 24-25, authorized VET to perform such services, which were completed as agreed upon;
- WHEREAS, upon inspection, it was determined that the heating, ventilation, and air conditioning (“HVAC”) was not operable as an electrical feed to the HVAC system had been accidentally severed during demolition activities;
- WHEREAS, moisture from the 2024 water intrusion did not fully dry and there was also moisture associated with a former roof leak;
- WHEREAS, VET has inspected the Building and has proposed services including mold sampling, selective demolition and remediation, post-demolition and remediation mold sampling, and monthly inspections, fogging, and spot treatment (“Services”);
- WHEREAS, Staff concurs with VET on the scope of Services and recommends amending the agreement of Resolution 24-25 to include these additional Services;
- WHEREAS, Staff has negotiated an Addendum No. 1 to said Agreement with VET, which is included herewith as Attachment A;
- WHEREAS, the complete scope of Services is included as Exhibit A to Addendum No. 1;

WHEREAS, pursuant to the terms of Attachment A, VET is willing to perform the Services at the Property for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000), on a time and materials basis as stated in Exhibit A of Addendum No. 1; and,

WHEREAS, the RDC determines that the performance of the Services is necessary to protect the integrity of the Building and has available monies in Fund 2519-15-150000-53990 to pay for the Services.

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

1. The RDC hereby approves Addendum No. 1 to the Agreement approved by Resolution 24-25, and said Addendum No. 1 is included herewith as Attachment A.
2. The RDC hereby approves payment not to exceed Twenty-Five Thousand Dollars (\$25,000) to be paid from Fund 2519-15-150000-53990. The terms of Addendum No. 1 do not remove the requirement to comply with the City and the RDC's claims process.
3. The funding authorizations contained in this Resolution shall terminate on August 31, 2026, unless extended by the RDC in advance.
4. The RDC delegates power to City Staff to perform any and all other necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**ADDENDUM NO. 1
AGREEMENT
BETWEEN
CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION
AND
VET ENVIRONMENTAL ENGINEERING, LLC**

This Addendum No. 1 to the Agreement, entered into on this 4th day of August, 2025, by and between the Bloomington Redevelopment Commission (“RDC”), and VET Environmental Engineering, LLC (“Consultant”),

WITNESSETH:

WHEREAS, the RDC entered into an Agreement with VET to perform flood remediation, confirmatory mold sampling, and removal of flood impacted building materials and debris at the RDC property located at 714 South Rogers Street in 2024;

WHEREAS, moisture from the 2024 water intrusion did not fully dry and there was also moisture associated with a former roof leak;

WHEREAS, VET has inspected the Building and has proposed services including mold sampling, selective demolition and remediation, post-demolition and remediation mold sampling, and monthly inspections, fogging, and spot treatment (“Services”), as further detailed in Exhibit A;

WHEREAS, it is in the public interest that such Services be undertaken and performed; and

WHEREAS, Consultant is willing and able to provide such Services to the RDC.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree that this Addendum No. 1 amends the Agreement as follows:

Article 1 is amended in its entirety to the following:

Article 1. Scope of Services

Consultant shall provide the Services as specified in Exhibit A, “Scope of Work”, attached hereto and incorporated into this Agreement. In the event that any term or condition set forth in Exhibit A conflicts with the terms of this Addendum or the Agreement, the language in this Addendum and the Agreement shall control.

Consultant shall diligently provide the Services under this Agreement and shall complete the Services described in this Agreement in a timely manner consistent with the Standard of Care identified in Article 2.

Consultant shall complete the Services required under this Agreement as soon as reasonably possible. Completion shall mean completion of all work related to the Services except for ongoing monthly activities.

In the performance of Consultant's work, Consultant agrees to maintain such coordination with the RDC as may be requested and desirable, including primary coordination with the RDC's Director, Anna Killion Hanson, or her designee.

Consultant agrees that any information or documents supplied by the City pursuant to Article 3, below, shall be used by Consultant for this project only, and shall not be reused or reassigned for any other purpose without the written permission of the City.

Article 4 is amended in its entirety to the following:

Article 4. Compensation

The RDC shall pay Consultant for all fees and expenses in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). Charges for all professional, technical and administration personnel directly charging time to the project will be calculated and billed on the basis of the project budget as described in Exhibit A. Invoices may be sent via first class mail postage prepaid or via email. Payment will be remitted to Consultant within forty-five (45) days of receipt of invoice. Consultant shall submit an invoice to the RDC upon the completion of the Services described in Article 1. The invoice shall be sent to:

City of Bloomington Redevelopment Commission
ATTN: Anna Killion-Hanson
401 North Morton Street, Suite 130
Bloomington, Indiana 47404

Additional services not set forth in Article 1, or changes in the Services must be authorized in writing by the RDC or its Director prior to such work being performed, or expenses incurred. The RDC shall not make payment for any unauthorized work or expenses.

Further Amendments

The terms RDC and City may be used interchangeably and refer to the Bloomington Redevelopment Commission.

All other terms of the Agreement that are not inconsistent with this Addendum No. 1 remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first written above.

[Signatures on Following Page]

**BLOOMINGTON REDEVELOPMENT
COMMISSION**

**VET ENVIRONMENTAL
ENGINEERING, LLC**

Deborah Myerson, RDC President

Sara Hamidovic, CEO

Margie Rice, Corporation Counsel

EXHIBIT A
Scope of Work

Services include mold sampling, selective demolition and remediation, post-demolition and remediation mold sampling, and monthly inspections, fogging, and spot treatment as detailed in the following proposal from VET.



VET ENVIRONMENTAL ENGINEERING, LLC

2335 West Fountain Drive, Bloomington, IN 47404

Phone: (812) 822-0400 Fax: (812) 650-3892

Email: info@vet-env.com

May 6, 2025

Mr. JD Boruff – Director
City of Bloomington Redevelopment Commission
401 North Morton Street
Bloomington, Indiana 47404

Dear Mr. Boruff:

**RE: Proposal for Follow-up Mold Sampling, Selective Demolition and Remediation, and Regular Inspections, Fogging, and Spot Treatment
714 South Rogers Street
Bloomington, Indiana 47403**

VET Environmental Engineering, LLC (VET) appreciates the opportunity to submit this proposal on behalf of the City of Bloomington Redevelopment Commission (Client). We look forward to continuing to work with you and hope that our proposal will meet your needs and budget. VET performed flood remediation, confirmatory mold sampling, and removal of flood impacted building materials and debris at the former Bloomington Convalescent Center (Building) located at 714 South Rogers Street, in Bloomington, Monroe County, Indiana (Site) in March 2024.

VET recommended at the conclusion of the March 2024 sampling event that monthly inspections and spot treatment of mold growth be performed to prevent further damage to the Building. In April 2025, the Client requested an updated proposal to include a follow-up sampling event and subsequent spot treatment at the Building. VET representatives Ms. Sara Hamidovic, MS, PE, CHMM, CPESC and Mr. Daniel Elliott visited the Site on April 22, 2025 to evaluate current conditions. Mr. Elliott is a Professional Residential and Commercial Mold Inspector certified through the Professional Mold Inspector Institute and a State of Indiana licensed home inspector.

During the April 22, 2025 Site visit, VET inspected the entire Building. VET did not observe functioning heating, ventilation, and air conditioning (HVAC) systems. VET inspected the area that was formerly impacted by a roof leak. Those areas were in good condition. The building materials treated by VET and the areas ventilated via penetrations to drywall and removal

“Compliance that makes sense.”

of ceiling tiles in March 2024 were in good condition in April 2025. Building materials on the first floor that were in poor condition were areas that were unable to fully dry following the 2024 water intrusion event. Areas behind vinyl cove base and behind plastic-based wallpaper were observed to have biological growth due to lack of ventilation. Select photographs from the April 22, 2025 Site visit are attached.

Based on observations during the visual inspection, additional selective demolition should occur inside the Building, in addition to remedial treatment of building materials. Analytical testing should be performed to evaluate current conditions and conditions following the recommended selective demolition and treatment.

Tasks to be completed for Client:

- 1. Mold Sampling:** VET will conduct a sampling event to evaluate conditions developed between the March 2024 flood remediation work performed at the Building and the present conditions. It is VET's understanding that no inspections, temperature controls, or humidity controls were implemented between March 2024 and April 2025. The first sampling event will allow VET to provide the Client with information regarding mold growth in the Building and determine if further remedial action is warranted.

The scope of the mold air sampling event will mirror the scope of the most recent mold sampling event performed in March 2024. One ambient air sample, two indoor air samples on the first floor, and one indoor air sample on each upper floor will be collected for analysis at an appropriately certified laboratory. Identified mold concentrations in IA will be classified as "acceptable," "slightly elevated," or "elevated" in comparison to AA based on laboratory analytical results. All mold samples will be delivered to EMSL Analytical, Inc. (EMSL) of Indianapolis, Indiana for analytical testing by VET under strict chain of custody documentation.

In addition to the indoor air evaluation, VET will collect tape lift surface samples as warranted by the visual inspection. Surface samples will be utilized to assist in determining likely causes and transmission pathways of any identified airborne mold spores. Dedicated tape lift kits will be supplied by EMSL. The laboratory will utilize direct microscopic examination to identify biological growth and to perform a semi-quantitative analysis based on the concentration of growth in the area sampled.

- 2. Selective Demolition and Remediation:** Upon receipt and interpretation of analytical results from the sampling described in **Task 1** above, VET will inform the client of changes to the scope of demolition and remediation services proposed herein, if any are warranted. As the Building is not equipped with electrical service or HVAC service, maintaining a relative humidity level in the Building low enough to inhibit mold growth is not possible.

It is likely that temperature and humidity fluctuations in the Building between March 2024 and the present contributed to elevated relative humidity (RH) levels, encouraging biological growth and further impacting materials in the Building. Removing impacted building materials, to the extent practicable, will help reduce presence of active mold growth, reducing the likelihood of transmission and reduce the cost of treating active biological growth.

VET will remove select building materials including wooden doors, drywall, wood paneling, and wallpaper on the first floor of the Building. VET will remove vinyl cove base on the fourth floor of the Building. VET did not identify building materials on the second and third floors that require removal during the April 22, 2025 inspection. However, it is possible that subsequent inspections may identify building materials that should be removed. It is imperative that impacted building materials are either removed or penetrated to allow for venting and drying through increased air movement prior to arrival of warmer temperatures where mold growth will increase dramatically.

Following removal of impacted building materials, VET will spot treat mold-affected areas using a United States Environmental Protection Agency (USEPA) approved anti-microbial solution. VET will fog the Building following demolition and spot treatment activities to eliminate airborne spores present in the Building and mobilized during demolition activities with a USEPA approved anti-microbial solution.

3. **Post-Demolition and Remediation Mold Sampling:** VET will conduct a sampling event to evaluate conditions following the selective demolition and remediation described in **Task 2** above. The scope of the mold air sampling event will mirror the scope of the sampling event described in **Task 1** above. One ambient air sample, two indoor air samples on the first floor, and one indoor air sample on each upper floor will be collected for analysis at an appropriately certified laboratory.

Identified mold concentrations in IA will be classified as “acceptable,” “slightly elevated,” or “elevated” in comparison to AA based on laboratory analytical results. All mold samples will be delivered to EMSL Analytical, Inc. (EMSL) of Indianapolis, Indiana for analytical testing by VET under strict chain of custody documentation. VET does not anticipate collecting surface samples during the post-demolition and remediation mold sampling event. Post-demolition and remediation mold sampling will occur approximately one week following conclusion of demolition and remediation activities.

4. **Monthly Inspections, Fogging, and Spot Treatment:** VET will conduct monthly inspections of the unoccupied Building to identify new biological growth and water intrusion issues following the recommended steps above. VET will alert the Client of any issues identified during the routine inspections. VET will conduct spot treatment of mold-

affected areas using a United States Environmental Protection Agency (USEPA) approved anti-microbial solution as needed and conduct fogging of the Building to eliminate airborne mold spores with a USEPA approved anti-microbial solution if warranted by conditions observed during the monthly inspections. VET recommends performing these regular inspections until the Building is redeveloped or re-occupied. The price provided below is the cost per inspection.

Item	Cost
Task 1. Mold Sampling Event	\$2,176.30
Task 2. Selective Demolition and Remediation	\$14,578.36
Task 3. Post-Demolition and Remediation Mold Sampling Event	\$1,610.77
Task 4. Inspections, Fogging, and Spot Treatment <i>*Total reflects cost per inspection.</i>	\$1,418.78*
<i>Other consulting services and applicable travel costs, including mileage, will be billed on a case-by-case basis in accordance with 2025 hourly rates (attached)</i>	

Environmental consulting work will be billed on a lump sum basis at the conclusion of each task. Please note that any work completed by VET at the request of the Client that does not fall within the referenced scope will be billed according to VET's 2025 hourly rates, attached, in addition to the proposed services as "Out of Scope Work."

VET will provide the Client with copies of all completed work material. We will produce the best product we are capable of while striving to be as cost-effective as possible. Thank you for this opportunity. If you have questions or comments regarding anything contained in this proposal, please do not hesitate to call the office at (812) 822-0400. If you are comfortable with the proposal as it stands, please sign the attached consulting agreement and return it to: rene@vet-env.com.

Respectfully,



Sara R. Hamidovic, MS, PE, CHMM, CPESC
President/CEO, Principal Engineer

PHOTOGRAPHS

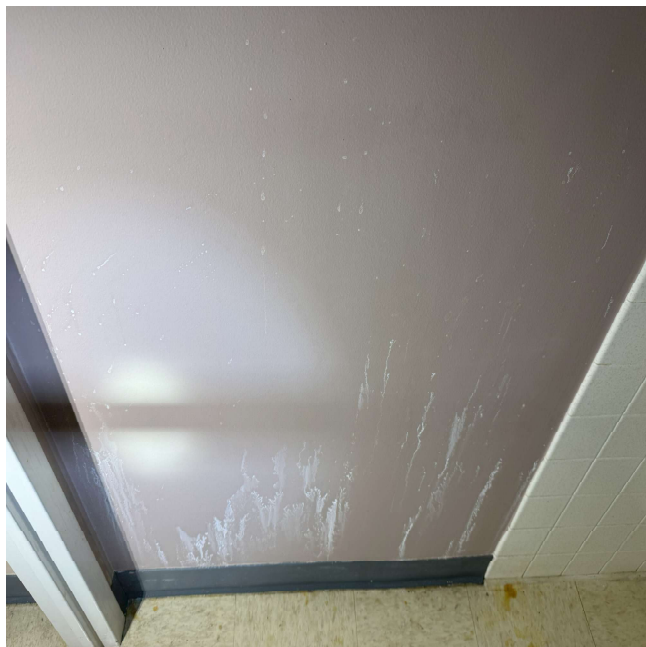


Photo 1: Biological growth behind vinyl cove base on fourth floor



Photo 2: Biological growth on wooden door on first floor



Photo 3: Biological growth behind vinyl cove base on fourth floor



Photo 4: Biological growth on wood paneling on first floor

**Convalescent Center - Mold Sampling, Selective Demolition, and Regular Inspections
Bloomington, Indiana**

Activity	Note	Units	Type	@	Unit Cost	Total Cost
Task 1. Mold Sampling Event						
Field Work	Senior Project Manager	4	hours	@	\$ 118.52	\$ 474.08
	Environmental Technician	4	hours	@	\$ 77.43	\$ 309.72
Analytical	Air Sampling (5 samples + 1 ambient air sample with one week laboratory turnaround time)	6	each	@	\$ 36.36	\$ 218.16
	Tape Lift Sampling (10 samples with one week laboratory turnaround time)	10	each	@	\$ 36.36	\$ 363.60
	Shipping	1	each	@	\$ 25.00	\$ 25.00
Equipment and Materials	MS Surface Pro	1	day	@	\$ 50.00	\$ 50.00
	Mold Kit	1	day	@	\$ 50.00	\$ 50.00
	Mileage	10	each	@	\$ 0.83	\$ 8.30
Reporting	Principal Engineer	2	hours	@	\$ 159.68	\$ 319.36
	Environmental Scientist	4	hours	@	89.52	\$ 358.08
Subtotal						\$ 2,176.30
Task 2. Selective Demolition and Remediation						
Project Management	Principal Engineer	2	hours	@	\$ 156.55	\$ 313.10
	Senior Project Manager	2	hours	@	\$ 118.52	\$ 237.04
Field Work	Principal Engineer	24	hours	@	\$ 156.55	\$ 3,757.20
	Senior Project Manager	24	hours	@	\$ 116.23	\$ 2,789.52
	Senior Environmental Technician	24	hours	@	\$ 89.52	\$ 2,148.48
	Mobilize/Demobilize	4	hours	@	\$ 77.43	\$ 309.72
Equipment	Hand Tools	3	days	@	\$ 10.00	\$ 30.00
	Miscellaneous Power Tools	3	days	@	\$ 25.00	\$ 75.00
	Portable Generators (4)	3	days	@	\$ 175.00	\$ 525.00
	Kestrel 4200 Air Flow Tracker	3	days	@	\$ 25.00	\$ 75.00
	Work Lights	3	days	@	\$ 10.00	\$ 30.00
	Microsoft Surface Pro	3	days	@	\$ 50.00	\$ 150.00
	Vacuums/Fans	3	days	@	\$ 125.00	\$ 375.00
	Sprayer/Fogger	3	days	@	\$ 150.00	\$ 450.00
	Anti-Microbial Chemical	5	gallons	@	\$ 327.68	\$ 1,638.40
Roll-off Container/Landfill Charges	Subcontractor	1	each	@	\$ 1,275.00	\$ 1,275.00
Daily Respirator Charge	Per person/day	9	each	@	\$ 25.00	\$ 225.00
Daily Field Expense		3	days	@	\$ 50.00	\$ 150.00
Mileage		30	miles	@	\$ 0.83	\$ 24.90
Subtotal						\$ 14,578.36

**Convalescent Center - Mold Sampling, Selective Demolition, and Regular Inspections
Bloomington, Indiana**

Task 3. Mold Sampling Event						
Field Work	Senior Project Manager	3	hours	@	\$ 118.52	\$ 355.56
	Environmental Technician	3	hours	@	\$ 77.43	\$ 232.29
Analytical	Air Sampling (5 samples + 1 ambient air sample with one week laboratory shipping)	6	each	@	\$ 35.36	\$ 212.18
	Shipping	1	each	@	\$ 25.00	\$ 25.00
Equipment and Materials	MS Surface Pro	1	day	@	\$ 50.00	\$ 50.00
	Mold Kit	1	day	@	\$ 50.00	\$ 50.00
	Mileage	10	each	@	\$ 0.83	\$ 8.30
Reporting	Principal Engineer	2	hours	@	\$ 159.68	\$ 319.36
	Environmental Scientist	4	hours	@	89.52	\$ 358.08
Subtotal						\$ 1,610.77
Task 4. Inspection, Fogging, and Spot Treatment						
Project Management	Principal Engineer	1	hour	@	\$ 159.68	\$ 159.68
Field Work	Senior Project Manager	4	hours	@	\$ 118.52	\$ 474.08
	Environmental Technician	4	hours	@	\$ 77.43	\$ 309.72
Equipment and Materials	RMR 86	1	gallon	@	\$ 34.50	\$ 34.50
	RMR 141	3	gallons	@	\$ 57.50	\$ 172.50
	Sprayer/Fogger	1	day	@	\$ 150.00	\$ 150.00
	Generator	1	day	@	\$ 50.00	\$ 50.00
	Work Lights	1	day	@	\$ 10.00	\$ 10.00
	Respirator (daily charge)	2	each	@	\$ 25.00	\$ 50.00
	Mileage	10	each	@	\$ 0.83	\$ 8.30
Subtotal (Per Inspection)						\$ 1,418.78



VET STANDARD RATES 2025

Principal Engineer	\$159.68/hour
Registered Professional Engineer	\$141.54/hour
Operations Manager	\$122.19/hour
Safety Director	\$122.19/hour
Senior Project Manager	\$118.55/hour
Licensed Professional Geologist	\$114.92/hour
Project Manager	\$107.66/hour
Senior Environmental Scientist	\$107.66/hour
Project Engineer	\$107.66/hour
Graduate Geologist	\$102.83/hour
Staff Project	\$99.20/hour
Environmental Scientist	\$89.52/hour
Ecologist	\$89.52/hour
Senior Environmental Technician	\$89.52/hour
Safety Coordinator	\$87.10/hour
Environmental Technician	\$77.43/hour
GIS Analyst	\$77.43/hour
Clerical	\$64.12/hour
Mileage	\$0.83/mile
Outside Services and Expenses	Cost plus 15%

**25-96
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF AGREEMENT WITH
VET ENVIRONMENTAL ENGINEERING LLC REGARDING
SMP OVERSIGHT FOR PORTION OF JACKSON STREET CONSTRUCTION**

- WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the City of Bloomington Redevelopment Commission (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”);
- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site (referred to herein as “Hopewell”);
- WHEREAS, environmental studies at Hopewell have revealed petroleum related chemicals of concern (“COCs”) and elevated levels of arsenic consistent with background concentrations in Bloomington and Southern Indiana;
- WHEREAS, the Indiana Department of Environmental Management (IDEM) has required the preparation of a soil Management plan (“SMP”) which has been completed and was approved by IDEM on September 9, 2024;
- WHEREAS, a portion of Jackson Street is ready to be constructed and has been determined to be an integral part of the infrastructure of Hopewell and such construction must follow the SMP;
- WHEREAS, VET Environmental Engineering, LLC (“VET”) prepared the SMP and therefore, Staff recommends utilizing VET for oversight of the current Jackson Road construction to ensure compliance with the SMP;
- WHEREAS, the required scope of services (“Services”) consists of project management, excavation oversight, and regulatory reporting, and is further detailed in Exhibit A of the Agreement with VET for SMP Oversight for Portion of Jackson Street Construction (“Agreement”) which is included herewith as Attachment 1;
- WHEREAS, the RDC recognizes that the Services detailed in the Agreement do not include contaminated soil disposal oversight, disposal coordination/trucking, disposal location fees, or reporting requirements;

WHEREAS, pursuant to the terms of Attachment A, VET is willing to perform the Services for an amount not to exceed Twenty-Six Thousand Fifty-Eight Dollars and Eighty-Four Cents (\$26,058.84), on a time and materials basis; and,

WHEREAS, the RDC determines that the performance of the Services is necessary to further the construction of the infrastructure at Hopewell and has available monies in Fund 2519-15-150000-53990 to pay for the Services.

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

1. The RDC hereby approves the Agreement with VET for the Services as included herewith in Attachment 1.
2. The RDC hereby approves payment not to exceed Twenty-Six Thousand Fifty-Eight Dollars and Eighty-Four Cents (\$26,058.84) to be paid from Fund 2519-15-150000-53990. The terms of the Agreement do not remove the requirement to comply with the City and the RDC's claims process.
3. The funding authorizations contained in this Resolution shall terminate on December 31, 2025, unless extended by the RDC in advance.
4. The RDC delegates power to City Staff to perform any and all other necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**AGREEMENT
BETWEEN
CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION
AND
VET ENVIRONMENTAL ENGINEERING, LLC
FOR
SMP OVERSIGHT FOR PORTION OF JACKSON STREET CONSTRUCTION**

THIS AGREEMENT (the “Agreement”) is entered into by and between the City of Bloomington Redevelopment Commission (“RDC”) and VET Environmental Engineering, LLC (“Contractor”) (collectively the “Parties”).

1. **Scope of Services.** Contractor shall provide the services for the RDC as outlined in Exhibit A (the “Services” or “Scope of Services”). Time is of the essence and Contractor shall diligently complete all Services in a timely manner consistent with the Standard of Care identified below.
2. **Effective Date, Term and Termination.**
 - a. **Effective Date.** The effective date for this contract is the date last entered in the signature blocks below.
 - b. **Term.** This Agreement shall commence on the effective date and expire on the 31st day of December, 2025.
 - c. **Termination.** In the event of a party’s failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party. Additionally, the RDC may terminate or suspend performance of this Agreement at the RDC’s prerogative at any time upon written notice to Contractor. Contractor shall terminate or suspend performance of the Services on a schedule acceptable to the RDC and the RDC shall pay the Contractor for all the Services performed up to the date that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable adjustment shall be made to Contractor’s compensation and the schedule of services. Upon termination or suspension of this Agreement, all finished or unfinished reports, drawings, collections of data and other documents generated by Contractor in connection with this Agreement shall become the property of the RDC, as set forth below.
3. **Compensation.** Upon completion of all Services, the RDC shall pay Contractor for all fees and expenses for all Services herein provided in an amount not to exceed Twenty-Six Thousand Fifty-Eight Dollars and Eighty-Four Cents (\$26,058.84). Contractor shall submit an invoice to the RDC upon the completion of all Services. The invoice shall be sent to: Bloomington Redevelopment Commission % the Director of the Department of Housing and

Neighborhood Development, City of Bloomington, 401 North Morton Street, Suite 130, Bloomington, Indiana 47404. Invoices may be sent via first class mail postage prepaid or via email. Payment will be remitted to Contractor within forty-five (45) days of receipt of invoice. Additional services and/or any changes in the Services not set forth in **Exhibit "A"**, shall be authorized in writing by the RDC or its designated project coordinator prior to such work being performed or expenses incurred. The RDC shall not make payment for any unauthorized work or expenses. No additional work shall be performed until and unless additional funding is approved and a fully executed written amendment to this Agreement reached by both parties herein.

4. **Retainage.** [This Section Intentionally Left Blank]
5. **Standard of Care.** Contractor shall be responsible for completion of the Services in a manner sufficient to meet the professional standards consistent with that of the industry. The RDC shall be the sole judge of the adequacy of Contractor's work in meeting such standards. However, the RDC shall not unreasonably withhold its approval as to the adequacy of such performance. Upon notice to Contractor and by mutual agreement between the parties, Contractor will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.
6. **Responsibilities of the RDC.** The RDC shall provide all necessary information regarding requirements for the Services. The RDC shall furnish such information as expeditiously as is necessary for the orderly progress of the work, and Contractor shall be entitled to rely upon the accuracy and completeness of such information. The Director of the Department of Housing and Neighborhood Development shall act on the RDC's behalf with respect to this Agreement.
7. **Appropriation of Funds.** If funds for the continued fulfillment of this Agreement by the RDC are at any time not forthcoming or are insufficient, through failure of any entity, including the RDC itself, to appropriate funds or otherwise, then the RDC shall have the right to terminate this Agreement without penalty.
8. **Schedule.** Contractor shall perform the Services according to the schedule set forth in **Exhibit "A"**. The time limits established by this schedule shall not be exceeded, except for reasonable cause as mutually agreed by the parties.
9. **Identity of Contractor.** Contractor acknowledges that one of the primary reasons for its selection by the RDC to perform the Services is the qualifications and experience of Contractor. Contractor thus agrees that the Services to be performed pursuant to this Agreement shall be performed by Contractor. Contractor shall not subcontract any part of the Services without the prior written permission of the RDC. The RDC reserves the right to reject any proposed sub-Contractors, and the RDC reserves the right to request that acceptable replacement sub-contractors be assigned to the project.
10. **Ownership of Documents and Intellectual Property.** All documents, drawings and specifications, including digital format files, prepared by Contractor and furnished to the RDC

as part of the Services shall become the property of the RDC. Contractor shall retain its ownership rights in its design, drawing details, specifications, databases, computer software and other proprietary property. Intellectual property developed, utilized or modified in the performance of the Services shall remain the property of Contractor.

11. Independent Contractor Status. Contractor is an independent contractor and shall not be construed to be, nor represent itself to be, an employee of the RDC. Contractor is solely responsible for the payment and reporting of its employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

12. Indemnification. Contractor shall indemnify and hold harmless the RDC, its officers, members, employees and agents from any and all claims, actions, causes of action, demands, damages, losses, liabilities, judgments and liens arising out any intentional, reckless or negligent act or omission of the Contractor and/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 RDC or has used in connection with this Agreement, or arising out of or related to any cybercrime, including, but not limited to, unauthorized access, data breaches, malware, ransomware, phishing attacks, fraudulent payment requests, or other malicious activities perpetrated by or attributable to Contractor, its officers, agents, officials, employees or subcontractors, regardless of whether the cybercrime was committed with or without Contractor's knowledge or consent. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.

If Contractor is a design professional, architect, landscape architect, surveyor, engineer, geologist, or geotechnical / environmental consultant contracting to provide professional services, then Contractor shall not have the duty to defend against a professional liability claim or indemnify against liability other than liability for damages and losses arising out of third-party claims to the extent the damages and losses are caused by Contractor's willful misconduct or negligence.

13. Insurance. During the performance of any and all Services under this Agreement, Contractor shall maintain the following insurance in full force and effect:

- a. Comprehensive General Liability Insurance.
 - i. \$1,000,000 for each occurrence;
 - ii. \$1,000,000 personal injury and advertising injury;
 - iii. \$2,000,000 products and completed operations aggregate; and
 - iv. \$2,000,000 general aggregate.
- b. Automobile Liability providing coverage for all owned, hired and non-owned autos. The limit of liability required is \$1,000,000 each accident.
- c. Workers Compensation and Employers Liability (only if statutorily required for Service Provider). The limits required are: Workers Compensation – Statutory; and Employers Liability--\$1,000,000 for each accident, for each employee.

- d. Umbrella/Excess Liability with a required limit of \$1,000,000.
- e. Cyber Attack and Cyber Extortion.
 - i. Computer Attack Limit (Annual Aggregate) of \$1,000,000;
 - ii. Sublimit (Per Occurrence) for Cyber Extortion of \$100,000; and
 - iii. Computer attack and Cyber Extortion deductible (per occurrence) of \$10,000.
- f. Network Security Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (per occurrence) of \$10,000.
- g. Electronic Media Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (Per Occurrence) of \$10,000.
- h. Fraudulent Impersonator Coverage.
 - i. Limit (Annual Aggregate) of \$250,000; and
 - ii. Deductible (Per Occurrence) of \$5,000.

All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. These policies shall name the RDC and the City of Bloomington, which includes its officers, employees and agents, as additional insured under General Liability, Automobile, and Umbrella/Excess Liability policies. Such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the RDC's will be called upon to contribute to a loss hereunder.

Contractor shall provide a Certificate of Insurance showing each insurance policy to the RDC prior to the commencement of work under this Agreement, and shall provide documentation of any changes to or cancellation of required insurance to the RDC within ten (10) days. Approval of the insurance by the RDC shall not relieve or decrease the extent to which Contractor may be held responsible for payment of damages resulting from Contractor's provision of the Services or its operations under this Agreement. If Contractor fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the RDC's required proof that the insurance has been procured and is in force and paid for, the RDC shall have the right at its election to terminate the Agreement.

- 14. **Conflict of Interest.** Contractor declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Contractor agrees that no person having any such interest shall be employed in the performance of this Agreement.
- 15. **Waiver.** No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.
- 16. **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance

of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

17. **Assignment.** Neither the RDC nor the Contractor may assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
18. **Third Party Rights.** Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Parties.
19. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.
20. **Non-Discrimination.** Contractor shall comply with City of Bloomington Ordinance 2.23.100 and all other federal, state and local laws and regulations governing non-discrimination, including but not limited to employment. Contractor understands that the RDC prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the RDC. If Contractor believes that a RDC employee engaged in such conduct towards Contractor and/or any of its employees, Contractor or its employees may file a complaint with the RDC Department head in charge of the Contractor's work, and/or with the human resources department. The RDC takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any RDC employee engaged in such prohibited conduct. Any breach of this section is a material breach and will be cause for termination of this Agreement.
21. **Compliance with Laws.** In performing the Services under this Agreement, Contractor shall comply with any and all applicable federal, state and local statutes, ordinances, plans and regulations, including any and all regulations for protection of the environment. Where such statutes, ordinances, plans or regulations of any public authority having any jurisdiction over the project are in conflict, Contractor shall proceed using its best judgment only after attempting to resolve any such conflict between such governmental agencies, and shall notify the RDC in a timely manner of the conflict, attempts of resolution, and planned course of action. Contractor shall sign the contract compliance certificate attached as **Exhibit "B"**.
22. **E-Verify.** Contractor is enrolled in and verifies the work eligibility status of all newly-hired employees through the E-Verify program. Contractor shall sign the e-verify affidavit which is attached as **Exhibit "C"**. Contractor shall maintain on file all subcontractors' e-verify certifications throughout the term of this Agreement.
23. **Non-Collusion.** Contractor affirms under penalties for perjury that it has not, nor has any other member, representative, or agent of Contractor, entered into any combination, collusion, or

agreement with any person relative to the price to be offered by any person nor prevented any person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer.

- 24. Notices.** Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

TO RDC:	TO CONTRACTOR:
Bloomington Redevelopment Commission	VET Environmental Engineering, LLC
Attn: Director of the Department of Housing and Neighborhood Development	Attn: Sara R. Hamidovic
401 North Morton Street, Suite 130	2335 West Fountain Drive
Bloomington, Indiana 47404	Bloomington, Indiana 47404

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the RDC and Contractor.

- 25. Integration and Modification.** This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:

- a. This Agreement
- b. All Exhibits.
- c. 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.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Contractor, and other rights and obligations of RDC and Contractor, the document expressing the greater quantity, quality or imposing the greater obligation upon Contractor and affording the greater right or remedy to RDC shall govern; otherwise the documents shall be given precedence in the order enumerated above. This Agreement may be modified only by a written amendment signed by both parties hereto.

- 26. Living Wage Ordinance.** Contractor is responsible to determine if they are considered a “covered employer” and is obligated to pay at least a living wage to its covered employees in accordance with the City of Bloomington Ordinance 2.28, as that ordinance is written and amended from time to time. If a covered employer, Contractor shall execute the Living Wage Ordinance Affidavit which is attached as **Exhibit “D”**. Contractor shall post the Living Wage Poster provided to Contractor by the City of Bloomington Legal Department in prominent areas of Contractor’s facilities frequented by their covered employees.

- 27. Intent and Authority to Bind.** This Agreement has been duly authorized, executed and delivered by the Parties and is the legal, valid and binding obligation of the Parties, their successors and assigns, enforceable in accordance with its terms and conditions. The undersigned signatories for each Party represent that the undersigned signatories have been and are duly authorized to execute this Agreement for and on behalf of their respective Party.

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

Bloomington Redevelopment Commission
BY:

VET Environmental Engineering, LLC
BY:

Deborah Myerson, President

Signature

ATTEST:

Printed

John West, Secretary

Date

Date

EXHIBIT “A”

SCOPE OF WORK and SCHEDULE

SEE ATTACHED



VET ENVIRONMENTAL ENGINEERING, LLC

2335 West Fountain Drive, Bloomington, IN 47404

Phone: (812) 822-0400 Fax: (812) 650-3892

Email: info@vet-env.com

July 21, 2025

Ms. Anna Killion-Hanson, Director
City of Bloomington
Department of Housing and Neighborhood Development (HAND)
401 North Morton Street, Suite 230
Bloomington, Indiana 47404

Dear Ms. Killion-Hanson:

**RE: Proposal for Environmental Consulting Services
Hopewell West – Jackson Street Construction Project
Bloomington, Indiana 47403**

VET Environmental Engineering, LLC (VET) appreciates the opportunity to submit this proposal on behalf of the City of Bloomington Housing and Neighborhood Development Department (HAND) and the City of Bloomington Redevelopment Commission (RDC). VET proposes to perform environmental consulting services during a City of Bloomington Engineering Department (Engineering) project (Project) at the Hopewell West development located west of South Rogers Street and south of West 2nd Street (Site). The Project involves construction of Jackson Street on the southeastern portion of the Site. VET will perform oversight of soil disturbing activities during the Project to ensure compliance with the existing Soil Management Plan (SMP) for the Site approved by the Indiana Department of Environmental Management (IDEM) on September 9, 2024.

Site Background

VET was previously contracted by HAND to prepare a 24 Code of Federal Regulations (CFR) Part 58 Environmental Review (Part 58) for the Hopewell Blocks 4-7 Site, currently referred to as Hopewell West. To fulfill the agency coordination requirements for the Contamination and Toxic Substances (24 CFR Parts 50.3(i) and 58.5(i)(2)) Section of the Part 58, VET submitted the results of environmental investigations performed at the Hopewell Blocks 4-7 Site to date to IDEM on March 1, 2024. The submittal to IDEM included Phase I Environmental Site Assessments (ESAs) and Phase II Environmental Investigations performed by various consultants at the Site between 2022 and 2024. IDEM issued a response on April 9, 2024, indicating that additional investigation at the Hopewell Blocks 4-7 Site was warranted. VET subsequently performed a Further Site Investigation dated July 16, 2024 (FSI-2024). The FSI-2024 identified a release of petroleum related contaminants of concern (COCs) on the northeastern corner of the Site. The release is located in the vicinity of a historic filling



station. The FSI-2024 submittal included proposed institutional and engineering controls for the Site, including a SMP. The SMP was designed to address petroleum related COCs and elevated levels of arsenic consistent with background concentrations in Bloomington and Southern Indiana. IDEM approved the SMP in the FSI-2024 Comment Letter dated September 9, 2024.

The objectives of the SMP are to:

- Provide information regarding potential or known environmental conditions at the Site;
- Protect personnel from potential exposure to identified on-Site contamination;
- Provide guidelines for management of soil disturbed within the designated areas during construction activities;
- Comply with all applicable federal, state, and local laws and regulations; and,
- Establish procedures for proper management and disposal of contaminated material generated during soil disturbing activities.

This proposal was prepared due to planned soil disturbing activities on the southeastern portion of the Site in the vicinity of the Kohr Building. The planned construction activities are located to the south and topographically upgradient of the suspect petroleum source area at the Site. The SMP applies to the entire Site to mitigate exposure to petroleum related COCs and elevated concentrations of arsenic in soil attributable to native soil conditions. All planned soil disturbing activities at the Site must be performed under the purview of the SMP. The scope of this proposal applies to the West Jackson Street construction project, only. Should additional plans for soil disturbing activities arise, VET requests adequate notification of such and will prepare an addendum to this proposal, as necessary.

Scope of Proposed Environmental Consulting Services

- 1) Project Management and Pre-Construction Meeting:** VET will ensure all Project stakeholders are trained on the SMP and provide resources to facilitate successful implementation of the SMP during the Project. VET will develop a Site-specific Health and Safety Plan (HASP) for contractors performing soil disturbing activities at the Site. VET will attend the in-person Project pre-construction meeting prior to commencement of soil disturbing activities to ensure all stakeholders are adequately trained on potential exposure pathways to Site COCs, all contractors are appropriately qualified and trained on the HASP, and all recommended mitigation and control measures are implemented.
- 2) Excavation Oversight:** VET will perform oversight of the soil disturbing activities, to include random Site inspections during excavation activities, and sampling and analysis of excavated media. Field screening will be used to guide sample locations. Field screening techniques may include visual and olfactory screening as well as screening performed with analytical instruments. Analytical sampling will be performed primarily to evaluate proper characterization, disposal, and re-use protocols for excavated media. Based on conversations with HAND and the City of Bloomington Engineering Department, soil excavated during the road construction project will be used for backfilling during the planned remedial excavation on the northeastern corner of the Site, if approved by IDEM. Analytical sampling must also be



performed if visual, olfactory, or field screening instrumentation readings indicate potential presence of impacted soil or groundwater.

Random Site inspections will include, but are not limited to inspection of the excavation and stockpiling areas, verification of proper personal protective equipment (PPE) use and equipment decontamination, verification of implementation of Site-specific HASP requirements, evaluation of storm water and erosion control measures, and evaluation of dust and odor control measures.

Sampling at the Site will be performed in accordance with IDEM Non-Rule Policy Documents (NPD) applicable to waste characterization. VET will compare analytical results to IDEM residential screening criteria in accordance with IDEM NPD-0064 to determine whether excavated soil may be used as “uncontaminated” soil to be deposited on-Site, used as fill on-Site, or used as fill off-Site. Representative samples will be collected from the excavation area in accordance with the United States Environmental Protection Agency (USEPA) SW846. Information provided by the City of Bloomington Engineering Department indicates that between 4,000 and 5,000 cubic yards will be excavated during the Project. Analytical rates are provided based on USEPA and State of Indiana Brownfields guidance for sampling frequency in pursuit of “clean fill” determination. VET estimated approximately 15 samples for Site COCs throughout the excavation project. Upon approval from HAND and Engineering, VET will consult with the IDEM project manager familiar with the Site to determine the number of samples required for on-Site use as “clean.”

- 3) Reporting and Regulatory Agency Communication:** VET will communicate with HAND and Engineering regarding observations and corrective actions required, if applicable, following Site inspections. VET will prepare a report detailing the scope and conditions of the excavation work, interpretation of analytical results obtained during the Project, and recommendations for the Site pursuant to IDEM’s ongoing review of environmental investigations and planned remedial activity.

Cost of Tasks to be performed for HAND:

Task	Cost
Project Management and Pre-Construction Meeting	\$2,138.72
Inspections and Sampling	\$19,624.20
Reporting and Regulatory Agency Coordination	\$4,295.92



Environmental Consulting Services will be billed on a time and materials basis not to exceed the amounts stated above at the conclusion of project deliverables. VET will provide HAND with electronic copies of all completed work material. We will produce the best product we are capable of while striving to be as cost-effective as possible. Thank you for this opportunity. If you have questions or comments regarding anything contained in this proposal, please do not hesitate to call the office at (812) 822-0400.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sara R. Hamidovic". The signature is fluid and cursive, with a large initial "S" and a stylized "H".

Sara R. Hamidovic, MS, PE, CHMM, CPESC
President/CEO, Principal Engineer



EXHIBIT “B”

CONTRACT COMPLIANCE REQUIREMENTS

The following contract compliance requirements will be used to satisfy the requirements in BMC §2.23.180, until such a time that the Common Council of the City of Bloomington considers new code regulations concerning the contractual process.

I, _____ [Contractor], certify that _____ [name of company] is in compliance with the contract requirements listed below:

- Follows all federal laws and regulations relating to equal employment opportunity.
- Follows all applicable federal anti-discrimination laws.
- Has a written harassment policy that includes: (1) a definition of harassment, (2) a designated person to receive and investigate harassment complaints through a grievance procedure, and (3) a provision prohibiting retaliation against someone for filing a harassment complaint.
- Does not operate any programs promoting DEI that violate any applicable federal anti-discrimination laws.

I understand that no portion of this contract should be construed to conflict with any portion of federal or state laws or regulations. To the extent any portion of the contract is held to be invalid, the remainder of the contract and the application of its provisions to any other persons or circumstances shall not be affected thereby.

I understand that if the City finds that this company/business/organization has misrepresented any certification of the above provisions, notwithstanding any other enforcement provisions, the City reserves the right to immediately and without equivocation terminate the contract and any obligations contained therein.

Signed/Title

Date

Updated May 13, 2025

To: Prospective Bidders/Vendors/Grant recipients

RE: Equal Employment Plan, Living Wage Ordinance, and Drug Testing Policy

FROM: Anna Lamberti Holmes, Assistant City Attorney/Contract Compliance Officer

EQUAL EMPLOYMENT OPPORTUNITY:

The City is implementing a temporary contract compliance process that covers specifically what long-standing federal law protects: (1) nondiscrimination of protected classes; (2) anti-harassment; (3) grievance processes for discrimination and harassment; and (4) prohibition of retaliation. The following contract compliance process will be used to satisfy the requirements in BMC §2.23.180 until such a time that the Common Council of the City of Bloomington considers new code regulations concerning contracting with the city.

All bidders, quoters, vendors, and grant recipients with the City of Bloomington for projects in excess of \$10,000.00 must submit the attached contract compliance certification form prior to submitting a bid or as part of your bid packet by the bid deadline.

The attached contract compliance certification form *replaces* the previously required AAP and workforce breakdown form and must be on file in the legal department. The legal department will provide a letter acknowledging receipt of the certification form and providing a date for an annual review of the certification.

LIVING WAGE: 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 \$16.22 per hour for covered employees. Up to 15% of that amount, or \$2.43, may be in the form of the covered employer’s contribution to health insurance available to the covered employee.

If the City determines the successful bidder is a covered employer under the LWO, Contractor shall execute the Living Wage Ordinance Affidavit; shall abide by the LWO by paying their employees a living wage and providing the City with information requested in the course of enforcing the LWO; and shall post the Living Wage Poster, provided on the last page of this packet, in areas frequented by their covered employees.

The attached flow chart provides guidance on whether the contractor is a "covered employer."

DRUG TEST POLICY: Finally, please be aware that if you are submitting a bid for a public works project with an estimated cost of \$150,000.00 or more, you will need to submit your company’s written drug testing plan with your bid. Your plan must comply

with I.C. 4-13-18-1. Failure to do so may make you ineligible to be awarded a bid or contract. Please see your bid packet for more details.

If you have any questions, contact the City's Legal Department at 812.349.3426 or email the City at legal@bloomington.in.gov. The office hours are Monday through Friday, 8-5.

EXHIBIT “C”

AFFIDAVIT REGARDING E-VERIFY

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

1. The undersigned is the _____ of the Contractor.
(job title)
2. The Contractor has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor 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 knowledge and belief, the Contractor is enrolled in and participates in the E-verify program.
5. The undersigned is duly authorized to execute this affidavit for and on behalf of, and to bind, the Contractor.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

AFFIDAVIT REGARDING E-VERIFY IF CONTRACTOR DOES NOT HAVE EMPLOYEES

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

1. The undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
2. The undersigned hereby states that they do not have any employees and, as such, they do not knowingly employ an “unauthorized alien,” as defined at 8 United States Code 1324a(h)(3).
3. The undersigned hereby states that if they intend to employ anyone, they will immediately enroll in E-Verify and will use such program.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

EXHIBIT “D”

AFFIDAVIT REGARDING THE LIVING WAGE ORDINANCE

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

1. The undersigned is the _____ of the Contractor.
(job title)
2. The company named herein that employs the undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of their knowledge and belief, the company named herein is subject to Bloomington RDC Ordinance 2.28, otherwise known as the “Living Wage Ordinance.”
4. The projected employment needs under the award include the following: _____

5. The projected net increase or decrease in jobs for covered employees by job title that will result from awarding the assistance:

6. The undersigned hereby affirms that the smallest hourly wage to be earned by each of their covered employees shall be at least the living wage, which is set forth at <https://bloomington.in.gov/business/living-wage>.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

EXHIBIT "B"
AFFIDAVIT REGARDING E-VERIFY

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

1. The undersigned is the _____ of the Contractor.
(job title)
2. The Contractor has contracted with or is seeking to contract with the City of Bloomington to provide services.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor 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 knowledge and belief, the Contractor is enrolled in and participates in the E-verify program.
5. The undersigned is duly authorized to execute this affidavit for and on behalf of, and to bind, the Contractor.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

AFFIDAVIT REGARDING E-VERIFY
IF CONTRACTOR DOES NOT HAVE EMPLOYEES

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

1. The undersigned has contracted with or is seeking to contract with the City of Bloomington to provide services.
2. The undersigned hereby states that they do not have any employees and, as such, they do not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
3. The undersigned hereby states that if they intend to employ anyone, they will immediately enroll in E-Verify and will use such program.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

EXHIBIT “C”

AFFIDAVIT REGARDING THE LIVING WAGE ORDINANCE

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

1. The undersigned is the _____ of the Contractor.
(job title)
2. The company named herein that employs the undersigned has contracted with or is seeking to contract with the City of Bloomington to provide services.
3. The undersigned hereby states that, to the best of their knowledge and belief, the company named herein is subject to Bloomington City Ordinance 2.28, otherwise known as the “Living Wage Ordinance.”
4. The projected employment needs under the award include the following: _____

5. The projected net increase or decrease in jobs for covered employees by job title that will result from awarding the assistance:

6. The undersigned hereby affirms that the smallest hourly wage to be earned by each of their covered employees shall be at least the living wage, which is set forth at <https://bloomington.in.gov/business/living-wage>.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

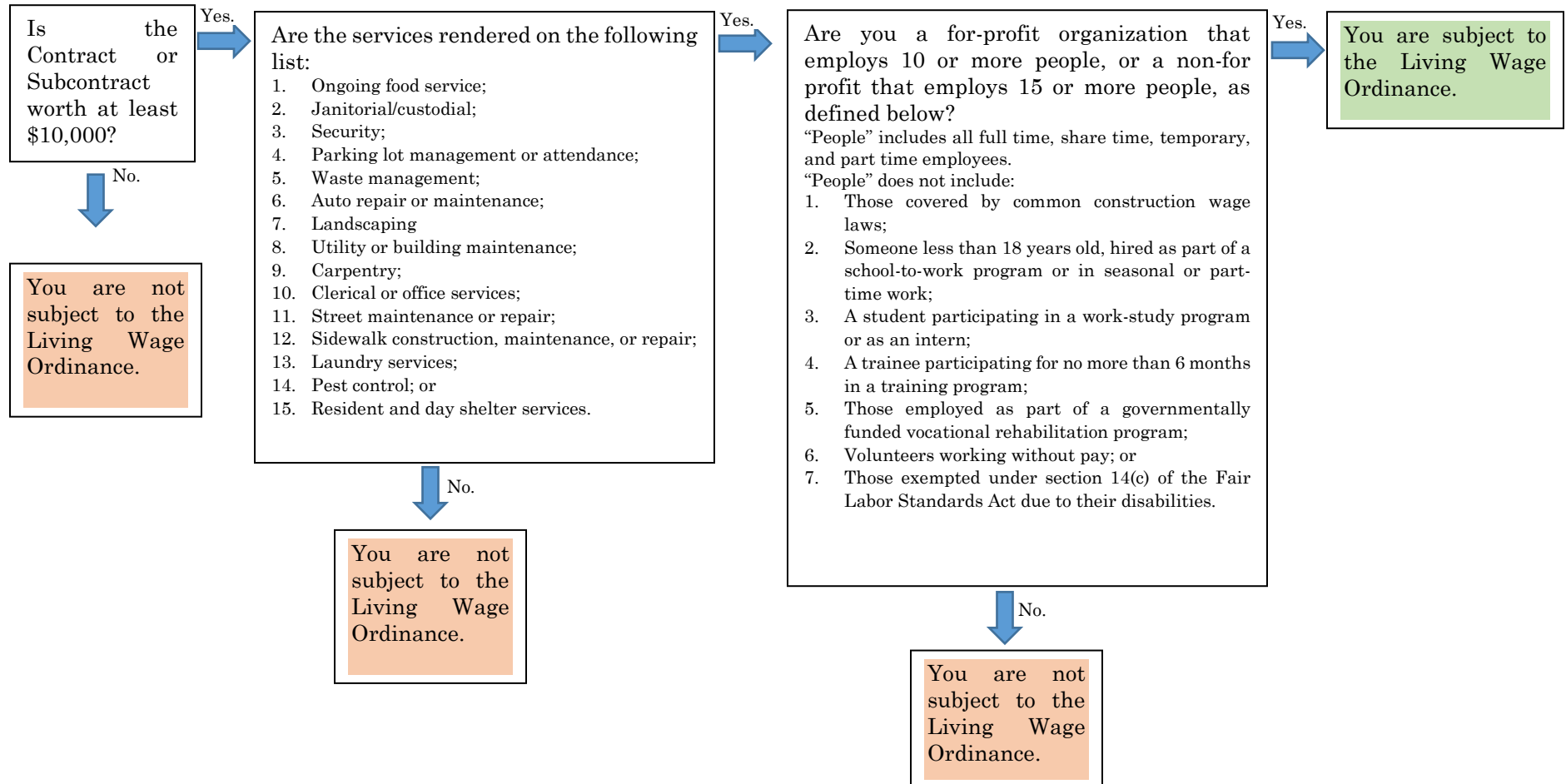
Printed name

The City of Bloomington (CoB) Living Wage Ordinance (LWO) applies to three groups of employers:

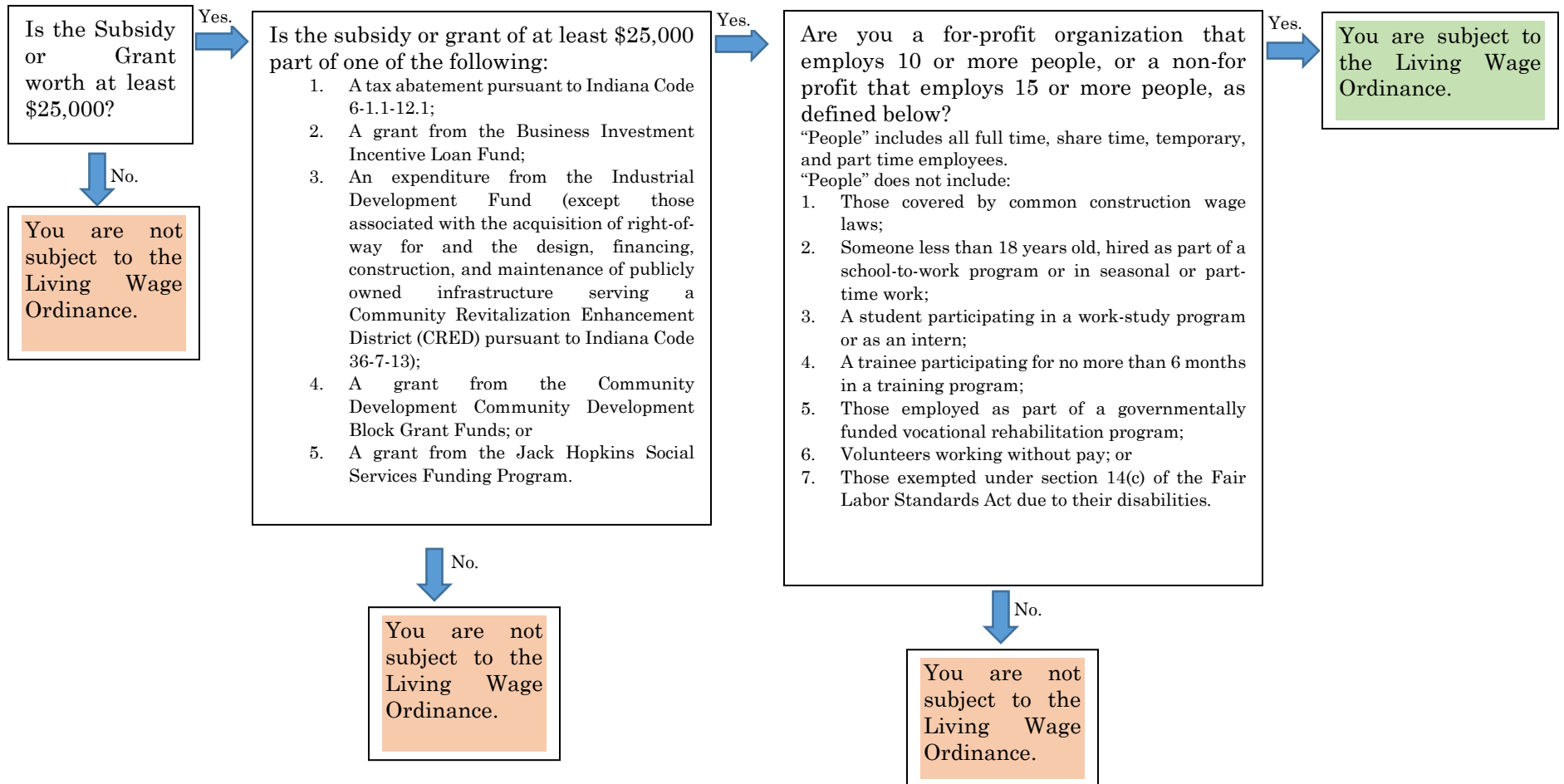
- 1) The CoB;
- 2) Companies that provide services to the CoB through contracts or subcontracts; or
- 3) Organizations that receive CoB subsidies or grants.

As an employer under categories 2 or 3, you may or may not be subject to the LWO. To find out, follow the applicable flow chart, below, or contact the City Legal Department.

Companies that Provide Services to the CoB through Contracts or Subcontracts (“Agreement”)



Companies or Organizations that Receive CoB Subsidies or Grants



**25-97
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF AGREEMENT WITH
CE SOLUTIONS, INC. FOR
STRUCTURAL CONDITION ASSESSMENT AND REPORT**

- WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the City of Bloomington Redevelopment Commission (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”);
- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site (referred to herein as “Hopewell”);
- WHEREAS, the RDC owns the structure now referred to as the Hopewell Garage on West Second Street;
- WHEREAS, the RDC, by Resolution 23-51, approved an assessment of the Hopewell Garage by CE Solutions, Inc., (“CES”) which has been completed;
- WHEREAS, guttering issues have been discovered, transients have repeatedly been found in the structure, and there has been a significant amount of time since the 2023 assessment was completed;
- WHEREAS, Staff has determined that an update of the previous assessment is warranted and recommends utilizing CES due to their familiarity to the Hopewell Garage;
- WHEREAS, the Scope of Services will help determine what actions are required to prevent further degradation of the Hopewell Garage;
- WHEREAS, Staff has negotiated an Agreement with CES which contains the Scope of Services and the CES fee would be not to exceed Eleven Thousand Five Hundred Dollars (\$11,500) which is included herewith as Attachment 1; and,
- WHEREAS, the RDC determines that the performance of the Services is necessary to assess the Hopewell Garage and has available monies in Fund 2519-15-150000-53990 to pay for the Services.

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

1. The RDC hereby approves the Agreement with CES for the Scope of Services as included herewith in Attachment 1.
2. The RDC hereby approves payment not to exceed Eleven Thousand Five Hundred Dollars (\$11,500) to be paid from Fund 2519-15-150000-53990. The terms of the Agreement do not remove the requirement to comply with the City and the RDC's claims process.
3. The funding authorizations contained in this Resolution shall terminate on December 31, 2025, unless extended by the RDC in advance.
4. The RDC delegates power to City Staff to perform any and all other necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Attachment 1

**AGREEMENT
BETWEEN
CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION
AND
CE SOLUTIONS, INC.
FOR
STRUCTURAL CONDITION ASSESSMENT AND REPORT**

THIS AGREEMENT (the “Agreement”) is entered into by and between the City of Bloomington Redevelopment Commission (“RDC”) and CE Solutions, Inc., (“Contractor”) (collectively the “Parties”).

1. **Scope of Services.** Contractor shall provide the services for the RDC as outlined in **Exhibit “A”** (the “Services” or “Scope of Services”). Time is of the essence and Contractor shall diligently complete all Services in a timely manner consistent with the Standard of Care identified below.
2. **Effective Date, Term and Termination.**
 - a. **Effective Date.** The effective date for this contract is the date last entered in the signature blocks below.
 - b. **Term.** This Agreement shall commence on the effective date and expire on the 31st day of December, 2025.
 - c. **Termination.** In the event of a party’s failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party. Additionally, the RDC may terminate or suspend performance of this Agreement at the RDC’s prerogative at any time upon written notice to Contractor. Contractor shall terminate or suspend performance of the Services on a schedule acceptable to the RDC and the RDC shall pay the Contractor for all the Services performed up to the date that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable adjustment shall be made to Contractor’s compensation and the schedule of services. Upon termination or suspension of this Agreement, all finished or unfinished reports, drawings, collections of data and other documents generated by Contractor in connection with this Agreement shall become the property of the RDC, as set forth below.
3. **Compensation.** Upon completion of all Services, the RDC shall pay Contractor for all fees and expenses for all Services herein provided in an amount not to exceed Eleven Thousand Five Hundred Dollars (\$11,500). Contractor shall submit an invoice to the RDC upon the

completion of all Services. The invoice shall be sent to: Bloomington Redevelopment Commission % the Director of the Department of Housing and Neighborhood Development, City of Bloomington, 401 North Morton Street, Suite 130, Bloomington, Indiana 47404. Invoices may be sent via first class mail postage prepaid or via email. Payment will be remitted to Contractor within forty-five (45) days of receipt of invoice. Additional services and/or any changes in the Services not set forth in **Exhibit "A"**, shall be authorized in writing by the RDC or its designated project coordinator prior to such work being performed or expenses incurred. The RDC shall not make payment for any unauthorized work or expenses. No additional work shall be performed until and unless additional funding is approved and a fully executed written amendment to this Agreement reached by both parties herein.

4. **Retainage.** [This Section Intentionally Left Blank]
5. **Standard of Care.** Contractor shall be responsible for completion of the Services in a manner sufficient to meet the professional standards consistent with that of the industry. The RDC shall be the sole judge of the adequacy of Contractor's work in meeting such standards. However, the RDC shall not unreasonably withhold its approval as to the adequacy of such performance. Upon notice to Contractor and by mutual agreement between the parties, Contractor will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.
6. **Responsibilities of the RDC.** The RDC shall provide all necessary information regarding requirements for the Services. The RDC shall furnish such information as expeditiously as is necessary for the orderly progress of the work, and Contractor shall be entitled to rely upon the accuracy and completeness of such information. The Director of the Department of Housing and Neighborhood Development shall act on the RDC's behalf with respect to this Agreement.
7. **Appropriation of Funds.** If funds for the continued fulfillment of this Agreement by the RDC are at any time not forthcoming or are insufficient, through failure of any entity, including the RDC itself, to appropriate funds or otherwise, then the RDC shall have the right to terminate this Agreement without penalty.
8. **Schedule.** Contractor shall perform the Services according to the schedule set forth in **Exhibit "A"**. The time limits established by this schedule shall not be exceeded, except for reasonable cause as mutually agreed by the parties.
9. **Identity of Contractor.** Contractor acknowledges that one of the primary reasons for its selection by the RDC to perform the Services is the qualifications and experience of Contractor. Contractor thus agrees that the Services to be performed pursuant to this Agreement shall be performed by Contractor. Contractor shall not subcontract any part of the Services without the prior written permission of the RDC. The RDC reserves the right to reject any proposed sub-Contractors, and the RDC reserves the right to request that acceptable replacement sub-contractors be assigned to the project.

10. Ownership of Documents and Intellectual Property. All documents, drawings and specifications, including digital format files, prepared by Contractor and furnished to the RDC as part of the Services shall become the property of the RDC. Contractor shall retain its ownership rights in its design, drawing details, specifications, databases, computer software and other proprietary property. Intellectual property developed, utilized or modified in the performance of the Services shall remain the property of Contractor.

11. Independent Contractor Status. Contractor is an independent contractor and shall not be construed to be, nor represent itself to be, an employee of the RDC. Contractor is solely responsible for the payment and reporting of its employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

12. Indemnification. Contractor shall indemnify and hold harmless the RDC, its officers, members, employees and agents from any and all claims, actions, causes of action, demands, damages, losses, liabilities, judgments and liens arising out any intentional, reckless or negligent act or omission of the Contractor and/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 RDC or has used in connection with this Agreement. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.

If Contractor is a design professional, architect, landscape architect, surveyor, engineer, geologist, or geotechnical / environmental consultant contracting to provide professional services, then Contractor shall not have the duty to defend against a professional liability claim or indemnify against liability other than liability for damages and losses arising out of third-party claims to the extent the damages and losses are caused by Contractor's willful misconduct or negligence.

13. Insurance. During the performance of any and all Services under this Agreement, Contractor shall maintain the following insurance in full force and effect:

- a. Comprehensive General Liability Insurance.
 - i. \$1,000,000 for each occurrence;
 - ii. \$1,000,000 personal injury and advertising injury;
 - iii. \$2,000,000 products and completed operations aggregate; and
 - iv. \$2,000,000 general aggregate.
- b. Automobile Liability providing coverage for all owned, hired and non-owned autos. The limit of liability required is \$1,000,000 each accident.
- c. Workers Compensation and Employers Liability (only if statutorily required for Service Provider). The limits required are: Workers Compensation – Statutory; and Employers Liability--\$1,000,000 for each accident, for each employee.
- d. Umbrella/Excess Liability with a required limit of \$1,000,000.

All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. These policies shall name the RDC and the City of Bloomington, which includes its officers, employees and agents, as additional insured under General Liability, Automobile, and Umbrella/Excess Liability policies. Such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the RDC's will be called upon to contribute to a loss hereunder.

Contractor shall provide a Certificate of Insurance showing each insurance policy to the RDC prior to the commencement of work under this Agreement, and shall provide documentation of any changes to or cancellation of required insurance to the RDC within ten (10) days. Approval of the insurance by the RDC shall not relieve or decrease the extent to which Contractor may be held responsible for payment of damages resulting from Contractor's provision of the Services or its operations under this Agreement. If Contractor fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the RDC's required proof that the insurance has been procured and is in force and paid for, the RDC shall have the right at its election to terminate the Agreement.

14. **Conflict of Interest.** Contractor declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Contractor agrees that no person having any such interest shall be employed in the performance of this Agreement.
15. **Waiver.** No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.
16. **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.
17. **Assignment.** Neither the RDC nor the Contractor may assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
18. **Third Party Rights.** Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Parties.

19. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.
20. **Non-Discrimination.** Contractor shall comply with City of Bloomington Ordinance 2.23.100 and all other federal, state and local laws and regulations governing non-discrimination, including but not limited to employment. Contractor understands that the RDC prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the RDC. If Contractor believes that a RDC employee engaged in such conduct towards Contractor and/or any of its employees, Contractor or its employees may file a complaint with the RDC Department head in charge of the Contractor's work, and/or with the human resources department. The RDC takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any RDC employee engaged in such prohibited conduct. Any breach of this section is a material breach and will be cause for termination of this Agreement.
21. **Compliance with Laws.** In performing the Services under this Agreement, Contractor shall comply with any and all applicable federal, state and local statutes, ordinances, plans and regulations, including any and all regulations for protection of the environment. Where such statutes, ordinances, plans or regulations of any public authority having any jurisdiction over the project are in conflict, Contractor shall proceed using its best judgment only after attempting to resolve any such conflict between such governmental agencies, and shall notify the RDC in a timely manner of the conflict, attempts of resolution, and planned course of action. Contractor shall sign the contract compliance certificate attached as **Exhibit "B"**.
22. **E-Verify.** Contractor is enrolled in and verifies the work eligibility status of all newly-hired employees through the E-Verify program. Contractor shall sign the e-verify affidavit which is attached as **Exhibit "C"**. Contractor shall maintain on file all subcontractors' e-verify certifications throughout the term of this Agreement.
23. **Non-Collusion.** Contractor affirms under penalties for perjury that it has not, nor has any other member, representative, or agent of Contractor, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer.
24. **Notices.** Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

TO RDC:

TO CONTRACTOR:

Bloomington Redevelopment Commission	CE Solutions, Inc.
Attn: Director of the Department of Housing and Neighborhood Development	Attn: Christopher R. Miller, PE
401 North Morton Street, Suite 130	8770 North Street, Suite 100
Bloomington, Indiana 47404	Fishers, Indiana 46038

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the RDC and Contractor.

25. Integration and Modification. This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:

- a. This Agreement
- b. All Exhibits.
- c. 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.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Contractor, and other rights and obligations of RDC and Contractor, the document expressing the greater quantity, quality or imposing the greater obligation upon Contractor and affording the greater right or remedy to RDC shall govern; otherwise the documents shall be given precedence in the order enumerated above. This Agreement may be modified only by a written amendment signed by both parties hereto.

26. Living Wage Ordinance. [This Section Intentionally Left Blank]

27. Intent and Authority to Bind. This Agreement has been duly authorized, executed and delivered by the Parties and is the legal, valid and binding obligation of the Parties, their successors and assigns, enforceable in accordance with its terms and conditions. The undersigned signatories for each Party represent that the undersigned signatories have been and are duly authorized to execute this Agreement for and on behalf of their respective Party.

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

Bloomington Redevelopment Commission
BY:

CE Solutions, Inc.
BY:

Deborah Myerson, President

Signature

ATTEST:

Printed

John West, Secretary

Date

Date

EXHIBIT “A”

SCOPE OF WORK and SCHEDULE

SEE ATTACHED

July 3, 2025

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

Re: Combined Professional Services and Fee Proposal - Revised
Structural Engineering Services
Hopewell Parking Garage
W. 2nd Street and S. Rogers Street, Bloomington, IN
Structural Condition Assessment

CE Solutions' Project Pre-Contract No: 09725.COB

Dear JD:

CE Solutions, Inc. respectfully submits the following Professional Services and Fee Proposal for structural engineering services on the captioned project.

Our proposal is based on the following information:

- July 3, 2025 email from JD Boruff
- June 5, 2025 phone conversation between JD Boruff, Chris Miller, and Mike Kelly.
- Structural condition assessment study performed by CE Solutions titled *Condition Assessment and Study on Hopewell Garage* dated April 5, 2024 (CES Project No. 23-144)
- Original structural construction documents for the existing garage are available and have been provided to CE Solutions.
- Parking garage will remain closed during the assessment.
- No special agency procedures or standards apply to this project.

SCOPE OF BASIC SERVICES

Upon notice to proceed, CE Solutions will provide the following Basic Services:

STRUCTURAL CONDITION ASSESSMENT AND REPORT

- Perform one site observation to observe the general structural condition of the existing parking garage. No destructive investigation (invasive concrete excavation), structural analysis, instrumentation, monitoring, testing, measurement, or evaluation of the original structural design will be performed. CE Solutions' structural condition assessment will be based solely on visual observations (with the assistance of binoculars for inaccessible higher elevations not

otherwise accessed by equipment) and selective concrete soundings using a hammer and/or heavy steel chain. Concrete soundings will be performed at select areas of previous repair and otherwise visually suspicious locations.

- Condition assessment to be focused upon identifying highest priority structural repairs and review of potential internal drainage pipe swelling only.
- Prepare a structural condition assessment report describing our findings and recommendations.
- Prepare an opinion of probable structural construction cost for recommended repairs, augmentation or strengthening of structural deficiencies observed during our visual structural condition assessment.
- Attend one meeting with the Owner to present our findings and recommendations.

FEE

- CE Solutions intends to provide the above professional services on a firm fixed fee basis as follows:

Structural Condition Assessment and Report	\$11,500
--	----------

- Fees are for the study and report only; design fees for the implementation of the report into a capital project will be provided upon receipt of the RFP for the next phase of the work.
- Reimbursable expenses are identified on the attached CE Solutions Fee Schedule and are included in our fee.
- The above fees are based upon completion of our services within 2025. Should the project be accelerated, our fees are subject to modification based on increased effort necessary to deliver our services within the reduced timeline. Should the project be delayed, our fees are subject to modification based upon actual market fluctuations.

ADDITIONAL SERVICES

The following additional services are not included in our fee, but will be provided upon request in accordance with the attached CE Solutions fee schedule and an agreed upon fee:

- Special project insurance requirements in excess of that currently maintained by CE Solutions.
- Meetings beyond that described in the Scope of Basic Services.
- Significant post-report clarification, response to questions, etc.
- Structural analysis of the existing garage or the evaluation of the garage's original structural design.
- Destructive structural investigation (invasive concrete excavation) to uncover suspected /

potential hidden structural deficiencies.

- Special seismic upgrades and/or detailing.
- Structural Design and Construction Document preparation for recommended repairs, augmentation or strengthening of any structural deficiencies in the existing parking garage, including detailed plans showing locations of deterioration.
- Bidding Phase services.
- Construction Administration services.

EXCLUSIONS

The following services are not currently offered by CE Solutions and are excluded from the Scope of Basic and Additional Services:

- Engineering services related to construction means and methods (erection sequencing, temporary bracing, job site safety, etc.).
- Determination of the fire rating required for the structural systems and components.
- Structural instrumentation, monitoring or testing.
- ADA compliance services.

As a results-oriented professional organization, CE Solutions places a strong emphasis on excellence, quality, and attention to detail. Thank you for choosing CE Solutions for your structural engineering needs. We look forward to working with you on this exciting and important project. Should you have any questions concerning our proposal, please do not hesitate to contact the undersigned.

Very truly yours,



Christopher R. Miller, PE
Senior Project Manager

Attachments

2025 FEE SCHEDULE

PROFESSIONAL HOURLY RATES are based on the following classifications:

Senior Project Manager / Principal II	\$352 / hour ¹
Senior Project Manager / Principal I	\$321 / hour ¹
Senior Project Manager / Principal	\$274
Senior Project Manager I	\$217
Senior Project Manager	\$176
Project Manager	\$151
Senior Project Engineer	\$273
Project Engineer	\$138
Staff Engineer	\$131
CAD / BIM Specialist / Designer	\$148
CAD / BIM Technician / Drafter	\$131
CAD / Technical Project Assistant	\$82
Ground Penetrating Radar (GPR) Technician	\$225
Construction Administrative Technician	\$131
Senior Administrative / Project Assistant	\$179
Administrative / Project Assistant	\$125
Clerical	\$106

Above rates include in-town travel, parking, and in-house reproduction expenses, overhead and profit. CE Solutions standard CAD drawing plot is black & white on translucent bond. Reimbursable expenses for special CAD drawing requests are noted below.

¹ Depositions, court testimony, arbitration or mediation hearings, meetings with legal counsel, and associated preparation: \$430/hour.

REIMBURSABLE EXPENSES:

Ground Penetrating Radar equipment	\$200/hour
Out-of-town transportation and subsistence	@ cost + 10%
Out-of-house reproduction, special CAD drawing requests	@ cost + 10%
Photograph processing and printing	@ cost + 10%
Shipping/courier	@ cost + 10%
Equipment and instrument rental	@ cost + 10%
Filing fees for permits, variances, plan reviews, etc.	@ cost + 10%
Sub-consultant services	@ cost + 10%

Effective 1/1/2025

EXHIBIT "B"

CONTRACT COMPLIANCE REQUIREMENTS

The following contract compliance requirements will be used to satisfy the requirements in BMC §2.23.180, until such a time that the Common Council of the City of Bloomington considers new code regulations concerning the contractual process.

I, _____ [Contractor], certify that _____ [name of company] is in compliance with the contract requirements listed below:

- Follows all federal laws and regulations relating to equal employment opportunity.
- Follows all applicable federal anti-discrimination laws.
- Has a written harassment policy that includes: (1) a definition of harassment, (2) a designated person to receive and investigate harassment complaints through a grievance procedure, and (3) a provision prohibiting retaliation against someone for filing a harassment complaint.
- Does not operate any programs promoting DEI that violate any applicable federal anti-discrimination laws.

I understand that no portion of this contract should be construed to conflict with any portion of federal or state laws or regulations. To the extent any portion of the contract is held to be invalid, the remainder of the contract and the application of its provisions to any other persons or circumstances shall not be affected thereby.

I understand that if the City finds that this company/business/organization has misrepresented any certification of the above provisions, notwithstanding any other enforcement provisions, the City reserves the right to immediately and without equivocation terminate the contract and any obligations contained therein.

Signed/Title

Date

Updated May 13, 2025

To: Prospective Bidders/Vendors/Grant recipients

RE: Equal Employment Plan, Living Wage Ordinance, and Drug Testing Policy

FROM: Anna Lamberti Holmes, Assistant City Attorney/Contract Compliance Officer

EQUAL EMPLOYMENT OPPORTUNITY:

The City is implementing a temporary contract compliance process that covers specifically what long-standing federal law protects: (1) nondiscrimination of protected classes; (2) anti-harassment; (3) grievance processes for discrimination and harassment; and (4) prohibition of retaliation. The following contract compliance process will be used to satisfy the requirements in BMC §2.23.180 until such a time that the Common Council of the City of Bloomington considers new code regulations concerning contracting with the city.

All bidders, quoters, vendors, and grant recipients with the City of Bloomington for projects in excess of \$10,000.00 must submit the attached contract compliance certification form prior to submitting a bid or as part of your bid packet by the bid deadline.

The attached contract compliance certification form *replaces* the previously required AAP and workforce breakdown form and must be on file in the legal department. The legal department will provide a letter acknowledging receipt of the certification form and providing a date for an annual review of the certification.

LIVING WAGE: 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 \$16.22 per hour for covered employees. Up to 15% of that amount, or \$2.43, may be in the form of the covered employer’s contribution to health insurance available to the covered employee.

If the City determines the successful bidder is a covered employer under the LWO, Contractor shall execute the Living Wage Ordinance Affidavit; shall abide by the LWO by paying their employees a living wage and providing the City with information requested in the course of enforcing the LWO; and shall post the Living Wage Poster, provided on the last page of this packet, in areas frequented by their covered employees.

The attached flow chart provides guidance on whether the contractor is a "covered employer."

DRUG TEST POLICY: Finally, please be aware that if you are submitting a bid for a public works project with an estimated cost of \$150,000.00 or more, you will need to submit your company’s written drug testing plan with your bid. Your plan must comply with I.C. 4-13-18-1. Failure to do so may make you ineligible to be awarded a bid or contract. Please see your bid packet for more details.

If you have any questions, contact the City’s Legal Department at 812.349.3426 or email the City at legal@bloomington.in.gov. The office hours are Monday through Friday, 8-5.

EXHIBIT “C”

AFFIDAVIT REGARDING E-VERIFY

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

1. The undersigned is the _____ of the Contractor.
(job title)
2. The Contractor has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor 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 knowledge and belief, the Contractor is enrolled in and participates in the E-verify program.
5. The undersigned is duly authorized to execute this affidavit for and on behalf of, and to bind, the Contractor.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

AFFIDAVIT REGARDING E-VERIFY IF CONTRACTOR DOES NOT HAVE EMPLOYEES

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

1. The undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
2. The undersigned hereby states that they do not have any employees and, as such, they do not knowingly employ an “unauthorized alien,” as defined at 8 United States Code 1324a(h)(3).
3. The undersigned hereby states that if they intend to employ anyone, they will immediately enroll in E-Verify and will use such program.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed name

25-98
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF FINAL EXPENSES FOR THE FURNITURE, FIXTURES, AND
EQUIPMENT FOR THE FORGE**

WHEREAS, on August 3, 2020, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing services related to a match required by the terms of a federal EDA CARES Act grant to construct a tech center, “The Forge” in the Trades District (“Project”);

WHEREAS, via Resolution 23-72 the Redevelopment Commission accepted the bid package from Building Associates;

WHEREAS, that bid package included a budget of \$150,000.00 of Furniture, Fixtures, and Equipment (FFE) from an as-yet-to-be-identified vendor;

WHEREAS, the RDC, by Resolution 25-92, increased the budget to \$153,243.81, which amount has been expended;

WHEREAS, Studio Axis had not invoiced for their services as of the date of Resolution 25-92;

WHEREAS, a final invoice has been received from Studio Axis in the amount of \$1,205.75,;

WHEREAS, the RDC finds that the services of Axis Studios were necessary and the expenditures for The Forge and the FFE budget needs to be increased to \$154,449.56; and,

WHEREAS, the RDC has available funds within the Consolidated TIF to pay for the FFE requests.

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

1. The RDC reaffirms its approval of the Project to complete construction of The Forge in the Trades District.
2. The RDC hereby increases the FFE budget for The Forge to \$154,449.56.

3. The RDC hereby determines that the future Axis Studios claim, if approved, would be paid from the Consolidated TIF, Fund Number 4445-15-159002-53990.
4. The funding authorizations contained in this Resolution shall terminate on December 31, 2025, unless otherwise extended by the RDC.
5. The RDC authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**25-99
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF AMENDMENT TO CDBG AGREEMENT FOR
PHYSICAL IMPROVEMENTS WITH
SUMMIT HILL DEVELOPMENT CORPORATION
ASSOCIATED WITH RESOLUTION 25-39**

- WHEREAS, on April 7, 2025, in Resolution 25-39, the Bloomington Redevelopment Commission (“RDC”) approved a Community Development Block Grant (“CDBG”) Agreement with Summit Hill Development Corporation to install accessible sidewalks, concrete pads, and bicycle storage pods;
- WHEREAS, proposals received by Summit Hill indicate that the project may be significantly less expensive than originally anticipated;
- WHEREAS, Summit Hill would like to include additional locations in the same neighborhood for bicycle storage pods, ADA compliant sidewalks, and concrete pads (“Project”);
- WHEREAS, funds are available for this project under Community Development Block Grant funds (CFDA # 14.218) under Grant No. B-23-MC-18-0013 for physical improvement activities;
- WHEREAS, it is an acceptable use of said funds to purchase and install bicycle storage pods in the Crestmont affordable housing community, including concrete pads, ADA-compliant sidewalks, and any other work deemed necessary to complete the installation by Summit Hill Community Development Corporation;
- WHEREAS, the RDC is required, in accordance with the federal guidelines, to authorize the award of each contract and/or agreement, including any such amendment;
- WHEREAS, a First Amendment to the Community Development Block Grant Funding Agreement for Physical Improvements is included herein as Attachment 1; and,
- WHEREAS, said Amendment has been duly considered.

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

1. The RDC reaffirms its approval of the Project.

2. The RDC hereby approves the First Amendment to the Community Development Block Grant Funding Agreement for Physical Improvements as included herein as Attachment 1.
3. The total not to exceed budget of the Project is not changed by this Resolution.
4. The RDC authorizes City Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

**FIRST AMENDMENT TO PHYSICAL IMPROVEMENT
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT**

This *First Amendment to Physical Improvement Community Development Block Grant Agreement* (“First Amendment”) is hereby entered by and between the City of Bloomington Housing and Neighborhood Development Department (“Grantee”), and Summit Hill Community Development Corporation, a non-profit domestic corporation duly incorporated by the State of Indiana with its principal place of business located at 1007 N. Summit Street, Bloomington, Indiana 47404 (“Subrecipient”) on the last date indicated on the signature lines, below.

WHEREAS, the Grantee and Subrecipient entered into that certain *Physical Improvement Community Development Block Grant Agreement Between Summit Hill Community Development Corporation and Housing and Neighborhood Development Department City of Bloomington* (“Agreement”) on or about April 9, 2025;

WHEREAS, Subrecipient was awarded \$87,000.00 under the Agreement to purchase and install bicycle storage pods in the Crestmont affordable housing community on or before December 31, 2025;

WHEREAS, final bids have come in under the initial estimates leaving funds available for additional work to be added to the original scope of work;

WHEREAS, Grantee and Subrecipient mutually agree to amend the scope of work to include the removal/replacement of concrete pads/sidewalks, placement of dirt, grass seed, and straw where deemed necessary in the Crestmont Neighborhood; and

WHEREAS, an extension of the deadline in funding in the Agreement is necessary and in the public interest.

NOW, THEREFORE, Grantee and Subrecipient agree to amend the Agreement, attached hereto and incorporated by reference, as follows:

1. The paragraph marked “Article I(A) ‘Activity’” shall be amended as follows:
The Subrecipient will be responsible for expending Program Year 2023 Community Development Block Grant (CDBG) funds to purchase and install bicycle storage pods, and the removal/replacement of concrete pads/sidewalks in the Crestmont affordable housing community. This project will also include concrete pads, sidewalks, ADA-compliant sidewalks, dirt, grass seed, straw, and any other work deemed necessary to complete the installation of the bicycle storage pods and concrete. The Subrecipient shall have the Project designed, bid, awarded and constructed in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds.

In all other respects, the rest and remainder of the Agreement shall remain unchanged and in full force and effect as originally executed.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to the Agreement to be executed the day and year last written below.

Deborah Myerson, President
Redevelopment Commission

Date

John West, Secretary
Redevelopment Commission

Date

Anna Killion-Hanson, Director
Housing and Neighborhood Development

Date

Nathan Ferreira, Executive Director
SHCDC

Date

Board Chairperson

Date

25-100
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE CITY OF BLOOMINGTON, INDIANA
FOR
APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH THE
BLOOMINGTON BOARD OF PUBLIC WORKS AND THE RED CROSS

WHEREAS, the City of Bloomington, through its Board of Public Works (“BPW”) and the Bloomington Redevelopment Commission (“RDC,”), and the Southeast Chapter of the American Red Cross Indiana Region (“Red Cross”), (collectively the “Parties”), have the collective desire to allow the Red Cross to conduct community blood drives in portions of the Showers Building, and possibly other designated locations, owned or operated by the BPW and/or RDC (“City Property”);

WHEREAS, the Parties have negotiated a Memorandum of Understanding (“MOU”) that governs the relationship between the parties and usage of City Property, and,

WHEREAS, the RDC has determined that participation in the MOU is a good and proper use of City Property owned or operated by the RDC.

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

1. The RDC hereby approves the MOU with the BPW and the Red Cross as included herewith in Attachment 1.
2. The RDC does not authorize any expenditures under this Resolution.
3. The RDC authorizes RDC President Deborah Myerson to execute the MOU on behalf of the RDC.
4. The RDC delegates power to City Staff to perform any and all other necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Attachment 1

MEMORANDUM OF UNDERSTANDING

BY AND BETWEEN THE

**CITY OF BLOOMINGTON THROUGH ITS
BOARD OF PUBLIC WORKS AND ITS
REDEVELOPMENT COMMISSION**

AND THE

**SOUTHEAST CHAPTER OF THE
AMERICAN RED CROSS INDIANA REGION**

This Memorandum of Understanding (“MOU”) is entered into by and between the City of Bloomington, through its Board of Public Works (“BPW”) and its Redevelopment Commission (“RDC,” and collectively the “City”), and the Southeast Chapter of the American Red Cross Indiana Region (“Red Cross”), (collectively the “Parties”), and arises out of the collective desire to allow the Red Cross to conduct community blood drives in portions of the Showers Building, and possibly other designated locations, owned or operated by the BPW and/or RDC (“City Property”).

NOW, THEREFORE, the Parties agree as follows:

1. The Red Cross may use certain designated areas of City Property for the purpose of running community blood drives. Such areas will be designated by the City and may change from time to time at the City’s discretion.
2. The Red Cross will communicate with the Public Works Department, as the representative of the City, for scheduling, locations, and other details of community blood drives to be held on City Property.
3. The Public Works Department and the Red Cross will each specify a contact(s) for a particular drive.
4. The City may make certain restrictions or certain requirements unique to the designated areas. As an example, food and beverages (other than water) are not allowed in City Council Chambers. A list of expectations for the designated space will be provided by the City.
5. All set-up or tear-down requirements for any blood drive shall be completed at the sole expense and effort of the Red Cross. The Red Cross may re-arrange tables and chairs with the permission of the City. After the event, the Red Cross shall return the space to the

manner in which it was originally arranged. As an example, City Council Chambers must have all tables and chairs returned to their original position.

6. The Red Cross shall provide signage and, when necessary, a greeter to direct donors so that the operations of the City are not impeded.
7. The Red Cross shall be responsible for ensuring no bloodborne pathogens, medical waste, hazardous materials, or general waste materials remain on City Property and must immediately remediate any release/spillage of hazardous or parthenogenic materials or substances that occur on City Property. The Red Cross shall notify the City immediately if such a release occurs. Upon completion of the blood drive, the Red Cross shall properly sanitize all surfaces of chairs, tables, or other materials, whatsoever, which may have come into contact with hazardous or parthenogenic materials or substances.
8. The Red Cross shall indemnify and hold harmless the City, its officers, members, employees and agents from any and all claims, actions, causes of action, demands, damages, losses, liabilities, judgments, and liens relating to or arising out of the activities indicated in this MOU, including but not limited to any intentional, reckless or negligent act or omission of the Red Cross and/or any of its officers, agents, officials, employees, volunteers, or subcontractors. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.
9. The Red Cross shall maintain comprehensive general liability insurance in at least the following amounts: \$1,000,000 for each occurrence; \$1,000,000 for personal injury and advertising injury; and \$2,000,000 general aggregate. All policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. These policies shall name the City of Bloomington and the RDC, which includes its officers, employees and agents, as additional insured. Such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the City's will be called upon to contribute to a loss hereunder.
10. This MOU shall remain in effect until December 31, 2026. However, either Party may terminate this MOU at any time with seven (7) days' notice to the other Party. Further, should circumstances outside the control of the City, or an unexpected critical need arise, the City may cancel a particular blood drive up until and including the start of said drive.
11. Neither the City nor the Red Cross may assign any rights or duties under this MOU without the prior written consent of the other party. Nothing in this MOU shall be construed to give any rights or benefits to anyone other than the Parties.

12. This MOU shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this MOU shall be in the Monroe Circuit Court, Monroe County, Indiana.

IN WITNESS WHEREOF, the Parties to this MOU have hereunto set their hands.

**CITY OF BLOOMINGTON AND
REDEVELOPMENT COMMISSION**

**SOUTHEAST CHAPTER OF THE
AMERICAN RED CROSS INDIANA
REGION**

BY:

BY:

Kayla Cox-Deckard, Chair DATED
Bloomington Board of Public Works

(Name Signed) DATED

Margie Rice, Corporation Counsel DATED
City of Bloomington

(Name Printed)

Deborah Myerson, President DATED
Bloomington Redevelopment Commission

(Title)

25-101
RESOLUTION
OF THE REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF FUNDING FOR CHANGE ORDER PACKAGE #5
FOR HOPEWELL 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 Hopewell 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); and

WHEREAS, the RDC approved change orders for the Project in Resolutions 23-65, 23-113, 24-35, 24-50, and 24-69 which brought the total contract amount to \$13,917,189.01; and

WHEREAS, additional work not negotiated at the time the Agreement was awarded is required, including additional wireless access points, planter box casters, B-Line reconstruction and repair, Lot 1 drainage correction, tree relocation for art, Duke Energy hand holes, skate stopper hardware and installation, storm sewer extension on 2nd Street, revised street name signs, blue ADA pavers, photo cell and time clock, and installation of ADA ramp and sidewalk at Centerstone as outlined in the attached Exhibits A through M (collectively “Change Order Package #5”); and

WHEREAS, City Staff and Milestone believe Change Order Package #5 to the Agreement is necessary and appropriate; and

WHEREAS, a copy of the proposed Change Order Package #5 for an additional amount of \$91,489.78 is attached to the Resolution as Exhibits A-M; and

WHEREAS, the funding for Change Order Package #5 will come from a combination of contributions: \$51,627.54 from the RDC, \$6,814.86 from the Parks Department, and \$33,047.38 from 2022 Parks GO Bond; and

WHEREAS, the proposed Change Order Package #5 would modify the existing Agreement with Milestone from a total amount not to exceed \$13,917,189.01 to \$14,008,678.79; and

WHEREAS, this Change Order Package #5 will also be considered by the Board of Public Works on August 12, 2025; 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 N.

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 Package #5 and authorizes additional funding for the Agreement in an amount not to exceed \$14,008,678.79 to pay for the additional work as detailed in Exhibits A-M.
3. The RDC's portion of 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

Deborah Myerson, President

ATTEST:

John West, Secretary

Date



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101
Exhibit A

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	34
Status	Pending
Date Created	10/18/2024
Type	Scope Changes
Summary	Wireless Access Points, FO #42
Change Order Description	<u>Field Order</u> ☐☐☐: The project's cameras and wireless access points require a connection from the existing Bloomington Digital Underground infrastructure to the project's utility enclosure. After consultation with Electric Plus and City ITS the attached plan appears to provide best connection. The field order requires the following work: 1. Removal of the Cat cables and tracer wire from the 1" low voltage conduit.2. Intercept the 1" low voltage conduit and install a handhole3. Provide the proposed conduit connections to the fiber MH and vault as indicated on the attached plan4. Provide the two 2" Belden Cat6A cables, per attached specifications, and 12AWG tracer wire for installation by others in the 1" low voltage conduit from the handhole to the utility enclosure. Note: all fiber installed by others5. Install Cat6A cables from handhole to light pole. 10-15 feet of spare cable shall be provided at the end of all runs6. Terminate and test Cat6A cables. Utilize T568-A termination standards with RF-45 connectors. Milestone shall provide pricing for the work prior to any work taking place. Milestone shall advise the City prior to placing any improvements impacting the work proposed in this field order. Rework shall not be compensated unless City and REA are provided sufficient notice to address this field order prior to the work taking place. <u>Attachments:</u> Field Order 42: ☐E202 ☐SITE SYSTEMS PLAN ☐REA Markups ☐Belden CMR CAT6A OSP I0P6AF ☐Spec Sheet

Resolution 25-101

Exhibit A

Milestone Lump Sum Price quote
Electric Plus Lump Sum Price quote as Supporting Documentation.
No additional days are included with this change order.

Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$12,187.22
Revised Project Amount	\$13,929,376.23

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0390	809-07115	LS	1.000	\$12,187.220	\$12,187.22
ITS VIDEO SURVEILLANCE					
Reason: Per Field Order 42, Fiber Optic cable is being installed from the Provider to the Utility Enclosure to to service the project camera's and wireless access points for the ITS Video Surveillance System.					
Funding Details					
RES 23-42			1.000	\$12,187.220	\$12,187.22
1 item					Total: \$12,187.22

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$12,187.22	\$13,870,011.25

Resolution 25-101
Exhibit A

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
4 fund packages	\$13,373,284.90	\$13,917,189.01	\$12,187.22	\$13,929,376.23

Attachments

Document	Name	Description	Submission Date
2Milestone_CO_34_Quote_Hopewell_FIELD_ORDER_42__002_.pdf	2Milestone CO 34 Quote Hopewell FIELD ORDER 42 002.pdf	Revised Quote from Milestone.	12/19/2024 12:49 PM EST
FO_42-Fiber_to_Utility_Enclosure_-_2024-09-26.pdf	FO 42- Fiber to Utility Enclosure - 2024-09-26.pdf	Copy of the FO 42 document as prepared by REA for The City and issued to Milestone through Appia for the additional work to run Fiber cable to the Utility Enclosure as outlined in the Field Order.	12/12/2024 02:34 PM EST
Hopewell_PH1_East_Revised_FO_42_Pricing.pdf	Hopewell PH1 East Revised FO#42 Pricing.pdf	Revised Quote from Electric Plus, subcontractor.	02/18/2025 04:43 PM EST
3 attachments			

Resolution 25-101
Exhibit A

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #34,
Wireless Access Points

Exhibit A

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

Resolution 25-101

Exhibit A

Field Order No. 42

Date of Issuance:	September 26, 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>26 0519 - Low Voltage Electrical</u>	<u>E202</u>
	Specification(s)	Drawing(s) / Detail(s)

Description: The project's cameras and wireless access points require a connection from the existing Bloomington Digital Underground infrastructure to the project's utility enclosure. After consultation with Electric Plus and City ITS the attached plan appears to provide best connection. The field order requires the following work:

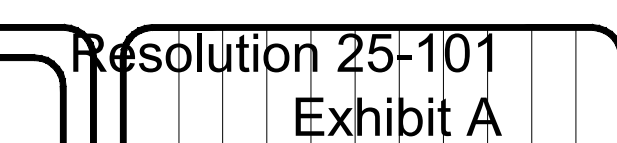
1. Removal of the Cat cables and tracer wire from the 1" low voltage conduit.
2. Intercept the 1" low voltage conduit and install a handhole
3. Provide the proposed conduit connections to the fiber MH and vault as indicated on the attached plan
4. Provide the two (2) Belden Cat6A cables, per attached specifications, and 12 AWG tracer wire for installation by others in the 1" low voltage conduit from the handhole to the utility enclosure. Note: all fiber installed by others
5. Install Cat6A cables from handhole to light pole. 10-15 feet of spare cable shall be provided at the end of all runs
6. Terminate and test Cat6A cables. Utilize T568-A termination standards with RF-45 connectors.

Milestone shall provide pricing for the work prior to any work taking place. Milestone shall advise the City prior to placing any improvements impacting the work proposed in this field order. Rework shall not be compensated unless City and REA are provided sufficient notice to address this field order prior to the work taking place.

Attachments: E202 - SITE SYSTEMS PLAN - REA Markups
Belden CMR CAT6A OSP IOP6AF - Spec Sheet

ISSUED:	RECEIVED:
By: 	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: September 26, 2024	Date:

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

[illegible]

CLIENT:

 CITY OF
BLOOMINGTON

Bloomington, IN
47403

DESIGN TEAM:

 **shrewsberry**
REA
RANDALL REYNOLDS ASSOCIATES

 ARCHITECTURAL
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

BYNLL FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8000

CERTIFIED BY:





© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

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

**CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403**

**CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403**

DATE: 06/28/2023	PROJECT NO.: 2021-1623
DRAWN BY: GH, AB	CHECKED BY: SH

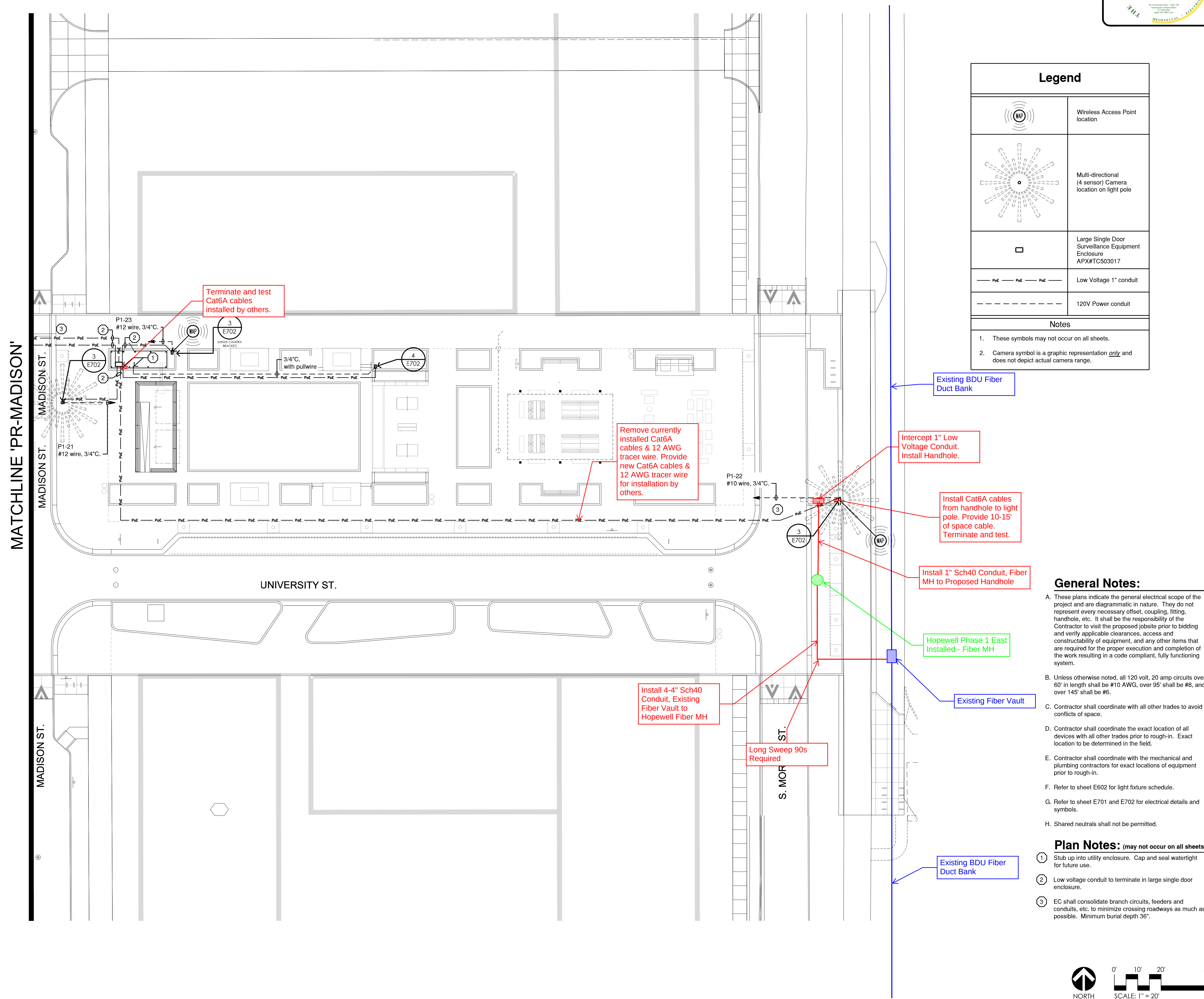
CONSTRUCTION ISSUE SET

SHEET TITLE:

SITE SYSTEMS PLAN

SHEET NO.:

E202





Product: [IOP6AF](#) 

Category 6A Indoor/Outdoor Cable, 4 Pair, F/UTP, CMP/CMX, Gel Free

Product Description

Category 6A Premise Horizontal Cable, Indoor/Outdoor, 4 Pair, 23 AWG Solid Bare Copper Conductors, F/UTP - Foil Shielded, Plenum-CMP/CMX Outdoor, Gel Free

Technical Specifications

Product Overview

Suitable Applications:	Indoor/Outdoor, Premise Horizontal Cable, Ethernet up to 10GBASE-T, Wi-Fi 6, Wi-Fi 5, PoE++, PoE+, PoE, Noisy Environments, HDBaseT, IP Cameras, Wet Locations following Product Notes
Patent:	This product has one or more applicable patents. More information on patents can be found at https://www.belden.com/patents .

Construction Details

Conductor

Size	Stranding	Material	No. of Pairs
23	Solid	BC - Bare Copper	4

Insulation

Material	Color Code
FEP - Fluorinated Ethylene Propylene	White & Blue, White & Orange, White & Green, White & Brown

Outer Shield

Shield Type	Material	Coverage	Drainwire Type
Tape	Bi-Laminate (Alum+Poly)	100%	26 AWG (7x34) TC

Outer Jacket

Separator	Material	Nom. Diameter	Ripcord
Center Member (Patented X-Spline®)	PVDF - Polyvinylidene Fluoride	0.27 in (6.9 mm)	Yes

Overall Cable Diameter (Nominal):	0.27 in (6.9 mm)
-----------------------------------	------------------

Electrical Characteristics

Electricals

Max. Conductor DCR	Max. Capacitance Unbalance
82 Ohm/km (25 Ohm/1000ft)	45 pF/100m

Delay

Frequency	Max. Delay	Max. Delay Skew	Nom. Velocity of Prop.
100 MHz	537.6 ns/100m	45 ns/100m	70%

High Frequency

Frequency [MHz]	Max. Insertion Loss (Attenuation) [dB/100m]	Min. NEXT [dB]	Min. PSNEXT [dB]	Min. ACR [dB]	Min. PSACR [dB]	Min. ACRF (ELFEXT) [dB]	Min. PSACRF (PSELFEXT) [dB]	Min. RL (Return Loss) [dB]	Max./Min. Input Impedance (unFitted)	Max./Min. Fitted Impedance	Min. PSANEXT [dB]	Min. PSAACRF [dB]	Min. TCL [dB]	Min. ELTCTL [dB]
1	2.1	74.3	72.3	72.2	70.2	67.8	64.8	20.0	105 +/- 10	115 +/- 15	67.0	67.0	40.0	35.0
4	3.8	65.3	63.3	61.5	59.5	55.8	52.8	23.0	105 +/- 10	100 +/- 7	67.0	66.2	40.0	23.0

8	5.3	60.8	58.8	55.4	53.4	49.7	46.7	24.5	100 +/- 22	100 +/- 7	67.0	60.1	40.0	16.9
10	5.9	59.3	57.3	53.4	51.4	47.8	44.8	25.0	100 +/- 22	100 +/- 7	67.0	58.2	40.0	15.0
16	7.5	56.2	54.2	48.8	46.8	43.7	40.7	25.0	100 +/- 22	100 +/- 7	67.0	54.1	38.0	10.9
20	8.4	54.8	52.8	46.4	44.4	41.8	38.8	25.0	100 +/- 22	100 +/- 7	67.0	52.1	37.0	9.0
25	9.4	53.3	51.3	44.0	42.0	39.8	36.8	24.3	100 +/- 22	100 +/- 7	67.0	50.2	36.0	7.0
31.25	10.5	51.9	49.9	41.4	39.4	37.9	34.9	23.6	100 +/- 22	100 +/- 7	67.0	48.3	35.1	5.1
62.5	15.0	47.4	45.4	32.4	30.4	31.9	28.9	21.5	100 +/- 22	100 +/- 7	65.6	42.3	32.0	
100	19.1	44.3	42.3	25.2	23.2	27.8	24.8	20.1	100 +/- 22	100 +/- 7	62.5	38.2	30.0	
200	27.6	39.8	37.8	12.2	10.2	21.8	18.8	18.0	100 +/- 22	100 +/- 7	58.0	32.2	27.0	
250	31.1	38.3	36.3	7.3	5.3	19.8	16.8	17.3	100 +/- 32	100 +/- 7	56.5	30.2	26.0	
300	34.3	37.1	35.1	2.9	0.9	18.3	15.3	16.8	100 +/- 32	100 +/- 7	55.3	28.7	25.2	
350	37.2	36.1	34.1			16.9	13.9	16.3	100 +/- 32	100 +/- 7	54.3	27.3	24.6	
400	40.1	35.3	33.3			15.8	12.8	15.9	100 +/- 32	100 +/- 7	53.5	26.2	24.0	
450	42.7	34.5	32.5			14.7	11.7	15.5	100 +/- 32	100 +/- 7	52.7	25.1	23.5	
500	45.3	33.8	31.8			13.8	10.8	15.2	100 +/- 32	100 +/- 7	52.0	24.2	23.0	

Voltage

UL Voltage Rating
300 V (CMP), 300 V (CL3P)

Mechanical Characteristics

Temperature

UL Temperature	Operating	Installation	Storage
150C	-40°C To +75°C	0°C To +60°C	-40°C To +75°C

Bend Radius

Installation Min.
2.7 in (69 mm)

Max. Pull Tension:	25 lbs (11 kg)
Bulk Cable Weight:	39 lbs/1000ft (58 kg/km)

Standards and Compliance

Environmental Suitability:	Indoor/Outdoor, Water Exposure/Below-Grade Conduit, Indoor, Outdoor, Sunlight Resistance
Flammability / Reaction to Fire:	NFPA 262, UL 910 (Plenum), FT6
NEC / UL Compliance:	Article 800, CMP
IEEE Compliance:	IEEE 802.3bt Type 1, Type 2, Type 3, Type 4
Data Category:	Category 6A
TIA/EIA Compliance:	ANSI/TIA-568.2-D Category 6A
ISO/IEC Compliance:	11801 ed 2.2 (2011) Class EA
CENELEC Compliance:	Segregation class according EN50174-2 = a

Product Notes

Notes:	Electrical values are expected performance based on cable testing and representative performance within a typical Belden system. Print Includes Descending Footage/Meter Markings from Max. Put-Up Length to 0. Not Suitable for Direct Burial. Cable jacket system is specially designed to protect cable core. Cable contains no water-blocking tapes, gels, or powders. Install in accordance with all applicable electrical codes. Maintain jacket integrity throughout installation process. Do not allow water or fluids to penetrate jacket sheath or to enter ends of cable. Ensure ends of cable will be protected from water/fluids after installation.
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History

Update and Revision:	Revision Number: 0.29 Revision Date: 08-18-2023
----------------------	---

Part Numbers

Variants

Item #	Color	Putup Type	Length
IOP6AF 0101000	Black	Reel	1,000 ft

Although Belden makes every reasonable effort to ensure their accuracy at the time of this publication, information and specifications described here in are subject to error or omission and to change without notice, and the listing of such information and specifications does not ensure product availability.

Belden provides the information and specifications herein on an "ASIS" basis, with no representations or warranties, whether express, statutory or implied. In no event will Belden be liable for any damages (including consequential, indirect, incidental, special, punitive, or exemplary damages) whatsoever, even if Belden has been advised of the possibility of such damages, whether in an action under contract, negligence or any other theory, arising out of or in connection with the use, or inability to use, the information or specifications described herein.

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Belden believes this product to be in compliance with all applicable environmental programs as listed in the data sheet. The information provided is correct to the best of Belden's knowledge, information and belief at the date of its publication. This information is designed only as a general guide for the safe handling, storage, and any other operation of the product itself or the one that it becomes a part of. The Product Disclosure is not to be considered a warranty or quality specification. Regulatory information is for guidance purposes only. Product users are responsible for determining the applicability of legislation and regulations based on their individual usage of the product.

Resolution 25-101

Exhibit A

Resolution 25-101

Exhibit A

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118	PCO Pricing Sheet			
	www.milestonelp.com			Date: October 14, 2024	
				Pages: 4	
To: City of Bloomington Attn: Cecil Penland/ ROY ATEN		Project: Hopewell East Phase 1			
		Description: FIELD ORDER #42 FIBER			
Est. No.		Ref: FIELD ORDER #42 Qty: 1 LS			
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	
Subcontractors:					
Total Subcontractor cost from Attached Sheets:					
				Subcontractor Subtotal	\$ 11,516.39
				Subtotal	\$ 11,516.39
				Bond (.75% rate)	10% \$ 95.01
				Labor Markup	10%
				Equipment Markup	10% \$ -
				Material Markup	10% \$ -
				Subcontractor Markup	5% \$ 575.82
				Total	\$ 12,187.22
				Per	LS
				Unit Price	\$ 12,187.22
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:	October 12, 2024				
Terms:	Upon Receipt				
Submitted By:	Tommy Gott	Approved By:			
		Printed:			Date
					Date

Avon Headquarters

173 S CR 525 East, Avon, IN 46123
Phone: (317) 718-0100
Fax: (317) 718-0101



www.electricplus.com

Request for Change Order

To: Milestone Contractors, LP
4755 W. Arlington Road
Bloomington, IN 47404
Project: Milestone-Hopewell Project

RFC No: 1008
Date: 10/11/2024
Description: This is the revised pricing on Field Order#42

Please see attached breakdown of material and labor for the above referenced change request.

Our pricing for the above referenced change request is: **\$11,516.39**

Please call with questions or concerns.

Authorized Signature: Julie Anderson Date: 10-11-24

Electric Plus, Inc.

Authorized Signature: _____ Date: _____
Milestone Contractors, LP

Resolution 25-101
Proposed Change Order
Exhibit A



Electric Plus

173 S CR 525 E, Avon
Avon, Indiana 46123

Client Address:

Milestone Contractors

4755 W. Arlington Rd.
Bloomington, Indiana 47404

Contract Name: 232012 - Hopewell Phase 1

Contract #: 232012

Project Name: 232012 - Hopewell Phase 1

Project #: 232012

Client PCO #:

Work Description

This is revised pricing for field order #42. Which is installing pull box & conduit.
We are also supplying the Cat6A cable that will be installed by others.

Proposed Change Order

Electric Plus

173 S CR 525 E, Avon
Avon, Indiana 46123

Client Address:

Milestone Contractors

4755 W. Arlington Rd.
Bloomington, Indiana 47404

Resolution 25-101

Exhibit A

Contract Name: 232012 - Hopewell Phase 1

Contract #: 232012

Project Name: 232012

Project #: 232012 - Hopewell Phase 1

Client PCO #:

Itemized Description

Description	Qty	Net Price U	Total Mat. \$	Labor U	Total Hours
1"Conduit - PVC 40 10' Lengths	50.000	72.99 C	36.50	3.000 C	1.500
4"Conduit - PVC 40 10' Lengths	400.000	440.78 C	1,763.12	5.500 C	22.000
4" x 36" RadiusSweep Elbow 30 Degree - PVC 40 Plain End	4.000	10,070.00 C	402.80	100.000 C	4.000
1"Coupling - PVC	5.000	31.86 C	1.59	1.000 C	0.050
4"Coupling - PVC	40.000	311.63 C	124.65	5.000 C	2.000
PVC Cement All-Weather (1-Quart)	2.000	18.00 E	36.00	1.000 E	2.000
1"End Bell - PVC	2.000	254.69 C	5.09	5.000 C	0.100
12x12 ! Hand Hole - Polymer (non-traffic rated)	1.000	150.00 E	150.00	1.500 E	1.500
6" W! Tape Underground Warning - Detectable	150.000	150.00 M	22.50	0.500 M	0.075
Totals	654.000		2,542.25		33.225

Proposed Change Order

Electric Plus

173 S CR 525 E, Avon
Avon, Indiana 46123

Client Address:

Milestone Contractors

4755 W. Arlington Rd.
Bloomington , Indiana 47404

Resolution 25-101

Exhibit A

Contract Name: 232012 - Hopewell Phase 1

Contract #: 232012

Project Name: 232012

Project #: 232012 - Hopewell Phase 1

Client PCO #:

Summary

Extension Materials				%	Total	
Database Material					2,542.25	
Total Extension Material Cost					2,542.25	
Material Markup				10.00	254.23	
Total Extension Material						2,796.48
Labor	Hours	Rate	Sub Total	%	Total	
Field Labor						
Electrician	33.225	99.95	3,320.84			
Total Field Labor					3,320.84	
Total Labor Cost					3,320.84	
Labor Markup				10.000	332.08	
Total Labor						3,652.92
Sub Total 1						6,449.40
Subcontracts		Cost	Tax %	OH %	MU %	Total
DATA & COMMUNICATION		4,825.70				4,825.70
Total Subcontracts						4,825.70
Sub Total 2						11,516.39
Total						11,516.39



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit B

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	35
Status	Pending
Date Created	10/18/2024
Type	Scope Changes
Summary	Planter Box Casters
Change Order Description	Resulting from the issuance of Field Order No. 43: Upon Review of the Above Grade planter boxes to be placed in various locations throughout the Plaza Area, it was observed that the hardware and casters included with the Planter Boxes did not allow for the locking of the casters. Following review and discussion, the decision was made to alter the base mounting method, deleting the casters and changing to rigid timber mounted members to prevent any undesired moving of the Planter Boxes. Milestone will install the Timber Blocking at the same labor factor as what would have been the caster installation. There will be a slight increase in cost associated with providing the timber blocking and associated hardware that will be reflected by this Change Order. No additional days are included with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$319.28
Revised Project Amount	\$13,917,508.29

New Items

Resolution 25-101
Exhibit B

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0400	202-11501	LS	1.000	\$319.280	\$319.28
SHORING					
Reason: Per Field Order 43, change out planned casters for Timber Shoring [6 inch X 6 inch timber members] This is a material only change. The labor planned for the caster install is a trade for the labor in this revision.					
Funding Details					
	RES 23-42		1.000	\$319.280	\$319.28
1 item					Total: \$319.28

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$319.28	\$13,858,143.31
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
4 fund packages	\$13,373,284.90	\$13,917,189.01	\$319.28	\$13,917,508.29

Document	Name	Description	Submission Date
FO_43-Planter_Boes_-_2024-10-04.pdf	FO 43-Planter Boes - 2024-10-04.pdf	Copy of Field Order 43 as drafted and issued by REA per request of The City.	12/12/2024 03:34 PM EST
Milestone_quote_for_CO_35_-_TREATED_POSTS_for_Planters_per_FO_43_10-08-24.pdf	Milestone quote for CO 35 - TREATED POSTS for Planters per FO 43 10-08-24.pdf	Milestone quote that includes Labor, timber materials, mounting hardware and acceptable mark-up.	12/19/2024 11:51 AM EST
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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #35,
Planter Box Casters

Exhibit B

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit B

Field Order No. 43

Date of Issuance:	October 4, 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>LA102, LA202</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: Per discussion during the progress meeting on Thursday, October 3, 2024, the City would like to request a price for installing 6x6 blocking beneath the planters in lieu of the manufacturer supplied casters. Provide (4) 6 x 6 x 21" treated wood blocking per planter. Attach planters to wood blocking using ¼" lag bolts with washers to eliminate heads from pulling through the planters. Provide manufacturer supplied casters to Owner.

Attachments: N/A

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: October 4, 2024	Date:

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

Resolution 25-101

Exhibit B

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet				
	www.milestonelp.com				Date: October 8, 2024		
					Pages: 1		
To: CITY OF BLOOMINGTON Attn: ROY ATEN			Project: HOPEWELL PHASE 1 EAST				
			Description: TREATED 6x6 POSTS 8 POSTS/ANCHORS				
Est. No.			Ref: TREATED POSTS FOR PLANTERS Qty: 8.00 EA				
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 \$ 288.00	
Trucking Total Trucking cost from Attached Sheets:							
						Trucking Subtotal	
Subcontractor Total Trucking cost from Attached Sheets:							
						Subcontractor Subtotal	
						Subtotal \$ 288.00	
						Bond (.75% rate) 10% \$ 2.48	
						Labor Markup 10% \$ -	
						Equipment Markup 10% \$ -	
						Material Markup 10% \$ 28.80	
						Trucking Markup 5% \$ -	
						Subcontract Markup 5% \$ -	
						Total \$ 319.28	
						Unit Price \$ 39.91	
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:		this is material only WE WILL STILL NEED PAID a percentage of item 186.					
Date: October 8, 2024		estimated at 3% towards item 186					
Terms: Upon Receipt							
Submitted By: THOMAS GOTT		Approved By:		Date			
		Printed:		Date			



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit C

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	36
Status	Pending
Date Created	10/18/2024
Type	Scope Changes
Summary	The B-Line Reconstruction, FO #44.
Change Order Description	Per Field Order 44 related to the work planned for the Reconstruction of The B-Line Trail adjacent to Morton St. and The Croger Property, There are some new Items and quantity revisions that are a result of this Field Order. When some grade discrepancies were discovered, the need for supplemental direction was observed. Milestone was asked to install the 4 inch Thermoplastic Pavement Marking skip line for use as the center line yellow in color on the B-Line Trail. Also, the additional depth to match the planned curb grades created an increase in the Common Excavation Item and the potential for Regulated Material Handling and Disposal, to be determined by testing. Another item that will be increased following the review of the existing conditions, was the removal and replacement of the concrete sidewalk pad adjacent to the existing Interpretive sign in this area. No additional days are included with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$4,010.00
Revised Project Amount	\$13,921,199.01

Resolution 25-101
Exhibit C

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Section: 1 - Description

0011	202-52710	SYS	\$25.000	895.000	\$22,375.00	12.000	\$300.00	907.000	\$22,675.00
SIDEWALK CONCRETE, REMOVE									

Reason: Relocation of the Interpretive Sign adjacent to the Roger parking lot.

Funding Details									
CO #30, Repair Paving				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				895.000	\$22,375.00	12.000	\$300.00	907.000	\$22,675.00
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

0025	203-02000	CYS	\$46.000	13,925.230	\$640,560.58	50.000	\$2,300.00	13,975.230	\$642,860.58
EXCAVATION, COMMON									

Reason: Grade Revisions for B-Line Reconstruction to match existing conditions and provided planned pavement section.

Funding Details									
CO #30, Repair Paving				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				13,925.230	\$640,560.58	50.000	\$2,300.00	13,975.230	\$642,860.58
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

Resolution 25-101
Exhibit C

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0121	SP	SFT	\$8.000	12,773.000	\$102,184.00	80.000	\$640.00	12,853.000	\$102,824.00
SIDEWALK, CONCRETE, MODIFIED									
Reason: Relocation of the Interpretive Sign adjacent to the storage parking lot.									
				Funding Details					
CO #30, Repair Paving				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				12,773.000	\$102,184.00	80.000	\$640.00	12,853.000	\$102,824.00
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0178	SP	TON	\$3.500	18,495.000	\$64,732.50	100.000	\$350.00	18,595.000	\$65,082.50
CONTAMINATED SOILS, STOCKPILE									
				Funding Details					
CO #30, Repair Paving				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				18,495.000	\$64,732.50	100.000	\$350.00	18,595.000	\$65,082.50
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
4 items	Totals			\$829,852.08		\$3,590.00		\$833,442.08	

New Items

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

Resolution 25-101
Exhibit C

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
-------------	---------	------	----------	------------	-----------

0410	808-75240	LFT	100.000	\$4.200	\$420.00
LINE, THERMOPLASTIC, BROKEN, YELLOW, 4 IN.					

Reason: Per FO 44, the 4 inch wide Yellow Thermo skip lines at 3 ft in length were needed on the job for payment.

Funding Details					
		RES 23-42	100.000	\$4.200	\$420.00
1 item					Total: \$420.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$4,010.00	\$13,861,834.03
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
4 fund packages	\$13,373,284.90	\$13,917,189.01	\$4,010.00	\$13,921,199.01

Attachments

Document	Name	Description	Submission Date
FO_44_-_B-Line_Reconstruction_2024-10-11__1_.pdf	FO 44 - B-Line Reconstruction_2024-10-11 11.pdf	The Field Order that was generated and issued by REA, thru The City, and issued to Mil estone for the additional work and pay items related to the B-Line Reconstruction work.	12/12/2024 03:49 PM
3 attachments			

			EST
ISB_-_CO_44_Thrermo_Stripin g_Quote_EWA_1.pdf	ISB - CO 44 Thrermo Striping Quote EWA 1.pdf	Supporting documentation info from Milestone subcontractor ISB Indiana Sign Barri cade for the additional Thermoplastic line item as referenced in FO 44.	12/12/2024 03:55 PM EST
Milestone_CO_44_Quote_THERM O_STRIPING_on_BLINE__002_.p df	Milestone CO 44 Quote THERM O STRIPING on BLINE 002.pdf	Overall Quote from Milestone for the additional Thermoplastic Pavement Marking Line i tem for use on the B-Line Reconstruction area of work.	12/12/2024 03:54 PM EST
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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #36, B-Line Reconstruction

Exhibit C

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
07/01/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/22/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit C

Field Order No. 44

Date of Issuance:	October 11, 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:	N/A	LA102, LA202
	Specification(s)	Drawing(s) / Detail(s)



Description: Provide additional B-Line trail reconstruction to the north as indicated within the attached. Provide thermoplastic centerline striping as indicated. Salvage the existing B-Line trail interpretive sign and remove the existing B-Line trail interpretive sign concrete and foundation. Relocate the sign and construct a new concrete pad and foundation as indicated.

Attachments: LA102 - Site Layout Plan
LA202 - Site Grading Plan

ISSUED:	RECEIVED:
By:  Engineer (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: October 11, 2024	Date:

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
001	11/03/23	FIELD ORDER 11	
002	03/12/24	FIELD ORDER 24	

CLIENT:

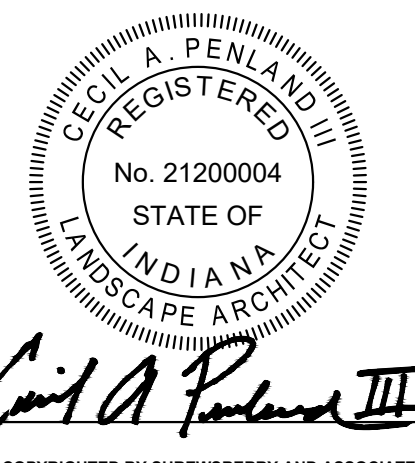
 **CITY OF BLOOMINGTON**
Bloomington, IN 47403

DESIGN TEAM:

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

 **BEE**
BYNUM PAVO & ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (317) 332-8000

CERTIFIED BY:

 **CECIL A. PENLAND III**
REGISTERED
No. 21200004
STATE OF INDIANA
LANDSCAPE ARCHITECT
Cecil A. Penland III
© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

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

CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

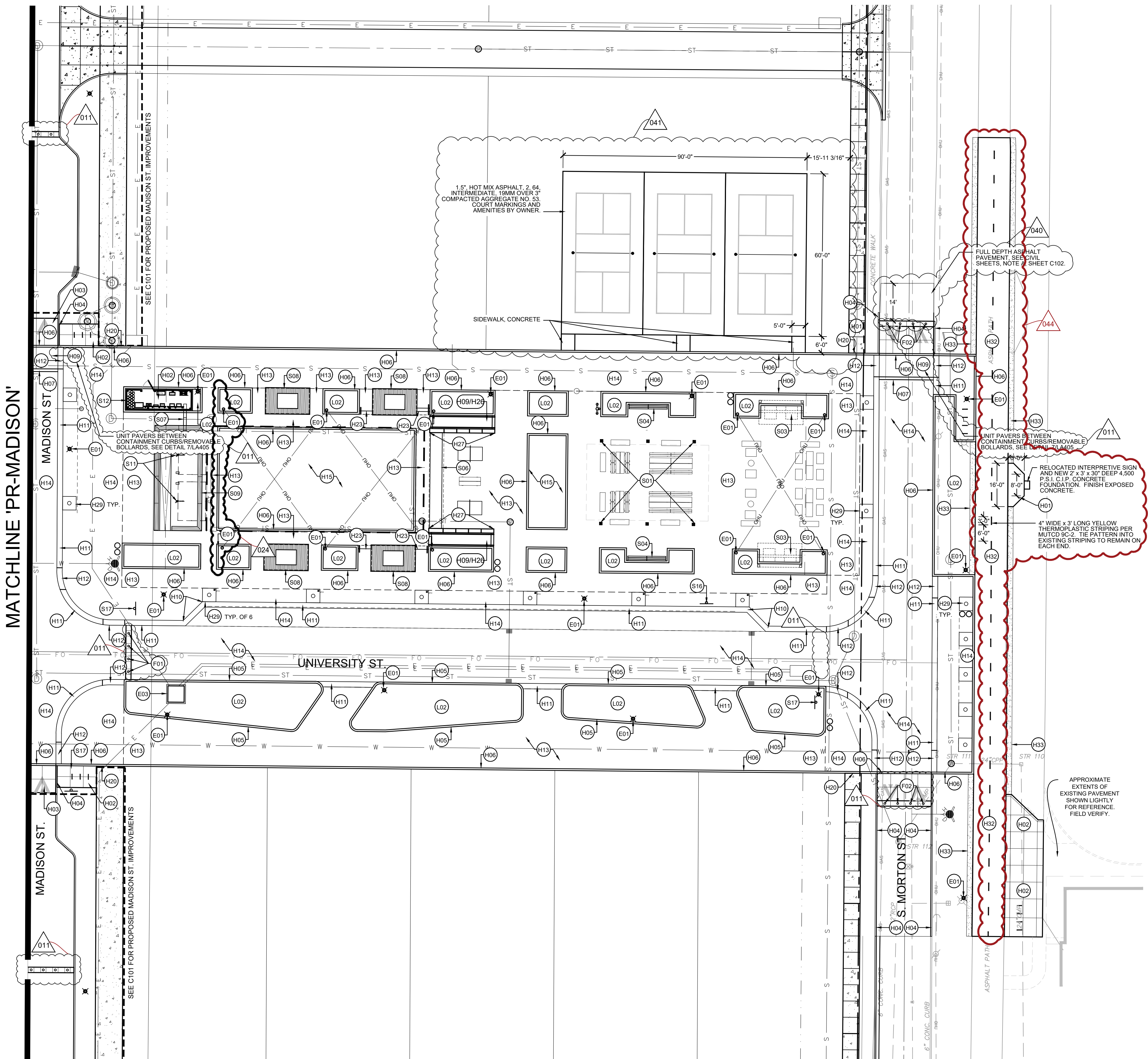
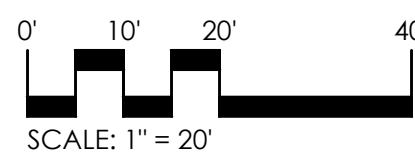
DATE: 06/28/2023 PROJECT NO: 2021-1623
DRAWN BY: PS, KK CHECKED BY: CP
DRAWING STATUS: CONSTRUCTION ISSUE SET
SHEET TITLE: SITE LAYOUT PLAN
SHEET NO: LA102

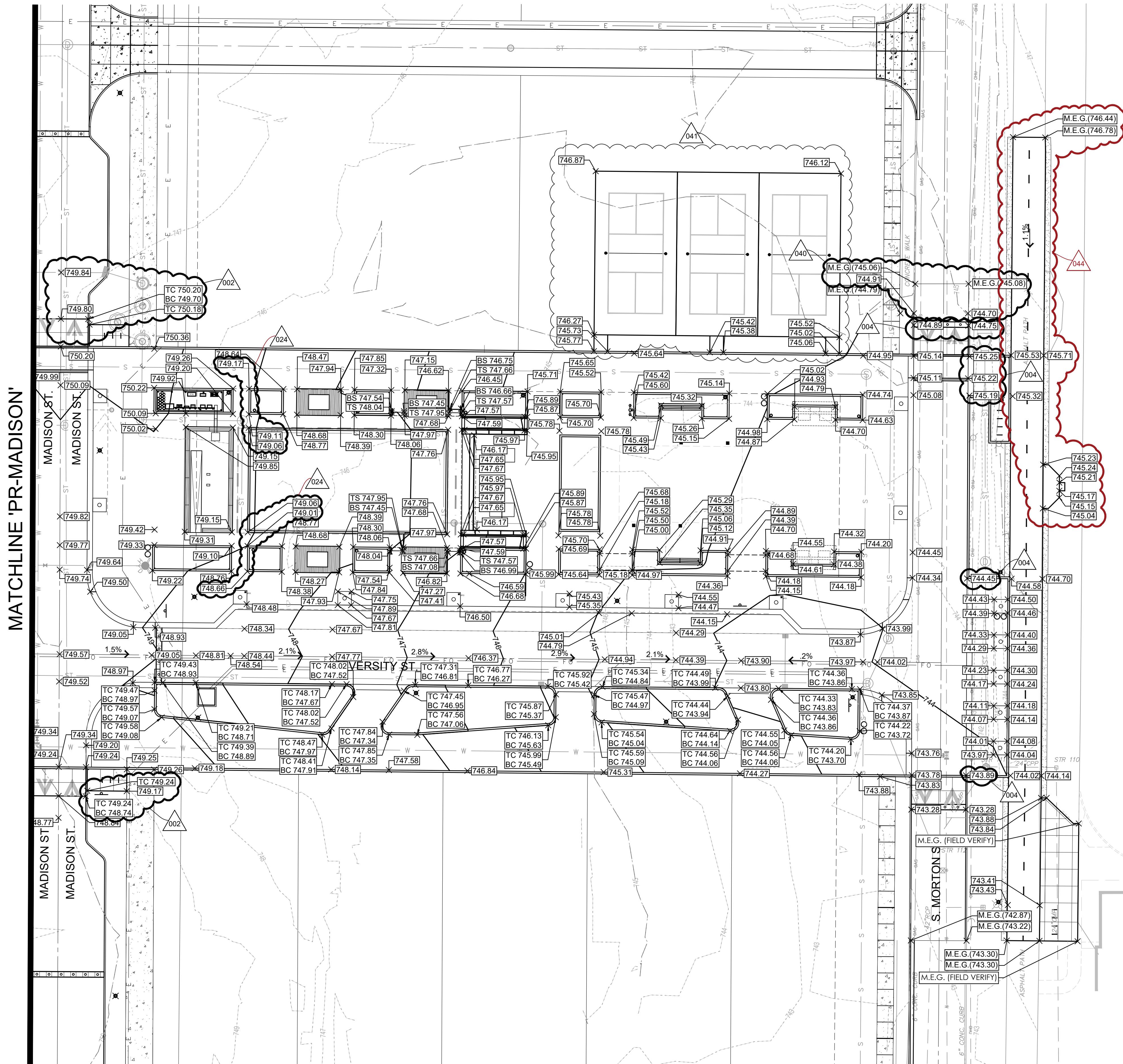
LAYOUT KEYNOTES

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





GRADING LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- VERIFY EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (FINISH)
- PROPOSED SLOPE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED TOP OF FRAME ELEVATION
- PROPOSED TOP OF STEP ELEVATION
- PROPOSED BOTTOM OF STEP ELEVATION
- PROPOSED TOP OF RAMP
- PROPOSED BOTTOM OF RAMP
- PROPOSED FLOW LINE ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- MEET EXISTING GRADE
- 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. RUNDLE 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	08/07/23	FIELD ORDER 2
		002	09/11/23	FIELD ORDER 4

CITY OF
BLOOMINGTON
Bloomington, IN
47403

shrewsberry
REA
ARCHITECTURAL
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

CERTIFIED BY:
CECIL A. PENLAND II
REGISTERED
No. 21200004
STATE OF
INDIANA
LANDSCAPE ARCHITECT
Copyrighted by SHREWSBERRY AND ASSOCIATES

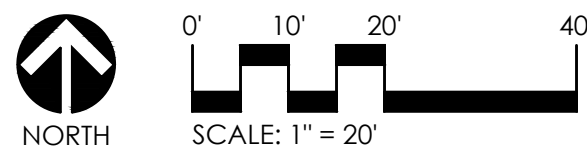
BLOOMINGTON HOSPITAL RE-USE
INFRASTRUCTURE & SITE ENGINEERING
PHASE 1 EAST
CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

DATE: 06/28/2023
DRAIN BY: PS, KK
PROJECT NO.: 2021-1623
CHECKED BY: CP

CONSTRUCTION ISSUE SET

SHEET TITLE:
SITE GRADING PLAN

SHEET NO.:
LA202



Resolution 25-101

Exhibit C

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet			
	www.milestonelp.com		Date: October 15, 2024			
				Pages: 4		
To: City of Bloomington Attn: Cecil Penland/ ROY ATEN		Project: Hopewell East Phase 1				
		Description: LINE THERMO BROKEN YELLOW 4"				
Est. No.		Ref: STRIPING Qty: 1 LS				
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	
Subcontractors: Total Subcontractor cost from Attached Sheets:						
					Subcontractor Subtotal \$ 420.00	
					Subtotal \$ 420.00	
Bond (.75% rate) 10%					\$ 3.47	
Labor Markup 10%						
Equipment Markup 10%					\$ -	
Material Markup 10%					\$ -	
Subcontractor Markup 5%					\$ 21.00	
Total					\$ 444.47	
Per					LS	
Unit Price					\$ 444.47	
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:	October 15, 2024					
Terms:	Upon Receipt					
Submitted By:	Tommy Gott		Approved By:			
			Printed:	Date		
				Date		



Indiana Sign & Barricade, Inc.
is a Certified DBE/WBE

Change Order #1

Resolution 25-101

Exhibit C

5240 E 25th Street
Indianapolis, IN 46219
313 300 0000
313 300 0000

www.Indiana.gov

Submitted by: Director Paul C. Hester

Cell Phone: 312 620 0004

paul.hester@Indiana.gov

Contract Name: Hopewell
Customer Name: Milestone
Contact Name: Thomas Cott
ISB Job No: 2310
Letting Date: June 20, 2023
Completion Date: October 1, 2024

Page 1 of 1

ITEM #	INDOT Item	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
E 011	0005240	Line Marker or Roaden Yellow 4 L	100.00		4.20	420.00
					Total:	420.00

NOTES:

Pricing for 3" Yellow thermoplastic strips on plan sheet 0020

Amy L. Zakutansky

President

Date: October 15, 2024

Accepted: _____

Printed Name: _____

Company Name: _____

Date: _____

Equal Opportunity Employer



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit D

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	37
Status	Pending
Date Created	12/10/2024
Type	Scope Changes
Summary	B-Line Repair by Parks
Change Order Description	This work is for additional 60 ft of B-Line Trail South of 1st Street to remove and replace asphalt because the boring contractor damaged the pavement when they bored under the path. Funding for this change order will be provided by the Parks Department. No additional days are included with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$6,814.86
Revised Project Amount	\$13,924,003.87

Resolution 25-101
Exhibit D

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0025	203-02000	CYS	\$46.000	13,925.230	\$640,560.58	7.410	\$340.86	13,932.640	\$640,901.44
EXCAVATION, COMMON									
Reason: B-Line related work, South of 1st St. for Parks.									
			Funding Details						
B-Line, CO #37			0.000	\$0.00	7.410	\$340.86	7.410	\$340.86	
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			13,925.230	\$640,560.58	0.000	\$0.00	13,925.230	\$640,560.58	
Tree Grates, CO #27			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
0032	SP	TON	\$165.000	714.000	\$117,810.00	8.000	\$1,320.00	722.000	\$119,130.00
HOT MIX ASPHALT, 2, 64, SURFACE, 9.5MM									
Reason: B-Line related work, South of 1st St. for Parks.									
			Funding Details						
B-Line, CO #37			0.000	\$0.00	8.000	\$1,320.00	8.000	\$1,320.00	
CO #30, Repair Paving			21.000	\$3,465.00	0.000	\$0.00	21.000	\$3,465.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			693.000	\$114,345.00	0.000	\$0.00	693.000	\$114,345.00	

Resolution 25-101
Exhibit D

Resolution 23-101
Exhibit D

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
			Tree Grates, CO #27	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0033	SP	TON	\$115.000	692.800	\$79,672.00	10.000	\$1,150.00	702.800	\$80,822.00
HOT MIX ASPHALT, 2, 64, INTERMEDIATE, 19MM									
Reason: B-Line related work, South of 1st St. for Parks.									
				Funding Details					
B-Line, CO #37				0.000	\$0.00	10.000	\$1,150.00	10.000	\$1,150.00
CO #30, Repair Paving				42.000	\$4,830.00	0.000	\$0.00	42.000	\$4,830.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				650.800	\$74,842.00	0.000	\$0.00	650.800	\$74,842.00
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
3 items	Totals			\$838,042.58		\$2,810.86		\$840,853.44	

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0420	808-04767	LFT	60.000	\$4.200	\$252.00
LINE:					
Reason: B-Line related work, South of 1st St. for Parks.					

Resolution 25-101
Exhibit D

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
		Funding Details			
		B-Line, CO #37	60.000	\$4.200	\$252.00
0430	110-07025	EACH	1.000	\$2,752.000	\$2,752.00
MOBILIZATION AND DEMOBILIZATION					
Reason: B-Line related work, South of 1st St. for Parks.					
		Funding Details			
		B-Line, CO #37	1.000	\$2,752.000	\$2,752.00
0440	801-06775	LS	1.000	\$1,000.000	\$1,000.00
MAINTAINING TRAFFIC					
Reason: Addit. for B-Line related work, South of 1st St. for Parks.					
		Funding Details			
		B-Line, CO #37	1.000	\$1,000.000	\$1,000.00
3 items					Total: \$4,004.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$0.00	\$13,857,824.03
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98

Resolution 25-101
Exhibit D

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
B-Line, CO #37	\$0.00	\$0.00	\$6,814.86	\$6,814.86
5 fund packages	\$13,373,284.90	\$13,917,189.01	\$6,814.86	\$13,924,003.87

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #37, B-Line Repair

Exhibit D

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit E

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	38
Status	Pending
Date Created	12/10/2024
Type	Errors and Omissions
Summary	Lot #1 Alley drainage correction, FO #45.
Change Order Description	The original design for the lots did not grade the lot elevations to drain stormwater off the lots. Change Order #22 added additional grading to the project. After grading it was determined that the alley had a sag in the design and that stormwater was unable to drain to the structure. This change order corrects the sag in the alley. No additional days are included with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$10,365.00
Revised Project Amount	\$13,927,554.01

Resolution 25-101
Exhibit E

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0008	306-08034	SYS	\$18.000	324.000	\$5,832.00	30.000	\$540.00	354.000	\$6,372.00
ASPHALT MILLING 1.5"									
Reason: Lot 1 Alley Drainage Corrective Action.									
			Funding Details						
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			324.000	\$5,832.00	30.000	\$540.00	354.000	\$6,372.00	
Tree Grates, CO #27			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
0031	SP	TON	\$90.000	2,214.710	\$199,323.90	20.000	\$1,800.00	2,234.710	\$201,123.90
COMPACTED AGGREGATE NO. 53									
Reason: Lot 1 Alley Drainage Corrective Action.									
			Funding Details						
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			2,214.710	\$199,323.90	20.000	\$1,800.00	2,234.710	\$201,123.90	
Tree Grates, CO #27			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

Resolution 25-101
Exhibit E

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0032	SP	TON	\$165.000	714.000	\$117,810.00	45.000	\$7,425.00	759.000	\$125,235.00
HOT MIX ASPHALT, 2, 64, SURFACE, 9.5MM									
Reason: Lot 1 Alley Drainage Corrective Action.									
				Funding Details					
CO #30, Repair Paving				21.000	\$3,465.00	0.000	\$0.00	21.000	\$3,465.00
Not Used				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
RES 23-42				693.000	\$114,345.00	45.000	\$7,425.00	738.000	\$121,770.00
Tree Grates, CO #27				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
3 items	Totals			\$322,965.90		\$9,765.00		\$332,730.90	

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0450	720-04790	EACH	2.000	\$300.000	\$600.00
CASTING					
Reason: Lot 1 Alley Drainage Corrective Action.					
			Funding Details		
RES 23-42			2.000	\$300.000	\$600.00
1 item	Total: \$600.00				

Funding Summary

Resolution 25-101
Exhibit E

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$10,365.00	\$13,868,189.03
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
5 fund packages	\$13,373,284.90	\$13,917,189.01	\$10,365.00	\$13,927,554.01

Attachments

Document	Name	Description	Submission Date
CO_38_Price_quote_for_Lot_1_Drainage_FO_45.pdf	CO 38 Price quote for Lot 1 Drainage -FO 45.pdf	Price quote from Milestone PM T. Gott for the work outlined by FO 45.	02/28/2025 12:58 PM EST
FO_45_-_Lot_1_Alley_Drainage_-_2024-12-04_CO38.pdf	FO 45 - Lot 1 Alley Drainage - 2024-12-04 CO38.pdf	Copy as attached of Field Order #FO#45 for the specified drainage corrections in the Alley for Lot 1.	02/28/2025 12:57 PM EST
2 attachments			

Resolution 25-101
Exhibit E

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #38, Lot 1 Drainage Correction

Exhibit E

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
07/01/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/22/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit E

Field Order No. 45

Date of Issuance:	December 4, 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>C305</u>
	Specification(s)	Drawing(s) / Detail(s)



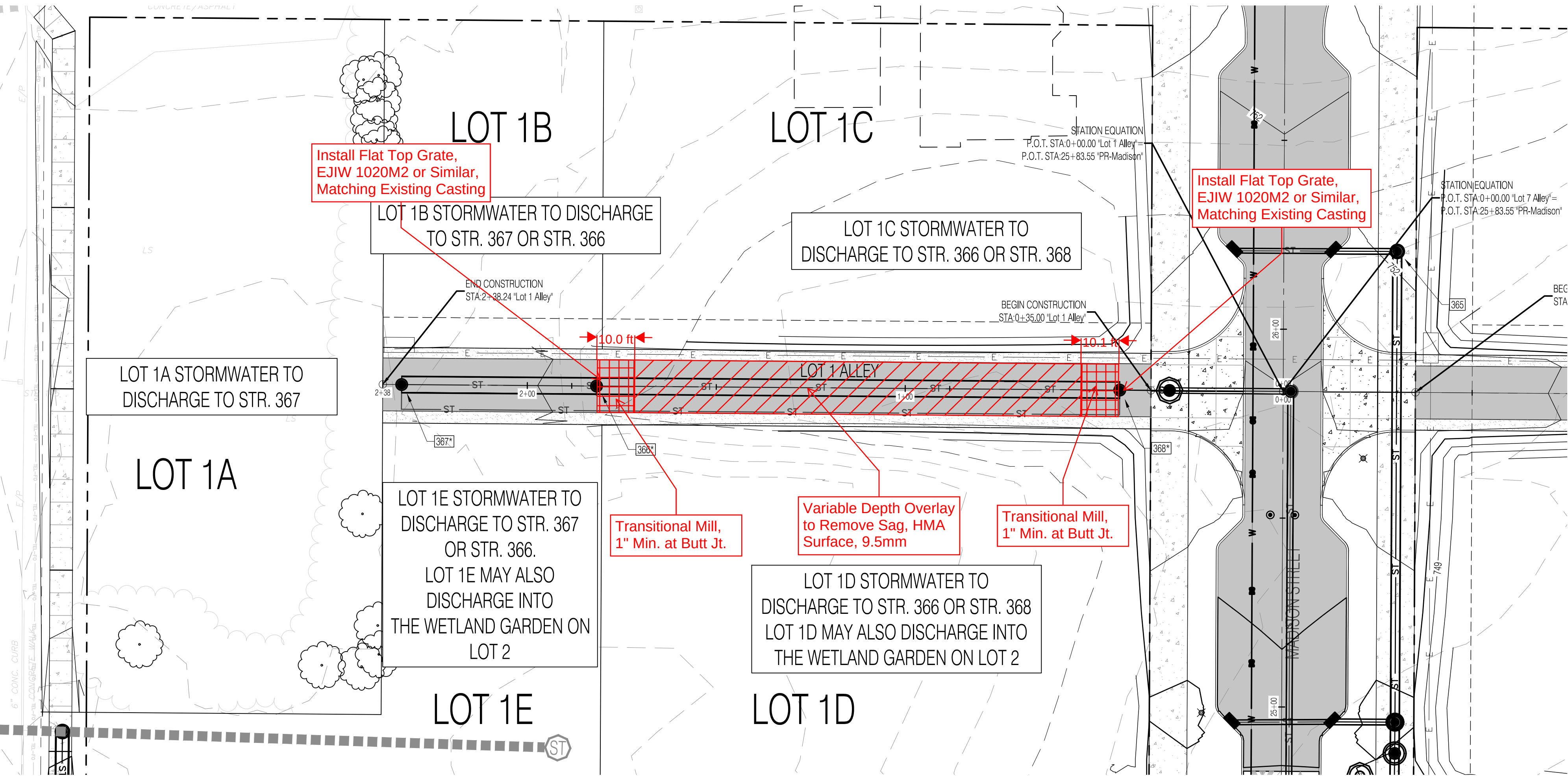
Description: This field order addresses a ponding issue in the sag of Lot 1 Alley. The field order removes the sag in the alley with an overlay of HMA Surface and replaces the existing solid manhole covers with open grates to allow drainage to enter the storm sewer system.

Milestone shall provide as-built grades of the existing alley for review prior to work taking place.

Milestone shall provide change order pricing for review and approval prior to work taking place.

Attachments: C305 - Lot 1 Alley Storm Plan & Profile

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: December 4, 2024	Date:
CC: Roy Aten, City of Bloomington Andrew Cibur, City of Bloomington	

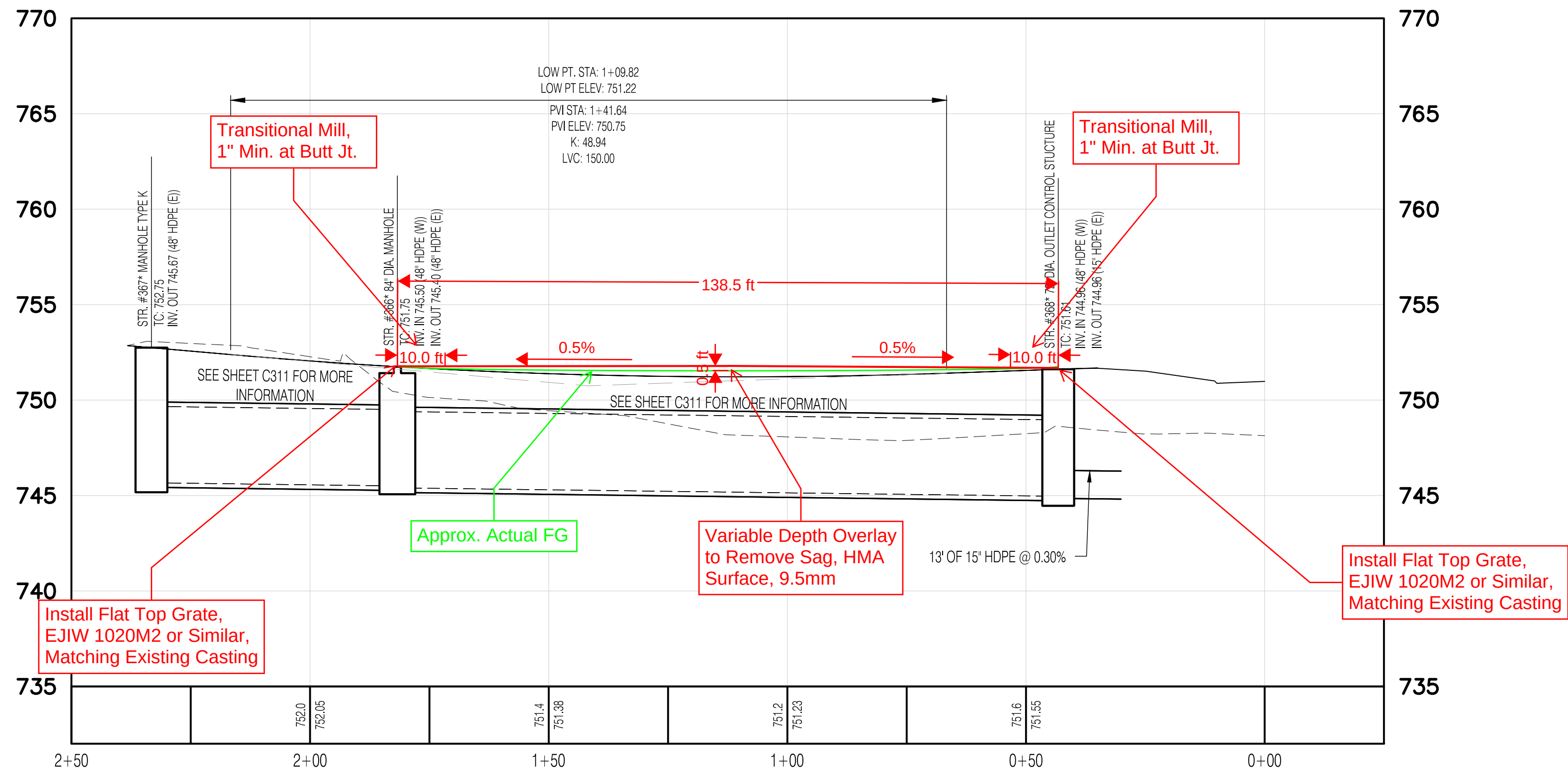
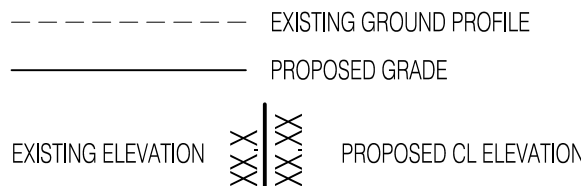


LEGEND:

- RIGHT OF WAY LINE (EXISTING RW)
- EASEMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE (NEW RW)
- LOT LINE
- PARKING STRIPING
- P W S WATER MAIN
- ST STORM SEWER
- S SANITARY SEWER
- EX EXISTING
- INV INVERT ELEVATION
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE
- TC TOP OF CURB/TOP OF CASTING GRADE
- GRANULAR BACKFILL - SEE DETAIL SHEET C803

GENERAL NOTES

- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKERS SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING ELEVATIONS BEFORE CONSTRUCTION BEGINS.
- THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED THE THE CITY OF BLOOMINGTON ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL CIRCUMSTANCES OR DIFFICULTY DURING CONSTRUCTION AND WILL REQUIRE PRIOR FIELD APPROVAL FROM A DESIGNATED REPRESENTATIVE OF THE CITY OF BLOOMINGTON IN ADDITION TO SUPPLEMENTAL APPROVAL BY THE DESIGN ENGINEER. AN EXPLANATION OF ANY SUCH DEVIATION SHALL BE INCLUDED AS A REQUIREMENT ON AS-BUILT/RECORD DRAWINGS SUBMITTED FOR RELEASE OF PERFORMANCE GUARANTEES. APPROVED DESIGN SLOPES IDENTIFIED AS GENERATING VELOCITIES OF 2.5 FPS OR LESS OR 10 FPS OR GRATER (AT FULL FLOW CAPACITY) SHALL REQUIRE AS-BUILT CERTIFICATION AT THE TIME OF CONSTRUCTION, PRIOR TO BACKFILLING THE PIPE. THE CONTRACTOR IS INSTRUCTED TO AS-BUILT EACH SECTION OF STORM PIPE AS IT IS BEING INSTALLED TO ENSURE COMPLIANCE WITH THE DESIGN PLANS AND AS APPROVED BY THE CITY OF BLOOMINGTON.
- NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
- ALL STORM WATER DRAINAGE CASTINGS SHALL BE LABELED WITH ENVIRONMENTAL MESSAGING "DUMP NO WASTE".
- ALL CONCRETE PIPE JOINTS SHALL BE CONTINUOUS O-RING GASKET CONFORMING TO ASTM C 443.



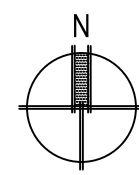
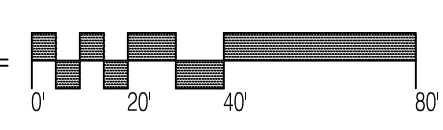
HOPEWELL INFRASTRUCTURE & SITE
ENGINEERING
PHASE 1 EAST - RE-BID
CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

DATE: 03/15/2023 PROJECT NO: 21-0049
DRAWN BY: RDR CHECKED BY: MDW
DRAWING STATUS: RE-BID
SHEET TITLE: LOT 1 ALLEY STORM PLAN & PROFILE
SHEET NO: C305



ALLEY STORM PLAN AND PROFILE

Scale: 1" = 40'-0"



MILESTONE CONTRACTORS, L. P.

4755 W. Arlington Road
Bloomington IN 47404
PHONE(812) 330-2037
FAX (812) 330-2118

Resolution 25-101
Change Order
Exhibit E

TO:

City of Bloomington

HOPEWELL PHASE 1 EAST

Bloomington, In. 47402

Attn: MR. ROY ATEN

Change Order NO.

DATE

OUR CONTRACT NO.

12/2/2024

235032

PROJECT: HOPEWELL PHASE 1 EAST

LOCATION: Bloomington, IN

ITEM NOS.	DESCRIPTION	UNIT PRICE	UNIT	INCREASE		DECREASE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT
#32	HMA SURFACE 9.5MM	\$165.00	TN	45.00	\$7,425.00	0.00	\$0.00
#31	COMPACTED AGG 53	\$90.00	TN	20.00	\$1,800.00		\$0.00
NO ITEM	1020 OPEN GRADE CASTINGS	\$300.00	EA	2.00	\$600.00		\$0.00
#8	ASPHALT MILLING 1.5"	\$18.00	SY	30.00	\$540.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
		TOTALS			\$10,365.00		\$0.00
		NET	INCREASED	ESTIMATED COST	\$		10,365.00
			DECREASED				

THIS CHANGE ORDER IS MADE FOR THE FOLLOWING REASONS:

THIS ADDITIONAL PRICING WIL BE TO ACCOMADATE FIELD ORDER 45 LOT 1
ALLEY DRAINAGE

THE ABOVE CHANGE ORDER IS ACCEPTED:

COMPANY NAME

SIGNATURE/TITLE

DATE

PLEASE SIGN AND RETURN ONE COPY.

MILESTONE CONTRACTORS, L. P.

Thomas Gott
SUBMITTED BY

MILESTONE CONTRACTORS, L. P.

THOMAS GOTT
APPROVED BY



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit F

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	39
Status	Pending
Date Created	12/19/2024
Type	Scope Changes
Summary	Tree relocations for Art, FO #46.
Change Order Description	As defined by Field Order 46, This Change Order 39 is being created to generate a new pay item to reimburse Milestone and their Subcontractor Earth Images to relocate 3.0 Each Trees that have previously been planted per the plans. These efforts are needed to allow for a preferred layout that will allow for more space when the selected Public Art Piece when it is installed in 2025. No additional days are included with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$3,009.66
Revised Project Amount	\$13,920,198.67

New Items

Resolution 25-101
Exhibit F

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0460	202-06542	EACH	3.000	\$1,003.220	\$3,009.66
RELOCATE					
Reason: Tree Relocation per FO 46 for future Public Art display.					
Funding Details					
RES 23-42			3.000	\$1,003.220	\$3,009.66
1 item					Total: \$3,009.66

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$3,009.66	\$13,860,833.69
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
5 fund packages	\$13,373,284.90	\$13,917,189.01	\$3,009.66	\$13,920,198.67

Document	Name	Description	Submission Date
CO_39_Milestone_quote_for_Tree_Relocation_-Hopewell_FO_46.pdf	CO 39 Milestone quote for Tree Relocation -Hopewell FO 46.pdf	Fina Price quote from Milestone for the work requested by FO 46 that will be performed by their sub EI with the acceptable mark-up.	02/28/2025 01:03 PM EST
CO_39_Tree_Relocation_EI_quote_for_HOPEWELL_FO_46.pdf	CO 39 Tree Relocation EI quote for HOPEWELL FO 46.pdf	Price quote from EI- Earth Images to Milestone for the work requested by FO 46.	02/28/2025 01:02 PM EST
FO_46_-_Tree_Relocation_-_2024-12-04_CO39.pdf	FO 46 - Tree Relocation - 2024-12-04 CO39.pdf	Field Order 46 to outline the 3 trees that need relocated to accommodate the forthcoming Art display and the new locations to re-plant them.	02/28/2025 01:00 PM EST
3 attachments			

Resolution 25-101
Exhibit F

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #39, Tree Relocation

Exhibit F

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit F

Field Order No. 46

Date of Issuance:	December 4, 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>LA501</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: Per the City’s request, relocate three trees in the stormwater recharge area to avoid conflicts with the future public art. Please note one Bald Cypress will shift from the east side of the bridge to west side of the bridge. One Serviceberry on the west side of the bridge will shift to the east side of the bridge. One Bald Cypress on the west side of the bridge will shift slightly northwest.

Attachments: LA501 - Landscape Plan Tree Canopy Mark-Up

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: December 4, 2024	Date:
CC: Roy Aten, City of Bloomington Andrew Cibor, City of Bloomington	

[illegible]

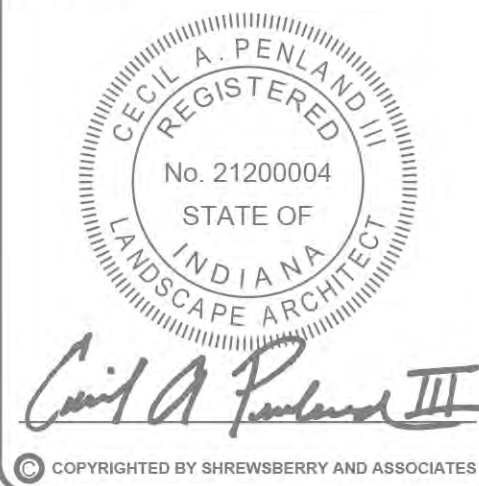
CLIENT: _____



DESIGN TEAM:



CERTIFIED BY: _____



**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

CONSTRUCTION ISSUE SET

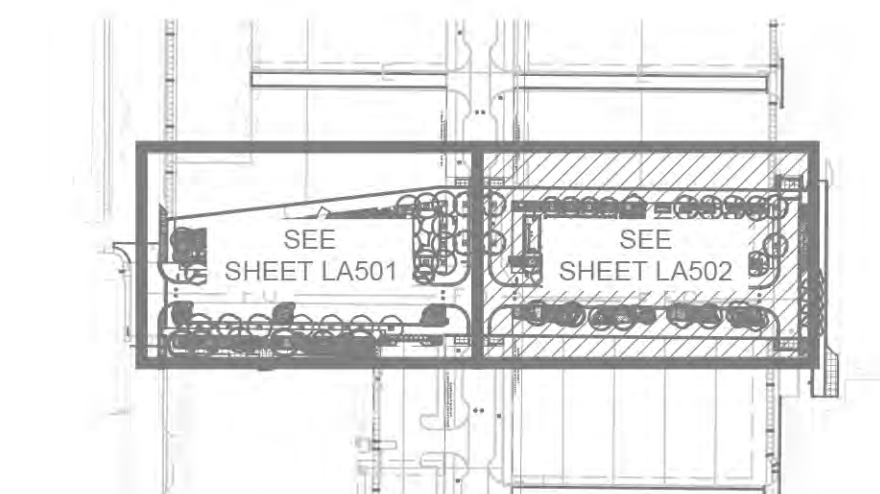
SHEET TITLE:

**LANDSCAPE PLAN
TREE CANOPY**

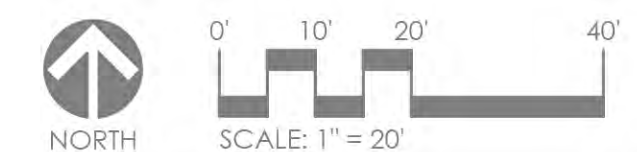
SHEET NO.:
LA501

LANDSCAPE GENERAL NOTES

1. IMMEDIATELY NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS PRIOR TO THE BID DATE, AND/OR PRIOR TO START OF CONSTRUCTION.
2. PLANT COUNTS INDICATED ON THE DRAWINGS ARE FOR LANDSCAPE ARCHITECT'S USE. LANDSCAPE CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKE-OFF USING DRAWINGS, SPECIFICATIONS, AND PLANTING SCHEDULE REQUIREMENTS (I.E. SPACING) - UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER THE LANDSCAPE SCHEDULE. CONTRACTOR SHALL ACCOUNT FOR ALL SLOPES IN MATERIAL QUANTITY CALCULATIONS.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT AND OWNER SHALL INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE NECESSARY.
5. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCY.
6. THE CONTRACTOR SHALL INSTALL PLANTING SOIL IN ALL PROPOSED PLANT BED AREAS AND ALL DISTURBED AREAS. SEE DETAILS AND SPECIFICATIONS FOR SOIL TESTING, AMENDING, AND PLACEMENT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND QUANTIFYING THE EXISTENCE OF SUITABLE TOPSOIL. SEE SPECIFICATIONS FOR TOPSOIL TESTING, AMENDING, STRIPPING, AND STOCKPILING REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LANDSCAPE ARCHITECT WITH A TOPSOIL TESTING ANALYSIS. IF SUITABLE TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IMPORTED TOPSOIL ACCORDING TO THE PLANS, DETAILS, AND SPECIFICATIONS. SUBJECT TO COMPLIANCE WITH THE PROJECT REQUIREMENTS, TOPSOIL MAY BE AMENDED TO BECOME PLANTING SOIL AND BE TRANSITIONED INTO SUB-GRADE ACCORDING TO THE LANDSCAPE DETAILS AND SPECIFICATIONS.
8. THE EARTHWORK CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF PLANTING SOIL PRIOR TO THE OWNER/LANDSCAPE ARCHITECT VERIFYING THE EXISTENCE OF SUITABLE PLANTING SOIL AND FINISH GRADE. THE OWNER/LANDSCAPE ARCHITECT SHALL VERIFY DEPTH OF PLANTING SOIL PRIOR TO PLANT INSTALLATION.
9. PROTECT ALL EXISTING STRUCTURES, UTILITIES, PAVEMENT, AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT INDICATED TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.).
10. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON-SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE OWNER.
11. ALL PLANT BEDS SHALL RECEIVE 3-INCH MINIMUM LAYER OF SHREDED HARDWOOD MULCH (UNLESS OTHERWISE NOTED). SEE SPECIFICATIONS.
12. ALL TREE PITS SHALL BE DUG IN ADVANCE OF PLANTING. EACH TREE PIT SHALL BE TESTED FOR ADEQUATE DRAINAGE. SEE SPECIFICATIONS FOR INSTRUCTIONS ON HOW TO ADMINISTER THE TEST RATE OF PERCOLATION. PROVIDE DRY WELL IF DETERMINED NECESSARY BY LANDSCAPE ARCHITECT. SEE TREE PIT DETAIL.
13. USE SOIL EXCAVATED FROM TREE PLANTING HOLE AS BACKFILL FOR TREE PLANTINGS WHEN POSSIBLE.
14. SEPARATE MULCHED AREAS FROM TURF AREAS WITH A 45-DEGREE, SHOVEL-CUT SPADE EDGE.
15. SEE PLANTING SCHEDULE AND LANDSCAPE DETAILS FOR ADDITIONAL REQUIREMENTS.



SITE KEY PLAN



Resolution 25-101

Exhibit F

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet				
	www.milestonelp.com				Date: December 6, 2024		
					Pages: 1		
To: CITY OF BLOOMINGTON Attn: ROY ATEN			Project: HOPEWELL PHASE 1 EAST				
			Description: REMOVE AND RESET TREES				
Est. No.			Ref: FIELD ORDER 46				
			Qty: 1.00 ls				
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	
Trucking							
Total Trucking cost from Attached Sheets:							
Trucking						Trucking Subtotal	
Subcontractor							
Total Trucking cost from Attached Sheets:							
						Subcontractor Subtotal \$ 2,843.00	
						Subtotal \$ 2,843.00	
						Bond (.75% rate) 10% \$ 24.52	
						Labor Markup 10% \$ -	
						Equipment Markup 10% \$ -	
						Material Markup 10% \$ -	
						Trucking Markup 5% \$ -	
						Subcontract Markup 5% \$ 142.15	
						Total \$ 3,009.67	
						Unit Price \$ 3,009.67	
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: December 6, 2024							
Terms: Upon Receipt							
Submitted By: THOMAS GOTT				Approved By:			
				Date			
				Printed:			
				Date			

Central Indiana Area
 Contact: David Slusser
 Direct: (812) 728-8297
 Fx: (812) 923-7505
 Email: davids@earthimagesinc.com
www.earthimagesinc.com

Resolution 25-101

Exhibit F



CERTIFIED
DBE/WBE MINORITY SUBCONTRACTOR

To: Milestone Contractors, L.P.
Address: 4755 W. Arlington Road
 Bloomington, IN 47404
Phone: (812) 330-2037

Project: HOPEWELL PHASE I EAST
 INFRASTRUCTURE
Location: MONROE COUNTY, IN
Quote Date: 12/05/2024

LINE ITEM	BID ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1		FIELD ORDER NO. 46	1.000	LSUM	\$2,843.00	\$2,843.00

++++ TERMS AND SPECIAL CONDITIONS +++++

- Scope of Work:** Furnish labor and equipment to relocate plants as per Field Order #46, attached.

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit F

Field Order No. 46

Date of Issuance:	December 4, 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>LA501</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: Per the City’s request, relocate three trees in the stormwater recharge area to avoid conflicts with the future public art. Please note one Bald Cypress will shift from the east side of the bridge to west side of the bridge. One Serviceberry on the west side of the bridge will shift to the east side of the bridge. One Bald Cypress on the west side of the bridge will shift slightly northwest.

Attachments: LA501 - Landscape Plan Tree Canopy Mark-Up

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: December 4, 2024	Date:
CC: Roy Aten, City of Bloomington Andrew Cibor, City of Bloomington	

REVISIONS		
NO.	DATE	DESCRIPTION

CLIENT:



**CITY OF
BLOOMINGTON**

Bloomington, IN
47403

DESIGN TEAM



**shrewsberry
REA**

ARCHITECTURAL
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

BEE
BLOOMINGTON ENGINEERING ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (317) 332-8033

CERTIFIED BY:



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

Cecil A. Penland III

© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

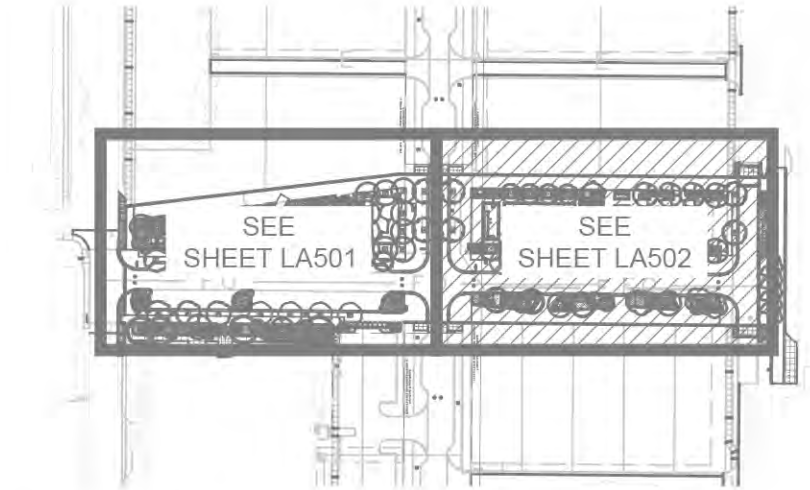
**BLOOMINGTON HOSPITAL RE-USE
INFRASTRUCTURE & SITE ENGINEERING
PHASE 1 EAST**

CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

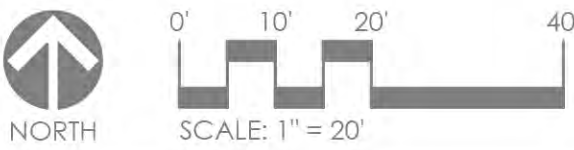
DATE: 06/28/2023	PROJECT NO: 2021-1623
DRAWN BY: PS, KK	CHECKED BY: CP
DRAWING STATUS: CONSTRUCTION ISSUE SET	
SHEET TITLE: LANDSCAPE PLAN TREE CANOPY	
SHEET NO: LA501	

LANDSCAPE GENERAL NOTES

1. IMMEDIATELY NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS PRIOR TO THE BID DATE, AND/OR PRIOR TO START OF CONSTRUCTION.
2. PLANT COUNTS INDICATED ON THE DRAWINGS ARE FOR LANDSCAPE ARCHITECT'S USE. LANDSCAPE CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKE-OFF USING DRAWINGS, SPECIFICATIONS, AND PLANTING SCHEDULE REQUIREMENTS (I.E. SPACING) - UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER THE LANDSCAPE SCHEDULE. CONTRACTOR SHALL ACCOUNT FOR ALL SLOPES IN MATERIAL QUANTITY CALCULATIONS.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT AND OWNER SHALL INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE NECESSARY.
5. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCY.
6. THE CONTRACTOR SHALL INSTALL PLANTING SOIL IN ALL PROPOSED PLANT BED AREAS AND ALL DISTURBED AREAS. SEE DETAILS AND SPECIFICATIONS FOR SOIL TESTING, AMENDING, AND PLACEMENT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND QUANTIFYING THE EXISTENCE OF SUITABLE TOPSOIL. SEE SPECIFICATIONS FOR TOPSOIL TESTING, AMENDING, STRIPPING, AND STOCKPILING REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LANDSCAPE ARCHITECT WITH A TOPSOIL TESTING ANALYSIS. IF SUITABLE TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IMPORTED TOPSOIL ACCORDING TO THE PLANS, DETAILS, AND SPECIFICATIONS. SUBJECT TO COMPLIANCE WITH THE PROJECT REQUIREMENTS, TOPSOIL MAY BE AMENDED TO BECOME PLANTING SOIL AND BE TRANSITIONED INTO SUB-GRADE ACCORDING TO THE LANDSCAPE DETAILS AND SPECIFICATIONS.
8. THE EARTHWORK CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF PLANTING SOIL PRIOR TO THE OWNER/LANDSCAPE ARCHITECT VERIFYING THE EXISTENCE OF SUITABLE PLANTING SOIL AND FINISH GRADE. THE OWNER/LANDSCAPE ARCHITECT SHALL VERIFY DEPTH OF PLANTING SOIL PRIOR TO PLANT INSTALLATION.
9. PROTECT ALL EXISTING STRUCTURES, UTILITIES, PAVEMENT, AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT INDICATED TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.)
10. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON-SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE OWNER.
11. ALL PLANT BEDS SHALL RECEIVE 3-INCH MINIMUM LAYER OF SHREDED HARDWOOD MULCH (UNLESS OTHERWISE NOTED). SEE SPECIFICATIONS.
12. ALL TREE PITTS SHALL BE DUG IN ADVANCE OF PLANTING. EACH TREE PIT SHALL BE TESTED FOR ADEQUATE DRAINAGE. SEE SPECIFICATIONS FOR INSTRUCTIONS ON HOW TO ADMINISTER THE TEST RATE OF PERCOLATION. PROVIDE DRY WELL IF DETERMINED NECESSARY BY LANDSCAPE ARCHITECT. SEE TREE PIT DETAIL.
13. USE SOIL EXCAVATED FROM TREE PLANTING HOLE AS BACKFILL FOR TREE PLANTINGS WHEN POSSIBLE.
14. SEPARATE MULCHED AREAS FROM TURF AREAS WITH A 45-DEGREE, SHOVEL-CUT SPADE EDGE.
15. SEE PLANTING SCHEDULE AND LANDSCAPE DETAILS FOR ADDITIONAL REQUIREMENTS.



SITE KEY PLAN





City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit G

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	40
Status	Pending
Date Created	01/03/2025
Type	Changed Conditions
Summary	Duke additional Hand Holes.
Change Order Description	Duke Energy has Re ^u ested the addition of 2 Electrical Hand Holes to be installed through this contract for use as the Electrical Power lines and transformers are installed to the site and future Development. Milestone has provided the price to have their Electrical Subcontractor install the 2 re ^u ested Electrical Hand Holes as needed for the supply of the Power infrastructure to the site. The work will be performed by Milestone, thru their subcontractor "Electric Plus" and their underground subcontractor "Snedeger" in the locations and the manner as re ^u ired by Duke Energy. No additional days are being added with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$2,613.22
Revised Project Amount	\$13,919,802.23

Resolution 25-101

Exhibit G

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0470	807-78590	EACH	2.000	\$1,306.610	\$2,613.22
HANDHOLE: - Electrical for Duke Energy.					
Reason: As required by Duke Energy for the supply of the Power Infrastructure to the Hopewell site to provide for current and future power needs, agreed to and approved by City Engineering.					
Funding Details					
RES 23-42			2.000	\$1,306.610	\$2,613.22
1 item					Total: \$2,613.22

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$2,613.22	\$13,860,437.25
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
5 fund packages	\$13,373,284.90	\$13,917,189.01	\$2,613.22	\$13,919,802.23

Attachments

Resolution 25-101
Exhibit G

Document	Name	Description	Submission Date
CO_40_DU□E_HAND_HOLES__002_.pdf	CO 40 DU□E HAND HOLES □002□.pdf	Price □uote as provided from Milestone for the RFP initiated by City Engineering.	01/03/2025 12:14 PM EST
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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #40, Duke additional Hand Holes

Exhibit G

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

Resolution 25-101

Exhibit G

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet				
	www.milestonelp.com				Date: October 30, 2024		
					Pages: 1		
To: CITY OF BLOOMINGTON Attn: ROY ATEN			Project: HOPEWELL PHASE 1 EAST				
			Description: DUKE HANDHOLES				
Est. No.			Ref: DUKE HANDHOLES				
			Qty: 2.00 EA				
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	
Trucking							
Total Trucking cost from Attached Sheets:							
Trucking						Trucking Subtotal	
Subcontractor							
Total Trucking cost from Attached Sheets:							
						Subcontractor Subtotal \$ 2,468.51	
						Subtotal \$ 2,468.51	
						Bond (.75% rate) 10% \$ 21.29	
						Labor Markup 10% \$ -	
						Equipment Markup 10% \$ -	
						Material Markup 10% \$ -	
						Trucking Markup 5% \$ -	
						Subcontract Markup 5% \$ 123.43	
						Total \$ 2,613.23	
						Unit Price \$ 1,306.61	
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: October 30, 2024							
Terms: Upon Receipt							
Submitted By: THOMAS GOTT				Approved By:			
				Date			
				Printed:			
				Date			



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit H

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	41
Status	Pending
Date Created	02/11/2025
Type	Scope Changes
Summary	Skate Stopper Hardware and installation, FO #47.
Change Order Description	As requested by FO 47, CO 41 addresses the Labor and the hardware necessary to install the Skate Stopper product provided by City Parks. It was agreed that it would be beneficial to the project to install a Skate Board type deterrent to the wooden bend seating products within the Hopewell project site. The City has agreed to purchase the selected product type and model, providing them to The Contractor [Milestone] for installation. The specific type and model of screw type hardware was called out by REA and City Parks and provided to Milestone, along with the plan sheet referencing the desired locations and spacing for installation. Milestone has provided the Lumpsum Pricing quote for the labor and the specified screw hardware. This change order will add one [] day to the project time line.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$1,489.49
Revised Project Amount	\$13,918,678.50

New Items

Resolution 25-101
Exhibit H

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0480	105-06807	LS	1.000	\$1,489.490	\$1,489.49
ADDITIONAL					
Reason: Treatment for Benches - Skate Stoppers.					
Funding Details					
		RES 23-42	1.000	\$1,489.490	\$1,489.49
1 item					Total: \$1,489.49

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$1,489.49	\$13,859,313.52
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
5 fund packages	\$13,373,284.90	\$13,917,189.01	\$1,489.49	\$13,918,678.50

Time Limit Changes

Resolution 25-101
Exhibit H

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Completion Date	10/31/2024	11/07/2024	1.0 Day	11/08/2024
Substantial Completion Date				
Reason: CO #41, Skate Stoppers				
1 time limit				

Attachments

Document	Name	Description	Submission Date
CO_41_Skate_Deterrent-_DIRECT_COST_Milestone_FO_47.pdf	CO 41 Skate Deterrent- DIRECT COST Milestone FO 47.pdf	Direct Cost Report form from Milestone as provided by PM T. Gott for the estimate d Labor and mounting Hardware supplies.	02/28/2025 11:20 AM EST
CO_41_Skate_Deterrent_Hardware_Options_-_Milestone_FO_47.pdf	CO 41 Skate Deterrent Hardware Options - Milestone FO 47.pdf	Cut Sheet for the Mounting Hardware "screws" that have been proposed and selected with input from REA and City Parks.	02/28/2025 11:26 AM EST
CO_41_S"ATE_DETERRENTS-_Milestone_"FO_47.pdf	CO 41 S"ATE DETERRENTS- Milestone "FO 47.pdf	PCO Pricing sheet from T. Gott of Milestone to show the Labor cost and Mounting Hardware material cost, with the allowable mark-up.	02/28/2025 11:24 AM EST
FO_47_-_Skateboard_Deterrents_-_2025-01-07.pdf	FO 47 - Skateboard Deterrents - 2025-01-07.pdf	The Field Order as issued by REA on behalf of The City on 1-7-25 for the Labor and mounting Hardware for the City Parks provided Skate Deterrents.	02/28/2025 11:15 AM EST
4 attachments			

Resolution 25-101
Exhibit H

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #41, Skate Stoppers

Exhibit H

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES Resolution 25-101
Exhibit H

Field Order No. 47

Date of Issuance:	January 7, 2025	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:	N/A	LA406, LA407, & LA408
	Specification(s)	Drawing(s) / Detail(s)



Description: Provide a price for the installation of owner-provided skateboard deterrents per the attached exhibits. Attach the skateboard deterrent to the benches using tamper resistant screws.

Product information for the skateboard deterrent that has been ordered can be found at:
https://www.emedco.com/skateboard-protection-devices-skt7.html?utm_campaign=%5BNB%5D+TP+Signs+Catch+All+Over+100+PLA-S+All+PC-03+GGL+EMED&utm_source=google&utm_medium=cpc&utm_term=&matchtype=&device=c&adgroupid=&gad_source=1&gclid=CjwKCAiAgoq7BhBxEiwAVcW0LLrglD0Wg8VBG1xFtLIVx09F7tBH6r31pJG2KSq8HgsHs6VchKyvEBoCATwQAvD_BwE&gclid=aw.ds#SKT7-60.

Attachments: Exhibit A

Exhibit B

ISSUED:	RECEIVED:
By: 	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)

Title: Landscape Architect

Title:

Date: January 7, 2025

Date:

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

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46201
P 317.263.0127 / REASITE.COM

PROJECT:

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

CITY OF BLOOMINGTON

FIELD ORDER 47

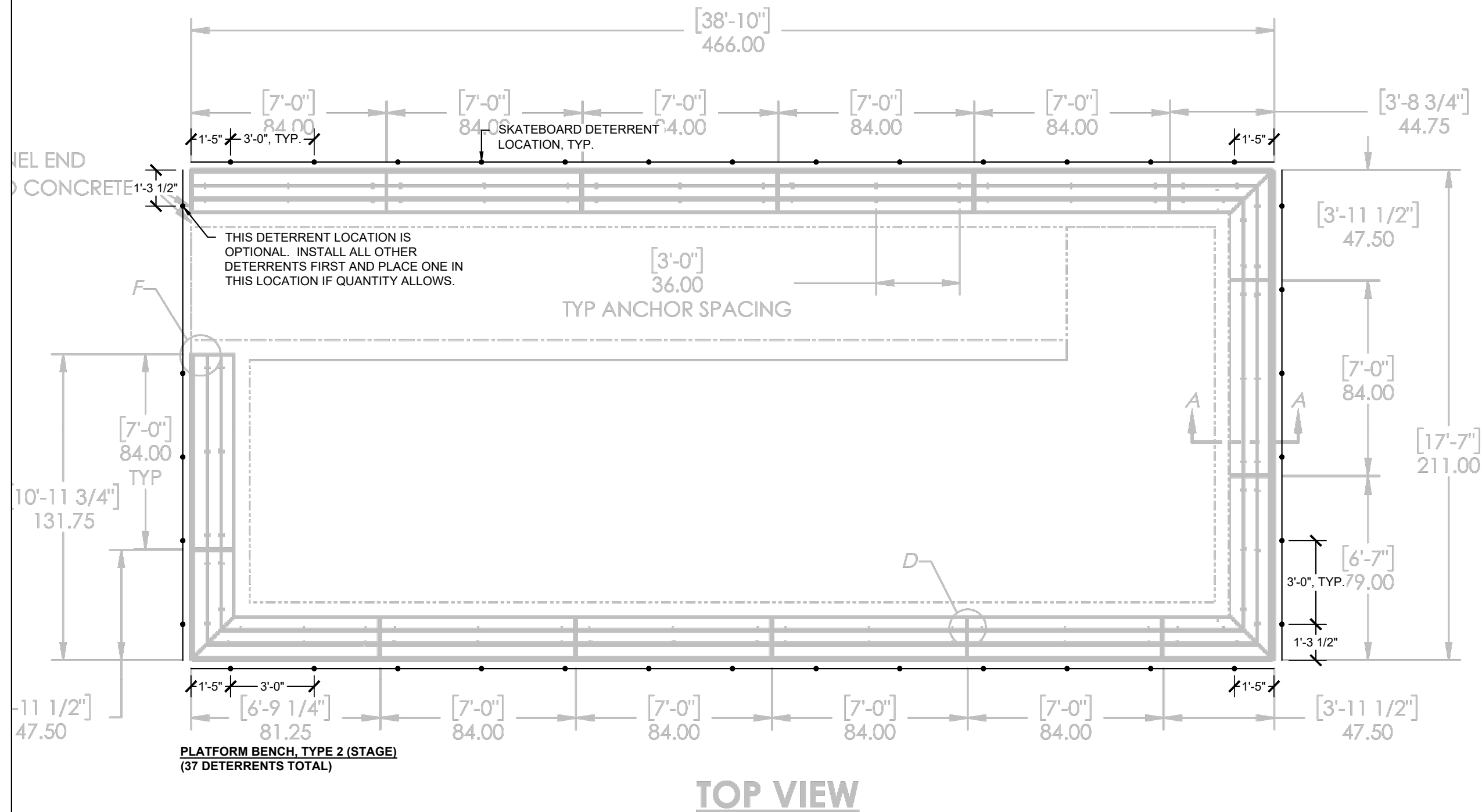
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM PREPARED BY REA FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE, AND MAY BE USED SOLELY WITH RESPECT TO THIS PROJECT. THE DOCUMENTS ARE NOT TO BE REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF REA. AUTHORIZED USE OF ELECTRONIC MEDIA OR FILE DOES NOT GUARANTEE THAT THESE FILES CONTAIN COMPLETE AND ACCURATE INFORMATION. IN ORDER TO INSURE THE ACCURACY OF THE INFORMATION CONTAINED AND THAT NO CHANGES OR MODIFICATIONS HAVE BEEN MADE, THESE FILES MUST BE COMPARED TO THE PROJECT'S CONTRACT DOCUMENTS WITH STAMPED AND SEALED CERTIFICATION AND APPLICABLE APPROVED MODIFICATIONS.

EXHIBIT A

DRAWING:

LA406

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RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
P 317.263.0127 / REASITE.COM

PREPARED FOR:

PROJECT:

**BLOOMINGTON HOSPITAL
RE-USE INFRASTRUCTURE
& SITE ENGINEERING
PHASE 1 EAST**
CITY OF BLOOMINGTON
FIELD ORDER 47

REVISIONS:

NO.	BY	DESCRIPTION	DATE
47	CAP	FIELD ORDER 47	01/07/2025

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM PREPARED BY REA FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND MAY BE USED SOLELY WITH RESPECT TO THIS PROJECT. THE DOCUMENTS MAY NOT BE REPRODUCED OR MODIFIED BY A THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF REA. AUTHORIZED USE OF ELECTRONIC MEDIA OR FILE DOES NOT GUARANTEE THAT THESE FILES CONTAIN COMPLETE AND ACCURATE INFORMATION. IN ORDER TO INSURE THE ACCURACY OF THE INFORMATION CONTAINED AND THAT NO CHANGES OR MODIFICATIONS HAVE BEEN MADE, THESE FILES MUST BE COMPARED TO THE PROJECT'S CONTRACT DOCUMENTS WITH STAMPED AND SEALED CERTIFICATION AND APPLICABLE APPROVED MODIFICATIONS.

DRAWING NAME:

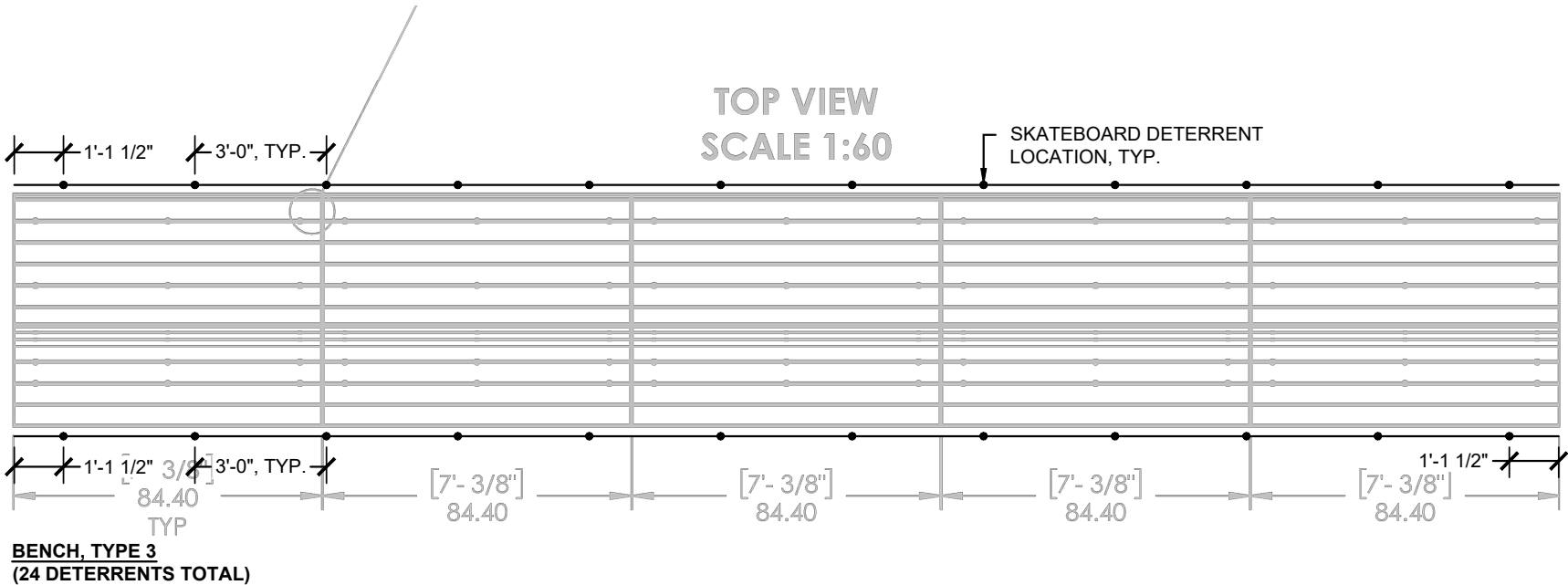
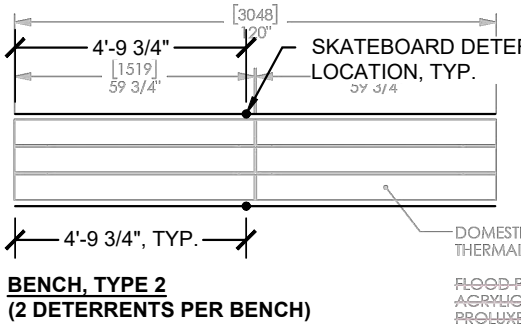
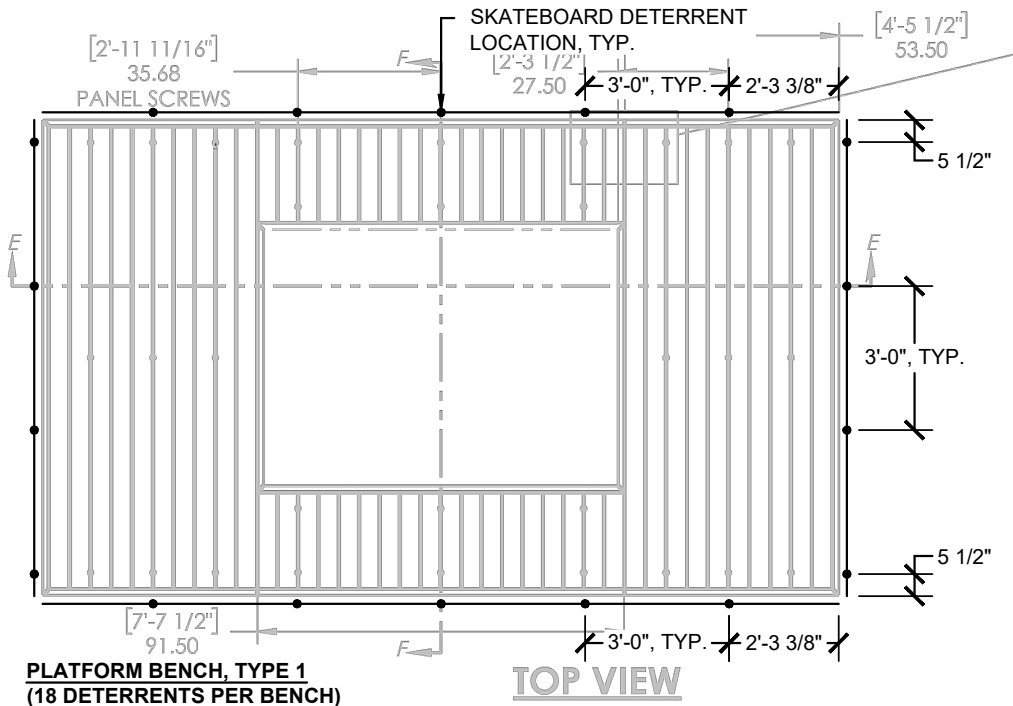
EXHIBIT B

REA PROJECT #: 1671
DATE: 1/07/2025
DRAWN BY: CP
REVIEWED BY: CP

DRAWING:

LA407/408

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Resolution 25-101

Exhibit H

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet			
	www.milestonelp.com				Date: January 28, 2025	
				Pages: 4		
To: City of Bloomington Attn: Cecil Penland/ ROY ATEN		Project: Hopewell East Phase 1				
		Description: INSTALL SKATEBOARD DETERRENTS				
Est. No.		Ref: INSTALL				
		Qty: 1 LS				
Labor:						
Total Labor Cost from Estimate Sheet:						
					Labor Subtotal \$ 1,044.00	
Equipment:						
Total Equipment Cost from Estimate Sheet:						
					Equipment Subtotal	
Material:						
Total Material Cost from Estimate Sheet:						
					Material Subtotal \$ 300.00	
Subcontractors:						
Total Subcontractor cost from Attached Sheets:						
					Subcontractor Subtotal	
					Subtotal \$ 1,344.00	
Bond (.75% rate) 10%					\$ 11.09	
Labor Markup 10%					\$ 104.40	
Equipment Markup 10%					\$ -	
Material Markup 10%					\$ 30.00	
Subcontractor Markup 5%					\$ -	
Total					\$ 1,489.49	
Per					LS	
Unit Price					\$ 1,489.49	
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: January 28, 2025						
Terms: Upon Receipt						
Submitted By: Tommy Gott		Approved By:		Date		
		Printed:		Date		

Resolution 25-101
Exhibit H

Milestone Contractors, L.P.
B20454-1P-44 HOPEWELL SKATE DETERRENTS
Gott, Thomas

Direct Cost Report

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

BID ITEM = 1
Description = INSTALL ANCHORS ON BENCH'S

Land Item Unit = SCHEDULE: 1 100
LS Takeoff Quan: 1.000 Engr Quan: 1.000

1 MATERIAL AND LABOR FOR INSTALL Quan: 1.00 L;S Hrs/Shift: 10.00 Cal: 510 WC: 1

BLANK	(Mod) Blank Crew	8.00	CH	Prod:	0.8000 S	Lab Pcs:	2.00	Eqp Pcs:	0.00
66	SS HEAVY DUTY SCRE	1.00	LS	300.000			300		
HSUP41-81	Hourly Superintendent 41/8	1.00	MH	40.650	615				
LAB	laborers (all except 41/81)	1.00	MH	27.400	429				
\$1,343.96	16.0000 MH/L;S	16.00	MH	[598.84]	1,044		300		

====> Item Totals: 1 - INSTALL ANCHORS ON BENCH'S

\$1,343.96	16.0000 MH/LS	16.00	MH	[598.84]	1,044		300		
1,343.960	1 LS				1,043.96		300.00		

\$1,343.96 *** Report Totals *** 16.00 MH 1,044 300

>>> 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)

Exterior Screws

Strong-Drive® SDS HEAVY-DUTY CONNECTOR Screw

Heavy-Duty Simpson Strong-Tie® Connectors

A 0.250"-diameter high-strength structural wood screw ideal for various connector installations as well as wood-to-wood and engineered wood applications.

Features:

- Type-17 point enables easy driving with no predrilling
- Available with a double-barrier coating and Type 316 stainless steel
- 3/8" hex head with 0.500" integrated washer
- Head is stamped with the Simpson Strong-Tie "S" sign and fastener length for easy identification after installation
- Replacement driver bit — BITHEXR38-R1

For more information regarding driver bits for Simpson Strong-Tie fasteners, see p. 129.

Install Tips: A low-speed 1/2" drill with a 3/8" hex driver is the recommended tool for installation.

Codes/Standards: ICC-ES ESR-2236 (including City of LA Supplement), State of Florida FL9589

For Technical Data and Loads, see C-F-2023TECHSUP Fastening Systems

Technical Guide, pp. 70–71, 78, 112, 166–169, 202



Type 316 Stainless Steel

Model No.	Dimensions				Retail Pack		Bulk	
	Inches		Millimeters		Fasteners per Pack	Model No.	Fasteners per Pack	Model No.
	O.D. ¹ x Length	Thread Length	O.D. x Length	Thread Length				
SDS25112SS	0.250 x 1 1/2	1	6.5 x 38	25	25	SDS25112SS-R25	1,500	SDS25112SS
SDS25200SS	0.250 x 2	1 1/4	6.5 x 51	31	25	SDS25200SS-R25	1,300	SDS25200SS
SDS25212SS	0.250 x 2 1/2	1 1/2	6.5 x 63	38	25	SDS25212SS-R25	1,100	SDS25212SS
SDS25300SS	0.250 x 3	2	6.5 x 76	51	25	SDS25300SS-R25	950	SDS25300SS
SDS25312SS	0.250 x 3 1/2	2 1/4	6.5 x 89	57	25	SDS25312SS-R25	900	SDS25312SS
					25	SDS25312SS-R25L*	—	—

*Packaged in a ledger-specific box with 3/8" hex-driver bit.

1. O.D. denotes thread outer diameter. Shank diameter is 0.235".



Double-Barrier Coating

Model No.	Dimensions				Retail Pack		Mini Bulk		Bulk	
	Inches		Millimeters		Fasteners per Pack	Model No.	Fasteners per Pack	Model No.	Fasteners per Pack	Model No.
	O.D. ¹ x Length	Thread Length	O.D. x Length	Thread Length						
SDS25112	0.250 x 1 1/2	1	6.5 x 38	25	25	SDS25112-R25	300	SDS25112MB	1,500	SDS25112
SDS25200	0.250 x 2	1 1/4	6.5 x 51	31	25	SDS25200-R25	250	SDS25200MB	1,300	SDS25200
SDS25212	0.250 x 2 1/2	1 1/2	6.5 x 63	38	25	SDS25212-R25	200	SDS25212MB	1,100	SDS25212
SDS25300	0.250 x 3	2	6.5 x 76	51	25	SDS25300-R25	150	SDS25300MB	950	SDS25300
SDS25312	0.250 x 3 1/2	2 1/4	6.5 x 89	57	10	SDS25312-R10	125	SDS25312MB	900	SDS25312
					25	SDS25312-R25L*	—	—	—	—
SDS25412	0.250 x 4 1/2	2 3/4	6.5 x 114	70	10	SDS25412-R10	100	SDS25412MB	800	SDS25412
SDS25500	0.250 x 5	2 3/4	6.5 x 127	70	10	SDS25500-R10	100	SDS25500MB	500	SDS25500
					25	SDS25500-R25L*	—	—	—	—
SDS25600	0.250 x 6	3 1/4	6.5 x 152	82	10	SDS25600-R10	100	SDS25600MB	600	SDS25600
SDS25800	0.250 x 8	3 1/4	6.5 x 203	82	10	SDS25800-R10	—	—	—	—
					50	SDS25800-R50	—	—	400	SDS25800

*Packaged in a ledger-specific box with 3/8" hex-driver bit.

1. O.D. denotes thread outer diameter. Shank diameter is 0.235".

Exterior Screws

Strong-Drive® SD CONNECTOR SS Screw

For Simpson Strong-Tie Stainless-Steel Connectors

The stainless-steel Strong-Drive SD Connector SS screw (SD SS) is specifically designed to replace nails in certain Simpson Strong-Tie stainless-steel connectors. The load-rated SD SS screw has been tested and approved for use in many popular Simpson Strong-Tie products. In certain applications screws are easier and more convenient to install than nails, and the single-fastener load values achieved by the SD SS screw exceed those of 10d common nails. In addition, the Type 316 stainless steel provides excellent corrosion resistance appropriate for severe-exposure environments.

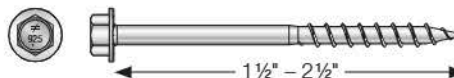
Features:

- Specifically designed to replace nails in certain Simpson Strong-Tie stainless-steel connectors and is the only screw tested and approved for that application
- The single-fastener load capacity of the #9 SD SS exceeds the capacity of a 10d common nail
- Ideal for use in connector applications where more control is desired or using a hammer is inconvenient installation
- 1/4" hex head with 0.370"-dia. integrated washer is stamped with the Simpson Strong-Tie "S" sign and the fastener size for easy identification after installation
- Shank is specifically designed to match the fastener holes in Simpson Strong-Tie connectors
- Hex driver bit included

For more information regarding driver bits for Simpson Strong-Tie fasteners, see p. 129.

Codes/Standards: ICC-ES ESR-3046 (including City of LA Supplement), State of Florida FL9589

For Technical Data and Loads, see C-F-2023TECHSUP *Fastening Systems Technical Guide*, pp. 68–69, 203–205



Type 316 Stainless Steel

Dimensions						Drive Type	Retail Pack		Mini-Bulk Pack		Bulk Packaging SKU	
Inches			Millimeters				Model No.	Fasteners per Pack	Model No.	Fasteners per Pack	Model No.	Fasteners per Pack
O.D. x Length	Thread Length	Head Dia.	O.D. x Length	Thread Length	Head Dia.							
#9 x 1½	1¼	0.370	4.2 x 38	28	9.3	¼" Hex	SD9112SS-R100	100	SD9112SS-R500	500	SD9112SSMB	3,000
#9 x 2½	1¼	0.370	4.2 x 63	28	9.3	¼" Hex	SD9212SS-R100	100	SD9212SS-R500	500	SD9212SSMB	2,000

1. O.D. denotes thread outer diameter.

2. Shank diameter is 0.130".

3. Master carton retail pack quantity: 10; mini-bulk pack quantity: 3.

4. One (1) hex driver bit is included in each package.



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit I

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	42
Status	Pending
Date Created	02/11/2025
Type	Other
Summary	2nd Street Storm Sewer Extension.
Change Order Description	The City's future 2nd Street Project requires a connection point for its proposed storm sewer. The location of that connection point is located within the construction limits of the Hopewell East Project. The 2nd Street Project designed the structure and the installation will be performed by Milestone Contractors. This change order is for labor and materials for the extension of the storm sewer to the new connection point. Funding for this change order is being provided through the 2nd Street Project. This change order will add four (4) additional days to the time limit.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$33,047.38
Revised Project Amount	\$13,950,236.39

Increases/Decreases

Resolution 25-101
Exhibit I

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0011	202-52710	SYS	\$25.000	895.000	\$22,375.00	85.000	\$2,125.00	980.000	\$24,500.00
SIDEWALK CONCRETE, REMOVE									
Reason: Additional 2nd St. Connection.									
			Funding Details						
2nd St Storm Sewer, CO #42			0.000	\$0.00	85.000	\$2,125.00	85.000	\$2,125.00	
B-Line, CO #37			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			895.000	\$22,375.00	0.000	\$0.00	895.000	\$22,375.00	
Tree Grates, CO #27			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
0035	604-06070	SFT	\$15.000	1,914.000	\$28,710.00	765.000	\$11,475.00	2,679.000	\$40,185.00
SIDEWALK, CONCRETE									
Reason: Additional 2nd St. Connection.									
			Funding Details						
2nd St Storm Sewer, CO #42			0.000	\$0.00	765.000	\$11,475.00	765.000	\$11,475.00	
B-Line, CO #37			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

Resolution 25-101
Exhibit I

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
			Not Used	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			RES 23-42	1,914.000	\$28,710.00	0.000	\$0.00	1,914.000	\$28,710.00
			Tree Grates, CO #27	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

0079	SP	LFT	\$210.000	319.000	\$66,990.00	66.000	\$13,860.00	385.000	\$80,850.00
PIPE, STORM SEWER, 24 IN., RCP									
Reason: Additional 2nd St. Connection.									

Funding Details									
			2nd St Storm Sewer, CO #42	0.000	\$0.00	66.000	\$13,860.00	66.000	\$13,860.00
			B-Line, CO #37	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			CO #30, Repair Paving	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Not Used	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			RES 23-42	319.000	\$66,990.00	0.000	\$0.00	319.000	\$66,990.00
			Tree Grates, CO #27	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

0095	720-94157	EACH	\$4,000.000	15.000	\$60,000.00	1.000	\$4,000.00	16.000	\$64,000.00
MANHOLE, TYPE C									
Reason: Additional 2nd St. Connection.									

Funding Details									
			2nd St Storm Sewer, CO #42	0.000	\$0.00	1.000	\$4,000.00	1.000	\$4,000.00
			B-Line, CO #37	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			CO #30, Repair Paving	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

Resolution 25-101
Exhibit I

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
			Not Used	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			RES 23-42	15.000	\$60,000.00	0.000	\$0.00	15.000	\$60,000.00
			Tree Grates, CO #27	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
4 items			Totals		\$178,075.00		\$31,460.00		\$209,535.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0490	715-05059	LS	1.000	\$1,587.380	\$1,587.38
SEWER					
Reason: Storm Manhole, Core.					
Funding Details					
		2nd St Storm Sewer, CO #42	1.000	\$1,587.380	\$1,587.38
1 item					Total: \$1,587.38

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$0.00	\$13,857,824.03
Not Used	\$0.00	\$0.00	\$0.00	\$0.00

Resolution 25-101 Exhibit I

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
2nd St Storm Sewer, CO #42	\$0.00	\$0.00	\$33,047.38	\$33,047.38
6 fund packages	\$13,373,284.90	\$13,917,189.01	\$33,047.38	\$13,950,236.39

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Completion Date	10/31/2024	11/07/2024	4.0 Days	11/11/2024
Substantial Completion Date				
Reason: CO #42, 2nd Street Storm Sewer Extension.				
1 time limit				

Attachments

Document	Name	Description	Submission Date
1-7-25_R-Aten_email_attachments.pdf	1-7-25 R-Aten email attachments.pdf	The attachment included with the 1/7/25 email from Roy of City Engineering that provided the exhibit for the work requested.	04/17/2025 11:30 AM EDT
1-7-25_R-Aten_email_to_create_FO.pdf	1-7-25 R-Aten email to create FO.pdf	This is the January 7th, 2025 email from Roy of City Engineering that directed REA to generate the Field Order that would request the Pricing and work for the extension of the Storm Sewer connection to the north end of Madison at 2nd St. for future use.	04/17/2025 11:27 AM EDT
4 attachments			

Resolution 25-101 Exhibit I			Submission Date
Document	Name	Description	
CO_42_-_Milestone_Price_quote_for_Added_Storm_Pipe_Connection.pdf	CO 42 - Milestone Price quote for Added Storm Pipe Connection.pdf	Price quote from Tom of Milestone for the work outlined by Field Order 47-B.	04/17/2025 11:34 AM EDT
FO_47B_-_Madison_Storm_Sewer_Connection_2025-01-17.pdf	FO 47B - Madison Storm Sewer Connection_2025-01-17.pdf	Field Order 47-B as generated by REA, accepted by The City and issued to Milestone for review and a construction quote.	04/17/2025 11:32 AM 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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #42, 2nd St Storm Sewer

Exhibit I

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
07/01/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/22/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit I

Field Order No. 47

Date of Issuance:	January 21, 2025	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>33 4200 - Stormwater Conveyance</u>	<u>C303 & C304</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: The City requested extension of the Madison Street storm sewer system to 2nd Street to provide a connection for the West 2nd Street Modernization and Safety Improvements project. The attached plan markups were created by the City and require connection to STR-365 and an extension of the system to the north with a 24" RCP and the installation of a new manhole, STR-365A.

The Contractor is directed to provide change order pricing for the proposed storm sewer installation and the removals and restoration of the impacted improvements.

Attachments: C303 - Storm Sewer Plan & Profile - City of Bloomington Markups
C304 - Storm Sewer Plan & Profile - City of Bloomington Markups

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: January 21, 2025	Date:

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

REVISIONS	
NO.	DESCRIPTION

CLIENT:

CITY OF BLOOMINGTON

Bloomington, IN 47403

DESIGN TEAM:

shrewsberry

REA

BEE

ARCHITECTURAL
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

SYNTH PHOTO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8030

CERTIFIED BY:

MATTHEW D. WALLACE
REGISTERED
No. 10302418
STATE OF INDIANA
PROFESSIONAL ENGINEER

Matthew D. Wallace

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HOPEWELL INFRASTRUCTURE & SITE ENGINEERING

PHASE 1 EAST - RE-BID

CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

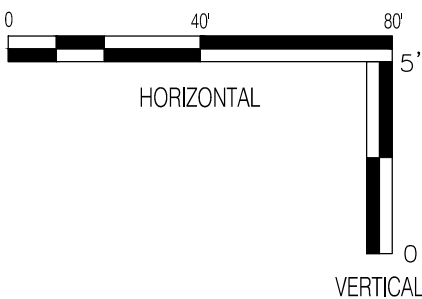
DATE: 03/15/2023 PROJECT NO: 21-0049
DRAWN BY: RDR CHECKED BY: MDW
DRAWING STATUS: RE-BID

SHEET TITLE: STORM SEWER PLAN & PROFILE

SHEET NO: C303

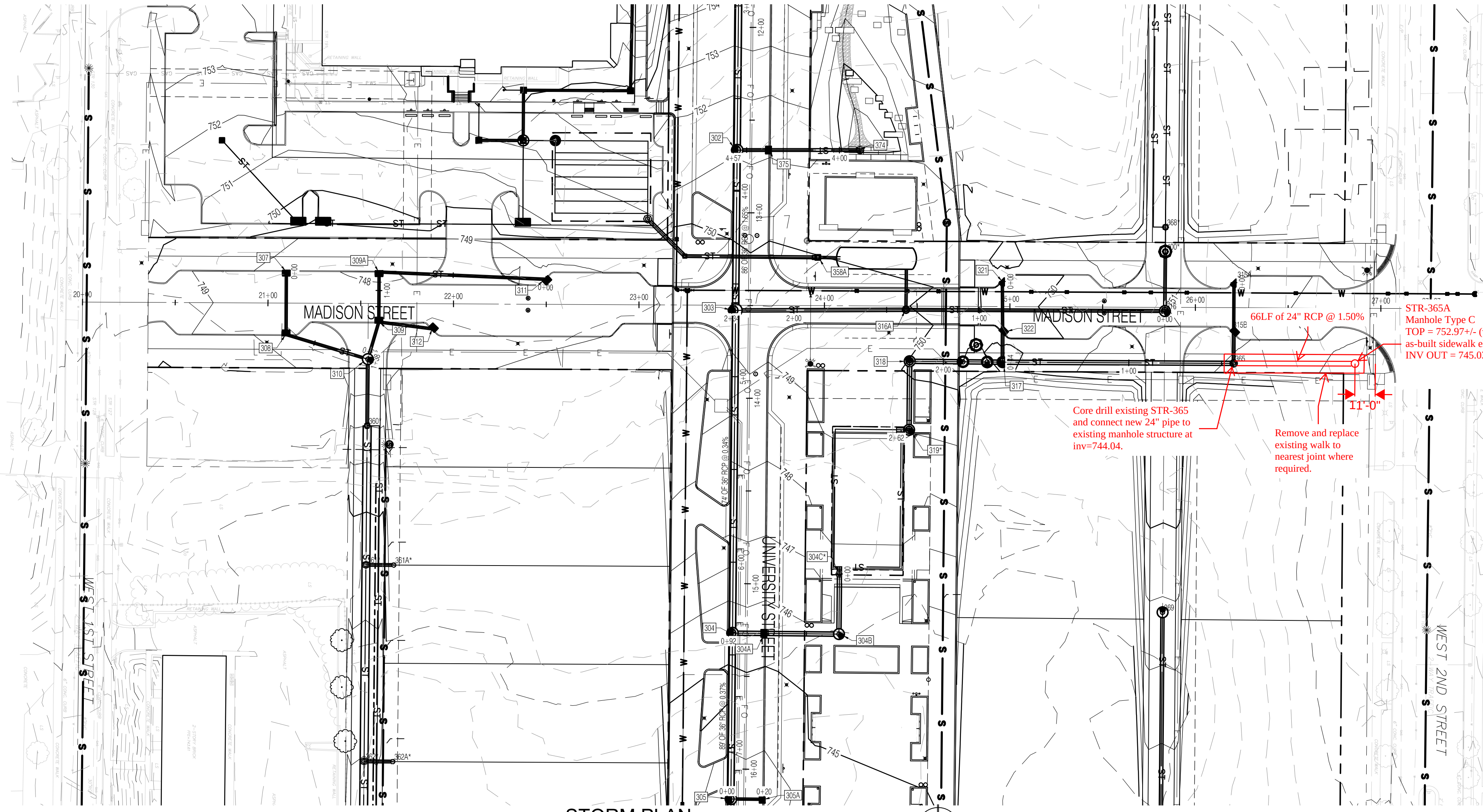
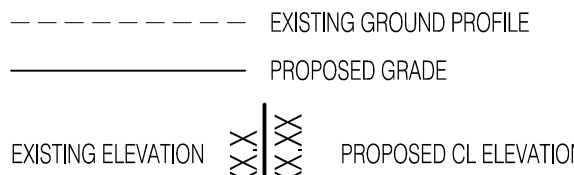
LEGEND:

- RIGHT OF WAY LINE (EXISTING RW)
- EASEMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE (NEW RW)
- LOT LINE
- PARKING STRIPING
- PWS WATER MAIN
- ST STORM SEWER
- S SANITARY SEWER
- EX EXISTING
- INV INVERT ELEVATION
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE
- TC TOP OF CURB/TOP OF CASTING GRADE
- GRANULAR BACKFILL - SEE DETAIL SHEET C803



GENERAL NOTES

- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKERS SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING ELEVATIONS BEFORE CONSTRUCTION BEGINS.
- THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED THE CITY OF BLOOMINGTON ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL CIRCUMSTANCES OR DIFFICULTY DURING CONSTRUCTION AND WILL REQUIRE PRIOR FIELD APPROVAL FROM A DESIGNATED REPRESENTATIVE OF THE CITY OF BLOOMINGTON IN ADDITION TO SUPPLEMENTAL APPROVAL BY THE DESIGN ENGINEER. AN EXPLANATION OF ANY SUCH DEVIATION SHALL BE INCLUDED AS A REQUIREMENT ON AS-BUILT/RECORD DRAWINGS SUBMITTED FOR RELEASE OF PERFORMANCE GUARANTEES. APPROVED DESIGN SLOPES IDENTIFIED AS GENERATING VELOCITIES OF 2.5 FPS OR LESS OR 10 FPS OR GRATER (AT FULL FLOW CAPACITY) SHALL REQUIRE AS-BUILT CERTIFICATION AT THE TIME OF CONSTRUCTION, PRIOR TO BACKFILLING THE PIPE. THE CONTRACTOR IS INSTRUCTED TO AS-BUILT EACH SECTION OF STORM PIPE AS IT IS BEING INSTALLED TO ENSURE COMPLIANCE WITH THE DESIGN PLANS AND AS APPROVED BY THE CITY OF BLOOMINGTON.
- NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
- ALL STORM WATER DRAINAGE CASTINGS SHALL BE LABELED WITH ENVIRONMENTAL MESSAGING "DUMP NO WASTE".
- ALL CONCRETE PIPE JOINTS SHALL BE CONTINUOUS O-RING GASKET CONFORMING TO ASTM C 443.



REVISIONS	
NO.	DESCRIPTION

CLIENT:

CITY OF BLOOMINGTON

Bloomington, IN 47403

DESIGN TEAM:

shrewsberry

REA

BEE

ARCHITECTURAL
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

SYNTHUM PARTO & ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8030

CERTIFIED BY:

MATTHEW D. WALLACE
REGISTERED
No. 10302418
STATE OF INDIANA
PROFESSIONAL ENGINEER

Matthew D. Wallace

© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

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: STORM SEWER PLAN & PROFILE

SHEET NO: C304

LEGEND:

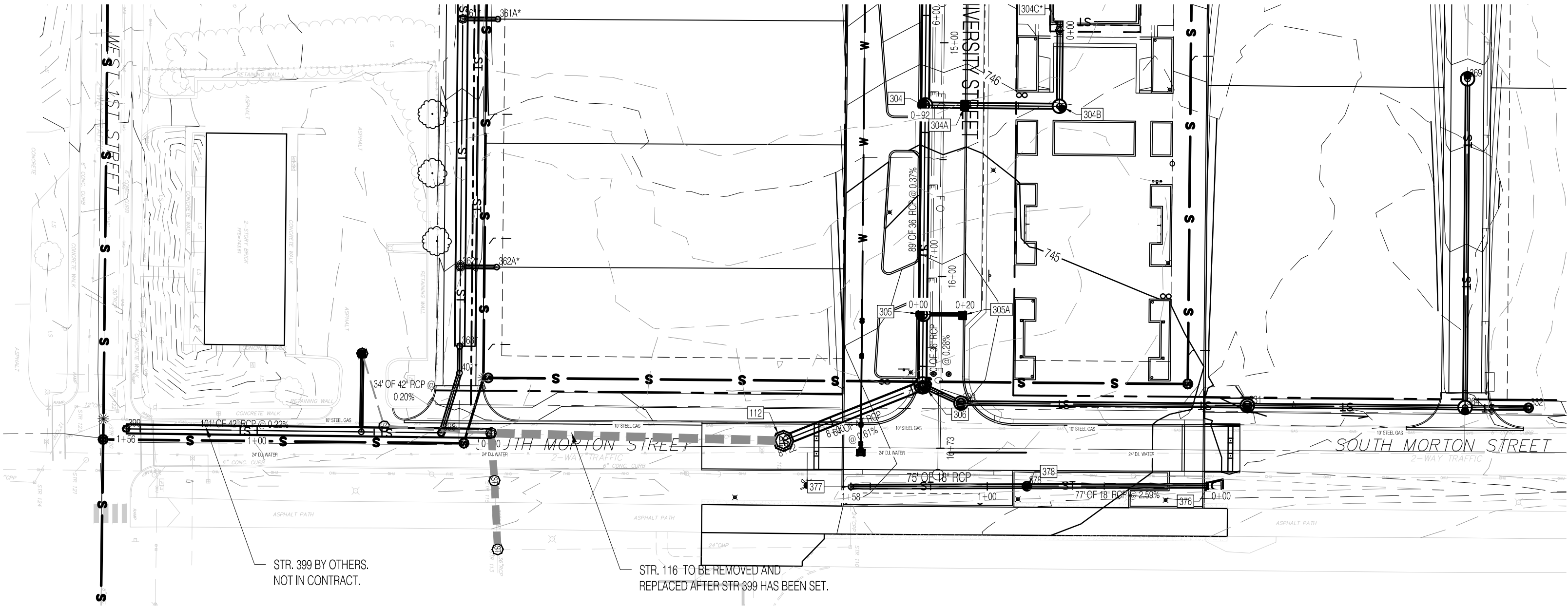
RIGHT OF WAY LINE (EXISTING RW)
EASEMENT LINE
CENTER LINE
RIGHT OF WAY LINE (NEW RW)
LOT LINE
PARKING STRIPING
P.W.S. WATER MAIN
ST STORM SEWER
S SANITARY SEWER
EX EXISTING
INV INVERT ELEVATION
MH MANHOLE
RCP REINFORCED CONCRETE PIPE
TC TOP OF CURB/TOP OF CASTING GRADE
GRANULAR BACKFILL - SEE DETAIL SHEET C803

HORIZONTAL
VERTICAL

GENERAL NOTES

- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKERS SAFETY.
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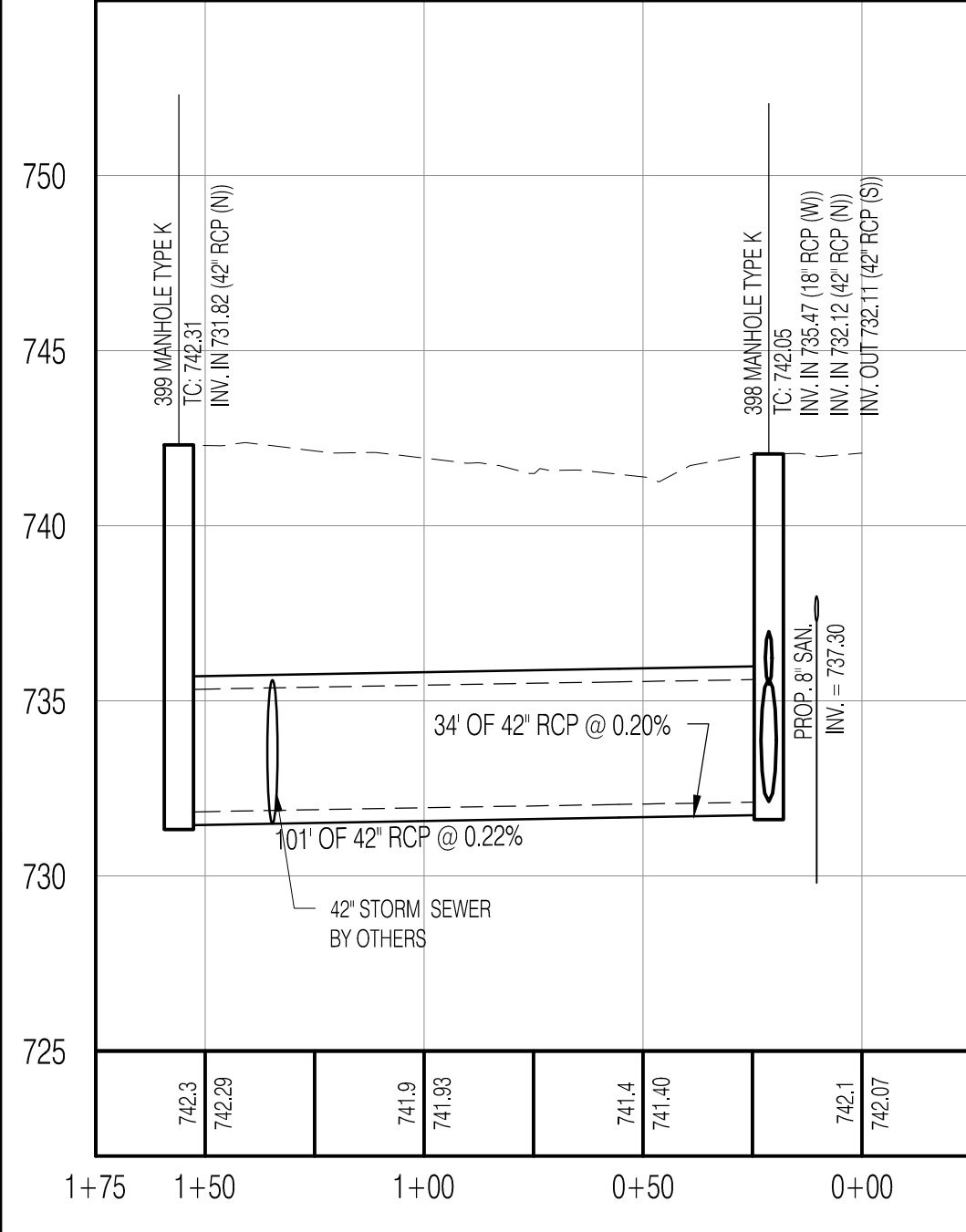
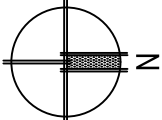
EXISTING GROUND PROFILE
PROPOSED GRADE
EXISTING ELEVATION
PROPOSED CL ELEVATION



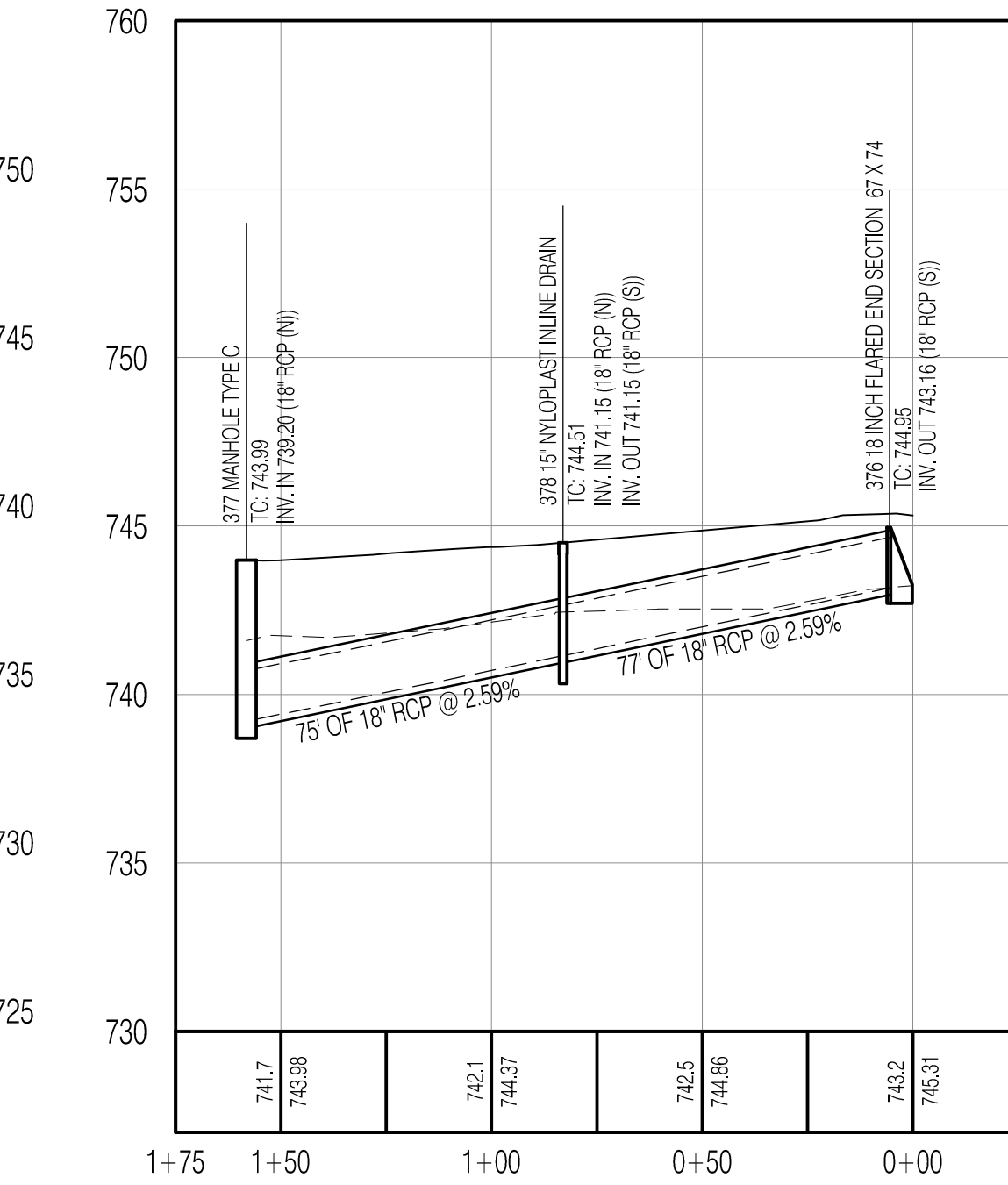
PROJECT SEQUENCING NOTE:
CONTRACTOR IS HEREBY INFORMED THAT THE CITY OF BLOOMINGTON HAS A PROJECT TO FULLY RECONSTRUCT 1ST STREET. THE TIMELINE FOR THIS PROJECT AND THE 1ST STREET PROJECT WILL OVERLAP. THE CONTRACTOR SHALL COORDINATE WITH THE 1ST STREET CONTRACTOR AS THE CONNECTION TO THE 1ST STREET UTILITIES CANNOT BE COMPLETED UNTIL THE NECESSARY STRUCTURES HAVE BEEN SET.

STORM PLAN

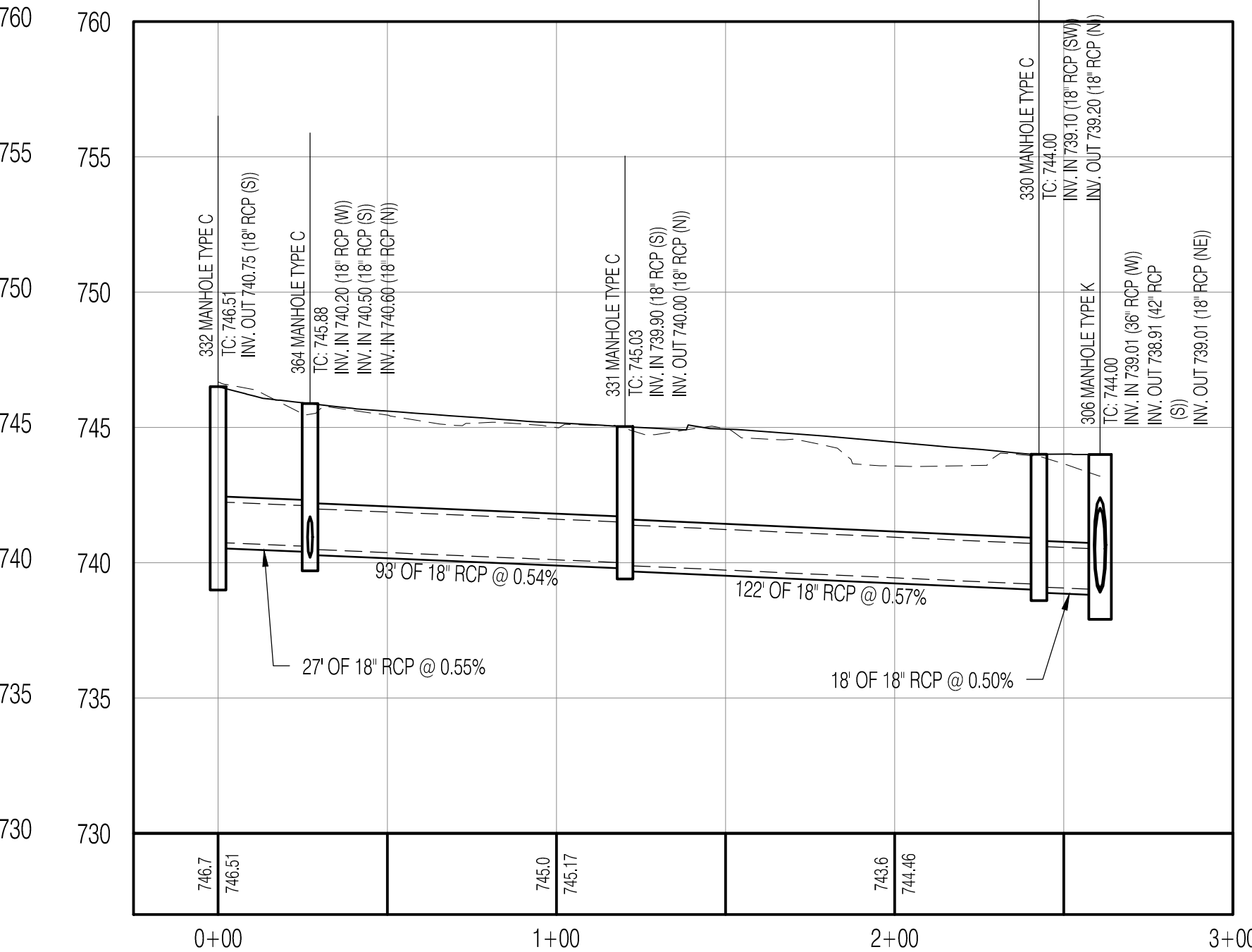
Scale: 1" = 40'-0"



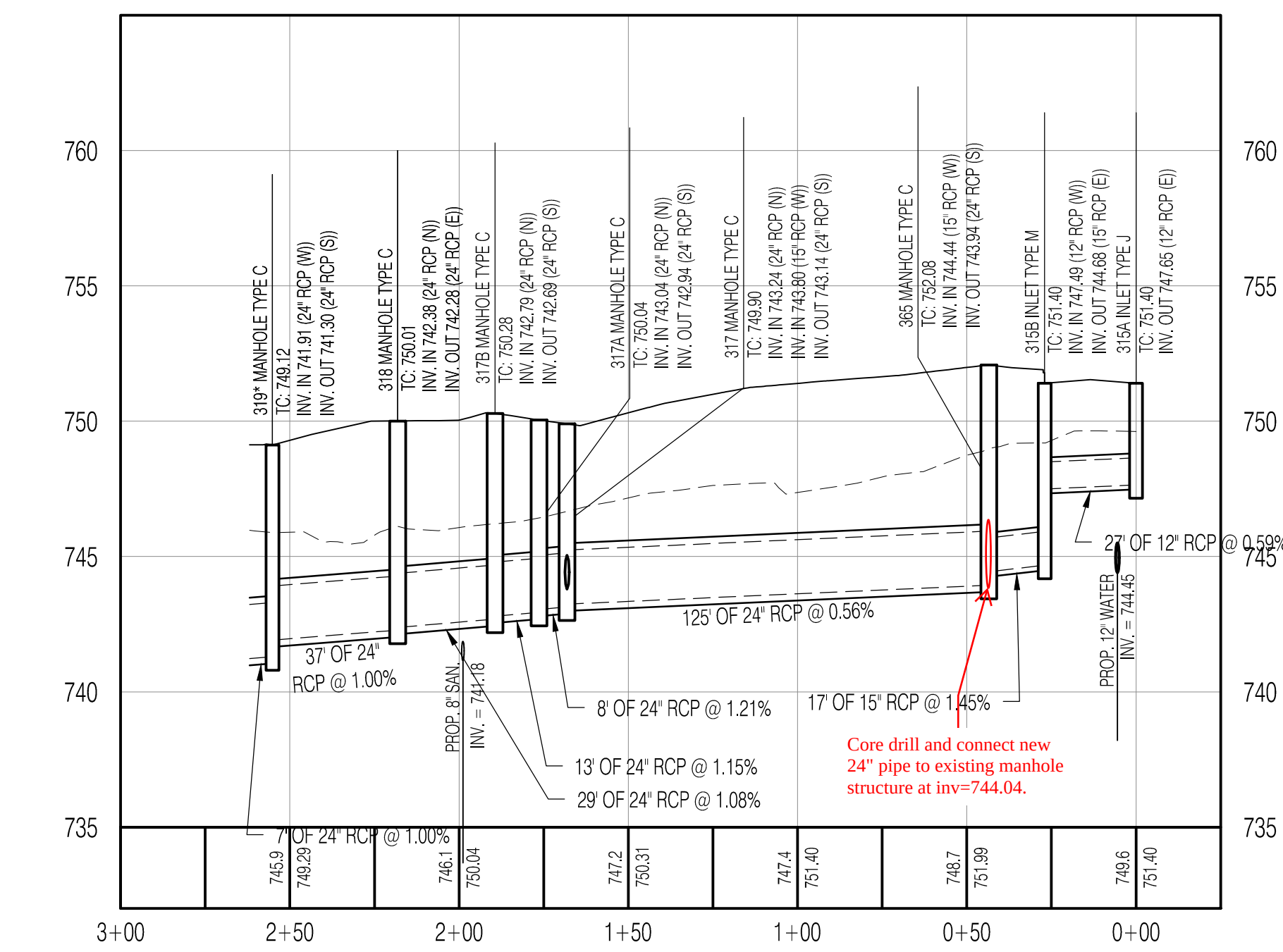
Proposed Storm to 1st Street



Proposed Storm 376 to 377



Proposed Storm 332 to 306



Proposed Storm 315A to Plaza Detention



4755 W. Arlington Road
Bloomington IN 47404
PHONE (812) 330-2037
FAX (812) 330-2118

Resolution 25-101
Change
Order Exhibit I

TO: City of Bloomington
HOPEWELL PHASE 1 EAST
Bloomington, In. 47402
Attn: MR. ROY ATEN

Change Order NO.	
DATE	1/21/2025
OUR CONTRACT NO.	235032

ITEM NOS.	DESCRIPTION	UNIT PRICE	UNIT	INCREASE		DECREASE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT
11	SIDEWALK REMOVAL	\$25.00	SYS	85.00	\$2,125.00	0.00	\$0.00
79	24" RCP	\$210.00	LF	66.00	\$13,860.00		\$0.00
95	MANHOLE TYPE C	\$4,000.00	EA	1.00	\$4,000.00		\$0.00
35	SIDEWALK CONCRETE	\$15.00	SFT	765.00	\$11,475.00		\$0.00
	CORE EXISTING STRUCTURE	\$1,587.38	LS	1.00	\$1,587.38		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
					\$0.00		\$0.00
		TOTALS			\$33,047.38		\$0.00
		NET	INCREASED DECREASED	ESTIMATED COST	\$	33,047.38	

THIS CO WILL ACCOMADATE FUTURE STORM DRAINAGE FOR THE 2ND STREET PROJECT

THIS IS A TOTAL OF 4 DAYS OF

COMPANY NAME

SIGNATURE/TITLE

DATE _____

PLEASE SIGN AND RETURN ONE COPY.

MILESTONE CONTRACTORS, L. P.

Thomas Gott
SUBMITTED BY

MILESTONE CONTRACTORS, L. P.

THOMAS GOTT
APPROVED BY



Resolution 25-101

Exhibit I

Re: Hopewell - Storm Connection along the north end of Madison for Future 2nd St. work.

From Roy Aten <atenro@bloomington.in.gov>

Date Tue 1/7/2025 9:55 AM

To Judson Huber <jhuber@reasite.com>

Cc Cecil Penland <cpenland@reasite.com>; Patrick Dierkes <pdierkes@reasite.com>;
zac.rogers@bloomington.in.gov <zac.rogers@bloomington.in.gov>

 1 attachment (3 MB)

Hopewell East Madison Storm Sewer Connection.pdf;

External (atenro@bloomington.in.gov)

[Report This Email](#) [Protection by Teknabyte Consulting](#)

Jud,

Attached is the plan for the added storm structure at 2nd and Madison. We need to issue a FO for this to Milestone and start working up the Change Order.

Thanks,

Roy Aten
Senior Project Manager
Engineering Department
City of Bloomington
812-349-3913

On Fri, Jan 3, 2025 at 2:40 PM Judson Huber <jhuber@reasite.com> wrote:

Cecil and Patrick,

During our Engineering PRE-Final Inspection Walk, Roy brought up any pending status of a Field Order that had been discussed to request Milestone to provide a Pipe or Manhole outlet connection for future drainage from the forth coming 2nd St. Reconstruction Project.

If my memory serves correctly, Patrick did not think that any final direction had been reached that resulted from 2nd St. design discussions that could have been passed on to Milestone in the proper form of a Field Order.

I spoke with Roy this afternoon and we talked about the necessary follow-up regarding this matter.

Resolution 25-101 Exhibit I

As you both return to work early next week, I have advised Roy that REA will begin the review of this issue to determine a path forward with the appropriate written direction to follow.

Roy as advised that City Engineering is in the process of Final Close outs for the 2024 Fiscal year, so it may be Tuesday or Wednesday before we can all discuss this, but wanted to get the ball rolling on the REA plate to start the discussion.

Thank you all and have a good weekend,

Jud



Resolution 25-101

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Jud



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit J

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	43
Status	Pending
Date Created	04/03/2025
Type	Changed Conditions
Summary	Revised Street Name Signs, FO #48.
Change Order Description	The original plans indicated that the street name signs be labeled with an older version of the block numbers. This change order changes the street signs to reflect the new and current block numbers. No additional days are being considered with this change order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$1,746.11
Revised Project Amount	\$13,918,935.12

New Items

Resolution 25-101
Exhibit J

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0500	802-04993	LS	1.000	\$1,746.110	\$1,746.11
SIGN: - Revise ☐ Replace Street Name Signs for address changes.					
Reason: Per FO 48, The City has requested a change to the previously approved Street Name Sheet Signs with the corresponding address numbers, to a revised address numbering notation.					
			Funding Details		
			RES 23-42	1.000	\$1,746.110
					\$1,746.11
1 item					Total: \$1,746.11

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$1,746.11	\$13,859,570.14
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
2nd St Storm Sewer, CO #42	\$0.00	\$0.00	\$0.00	\$0.00
6 fund packages	\$13,373,284.90	\$13,917,189.01	\$1,746.11	\$13,918,935.12

Attachments

Resolution 25-101
Exhibit J

Document	Name	Description	Submission Date
3-18-25_Sheet_Sign_email_chain_with_City_Approval.pdf	3-18-25 Sheet Sign email chain with City Approval.pdf	Email Correspondence between Milestone & REA starting in January & February regarding the FO and pricing quote. Further discussion between REA & City Engineering continues in March, with the Acceptance and Directive to proceed with the Change Order by R.Aten of City Engineering.	04/17/2025 12:02 PM EDT
Change_Order_Master_Hopewell_SHEET_SIGN_REPLACE.pdf	Change Order Master Hopewell SHEET SIGN REPLACE.pdf	Milestone LS price for FO 48, with the subcontractor quote &Specialties&shown.	04/17/2025 12:00 PM EDT
FO_48_-_Street_Sign_Updates_2025-01-23.pdf	FO 48 - Street Sign Updates_2025-01-23.pdf	Field Order as issued by REA to Milestone for a Project Revision related to the Street Signs for a Pricing CO Request.	04/17/2025 11:57 AM EDT
Hopewell_Phase_1_East_Monroe_County_IN__QUOTE__SIGN_CO_2.pdf	Hopewell Phase 1 East, Monroe County, IN __QUOTE__SIGN CO#2.pdf	The subcontractor quote from Specialties to Milestone for the work outlined in FO 48.	04/17/2025 12:01 PM EDT
4 attachments			

Resolution 25-101
Exhibit J

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #43, Revised Street Name Signs

Exhibit J

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit J

Field Order No. 48

Date of Issuance:	January 23, 2025	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>10 1426 - Post and Panel/Pylon Signage</u>	<u>C102B</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: The street signs installed per the project documents and reviewed submittal were not installed in the correct locations. In addition, the final plat of the project area requires updates to the installed street signs. This field order provides sign location and orientation details and provides markup of the previously reviewed sign submittal detailing both sign updates and sign relocations.

Contractor shall provide change order pricing for the required sign updates.

Attachments: C102B - Signage and Pavement Marking Plan

Signage Submittal Markups

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: January 23, 2025	Date:

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



FO Grand Total	72.75	234.00
INDIANA MUTCD.		
ALL SIGNS LOCATIONS ARE TO BE FIELD VERIFIED FOR UTILITY CONFLICT PRIOR TO INSTALLATION. UTILITY LOCATES ARE REQUIRED FOR ALL SIGN POST INSTALLATIONS.		
3.	PRISMATIC HIGH INTENSITY SHEETING OR BETTER SHALL BE USED FOR ALL SIGNS.	
4.	ALL STREET NAME SIGNS SHALL BE MIMED UPPER AND LOWER CASE PER CITY OF BLOOMINGTON STANDARDS.	
5.	ALL STREET NAME SIGNS SHALL HAVE SHOP DRAWINGS APPROVED BY THE CITY PRIOR TO FABRICATION AND INSTALLATION.	
6.	EACH STREET NAME SIGN SHALL BE INSTALLED PARALLEL TO THE STREET WHICH IT NAMES.	
7.	APPLICATION OF PRIMER IS REQUIRED PRIOR TO INSTALLATION OF THERMOPLASTIC PAVEMENT MARKINGS ON CONCRETE SURFACES.	

POST-MOUNTED STREET NAME SIGN	NOTES: 1. BACKGROUND FOR PUBLIC ROAD STREET NAME SIGNS SHALL BE GREEN COLOR. 2. BACKGROUND FOR PRIVATE ROAD STREET NAME SIGNS SHALL BE BLUE COLOR. 3. ALL LETTERING FOR STREET NAME SIGNS SHALL BE WHITE COLOR. 4. SIGNS SHALL HAVE A $\frac{1}{8}$" WHITE BORDER ALONG THE EDGE. 5. STREET NAMES WITH A SUPERSCRIP^T (E.G., 16TH) SHALL HAVE AN ADDITIONAL $\frac{1}{2}$" OFFSET BETWEEN THE SUPERSCRIP^T TEXT AND THE ADDRESS BLOCK NUMBER ON POST-MOUNTED SIGNS AND AN ADDITIONAL 1" ON OVERHEAD SIGNS. 6. SIGN HEIGHT FROM THE GROUND TO THE BOTTOM OF A POST-MOUNTED STREET SIGN SHALL BE 7'-0" (MINIMUM).								
OVERHEAD STREET NAME SIGN	<table border="1"> <tr> <td data-bbox="2499 1665 2536 1692"> </td> <td data-bbox="2536 1665 2719 1692">CITY OF BLOOMINGTON</td> </tr> <tr> <td colspan="2" data-bbox="2499 1692 2719 1725">STANDARD TRAFFIC STREET NAME SIGN DETAILS</td> </tr> <tr> <td colspan="2" data-bbox="2499 1725 2719 1743">STANDARD DRAWING NO. - SS-1</td> </tr> <tr> <td data-bbox="2499 1743 2612 1843"> </td> <td data-bbox="2612 1743 2719 1843"> DATE 8/21/2018 </td> </tr> </table>		CITY OF BLOOMINGTON	STANDARD TRAFFIC STREET NAME SIGN DETAILS		STANDARD DRAWING NO. - SS-1			 DATE 8/21/2018
	CITY OF BLOOMINGTON								
STANDARD TRAFFIC STREET NAME SIGN DETAILS									
STANDARD DRAWING NO. - SS-1									
	 DATE 8/21/2018								

DATE:	03/15/2023	PROJECT NO.:	21-0049
DRAWN BY:	RDR	CHECKED BY:	MDW
DRAWING STATUS:			
RE-BID			
SHEET TITLE:			
SIGNAGE AND PAVEMENT MARKING PLAN			
SHEET NO.:			
C102B			

Resolution 25-101

Exhibit J

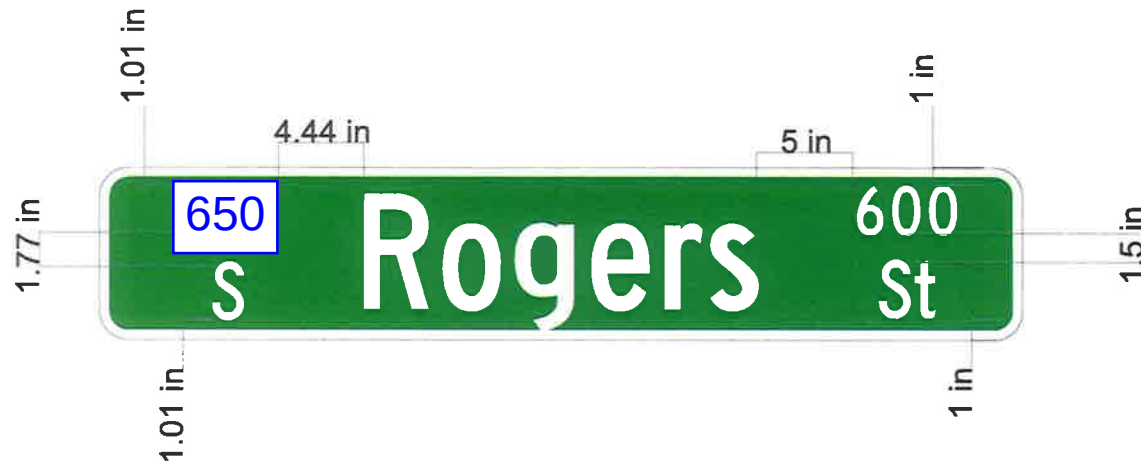
SIGN UPDATE REQUIRED PER THE MARKUPS
SEE C102B FOR INSTALLATION LOCATION

FRONT



WHITE/GREEN HIP
9" HEIGHT
48" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
3" DIRECTIONAL LETTERS
1.5" RADIUS
0.5" WHITE BORDER
DOUBLE FACED (SAME BOTH SIDES)
0.100" THICKNESS

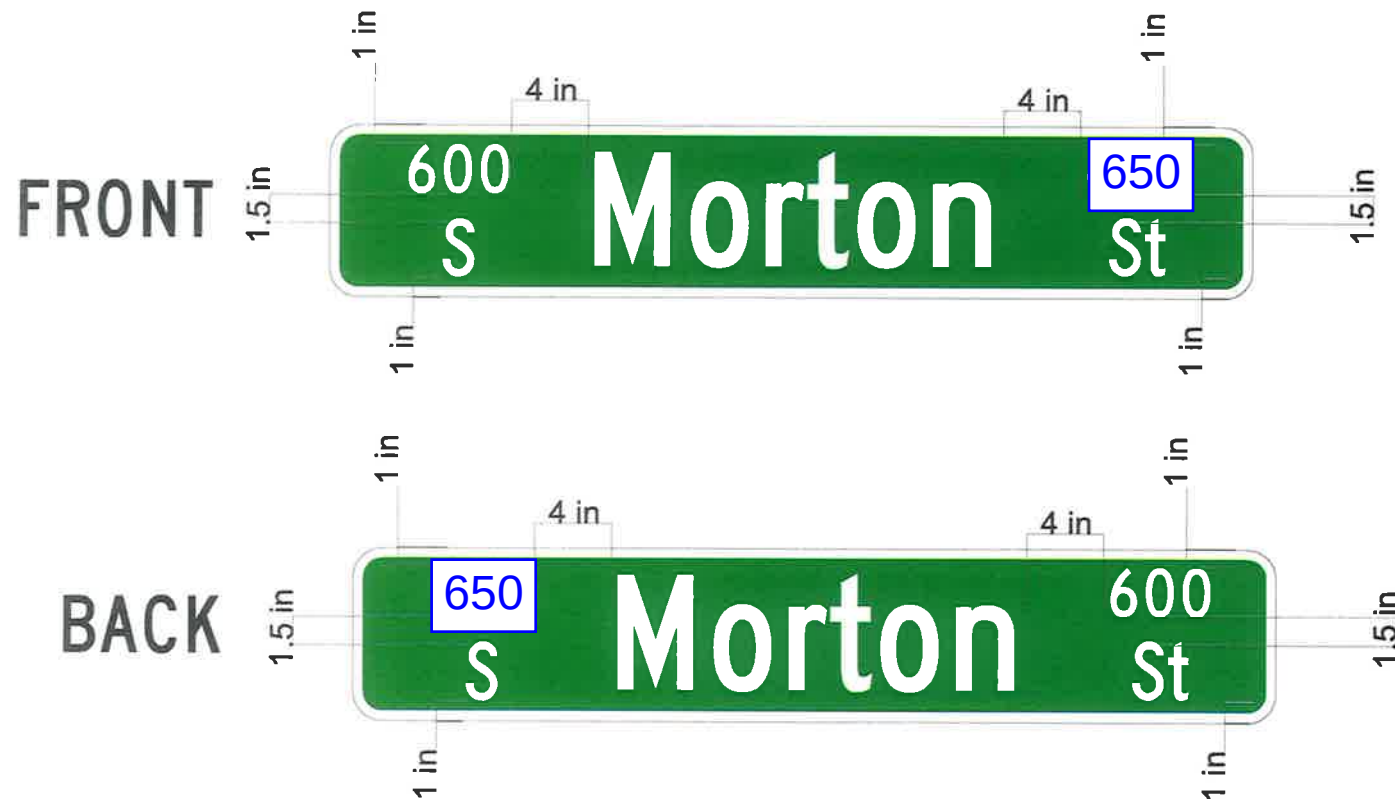
BACK



Resolution 25-101

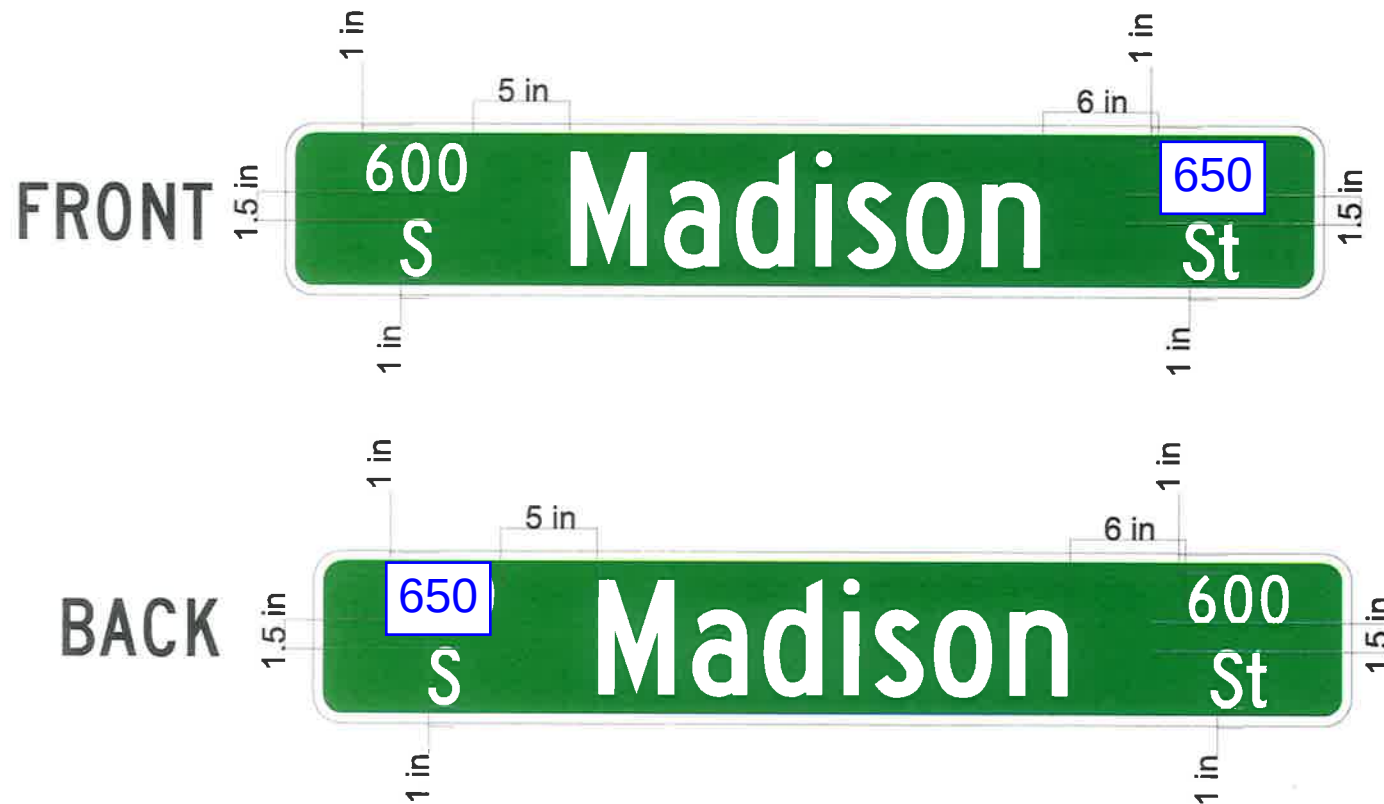
Exhibit J

SIGN UPDATE REQUIRED PER THE MARKUPS
SEE C102B FOR INSTALLATION LOCATION



WHITE/GREEN HIP
9" HEIGHT
48" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
3" DIRECTIONAL LETTERS
1.5" RADIUS
0.5" WHITE BORDER
DOUBLE FACED (SAME BOTH SIDES)
0.100" THICKNESS

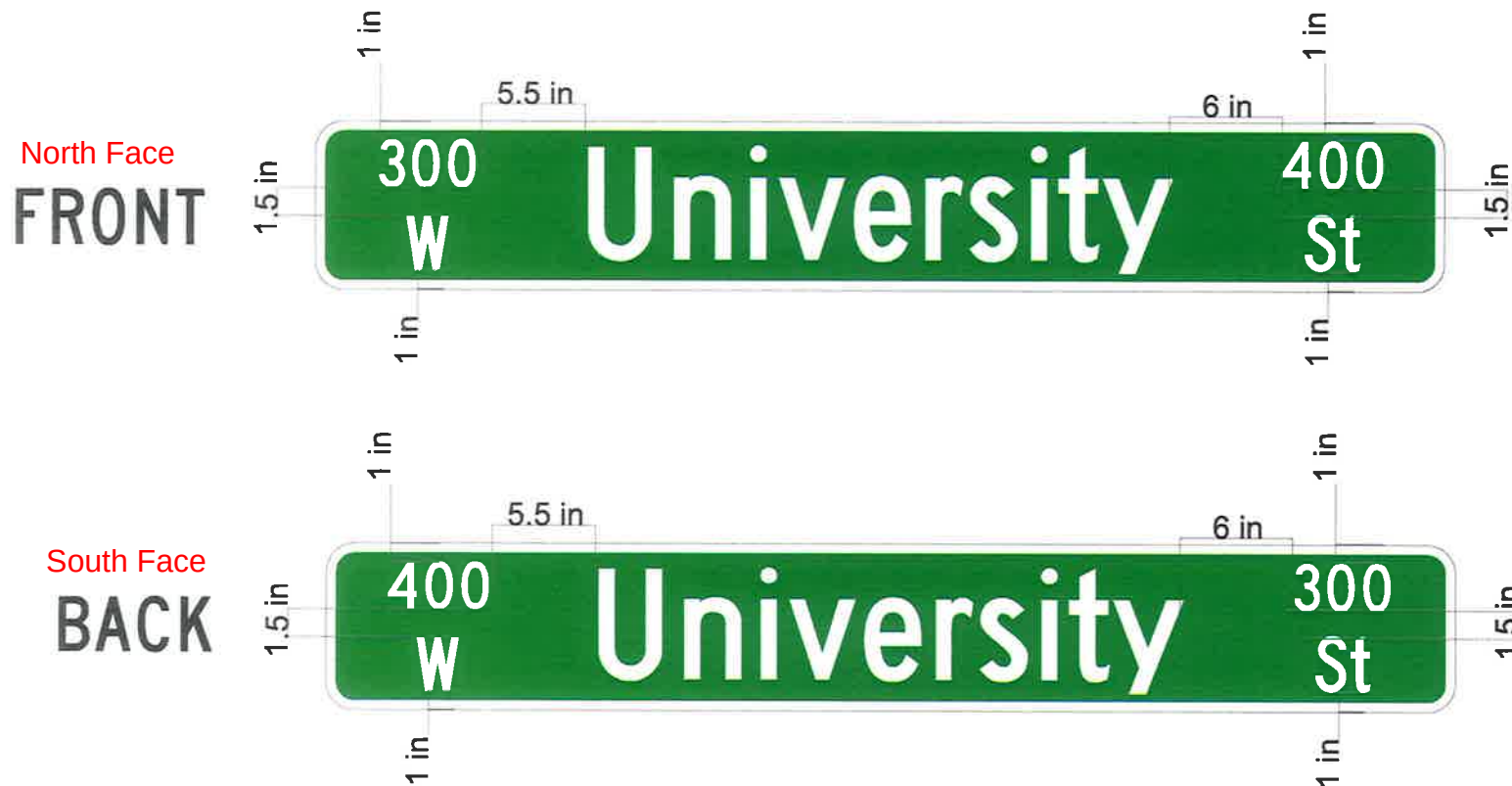
SIGN UPDATE REQUIRED PER THE MARKUPS
SEE C102B FOR INSTALLATION LOCATION



WHITE/GREEN HIP
9" HEIGHT
54" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
3" DIRECTIONAL LETTERS
1.5" RADIUS
0.5" WHITE BORDER
DOUBLE FACED (SAME BOTH SIDES)
0.100" THICKNESS

THIS SIGN WAS INSTALLED AT UNIVERSITY
AND ROGERS
RELOCATE SIGN PER C102B MARKUPS

Exhibit J



WHITE/GREEN HIP
9" HEIGHT
60" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
3" DIRECTIONAL LETTERS
1.5" RADIUS
0.5" WHITE BORDER
DOUBLE FACED
0.100" THICKNESS

THIS SIGN WAS INSTALLED AT UNIVERISTY
AND MORTON
RELOCATE SIGN PER C102B MARKUPS

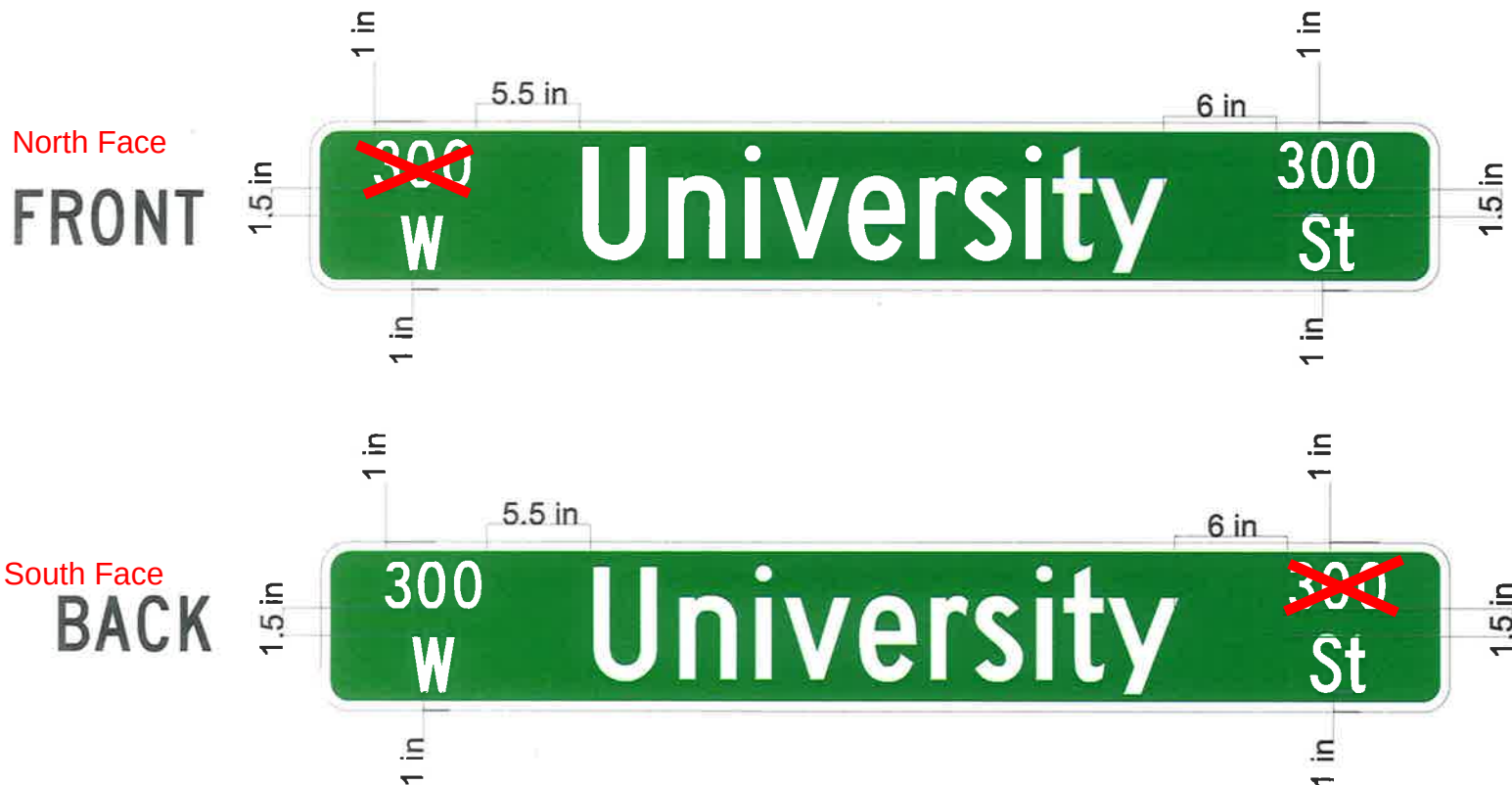


WHITE/GREEN HIP
9" HEIGHT
60" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
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1.5" RADIUS
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DOUBLE FACED
0.100" THICKNESS

Resolution 25-101

THIS SIGN WAS INSTALLED AT UNIVERSITY
AND MADISON
RELOCATE SIGN PER C102B MARKUPS

Exhibit J



WHITE/GREEN HIP
9" HEIGHT
60" LENGTH
6" UC B SERIES LETTERS
2.5" BLOCK NUMBERS
3" DIRECTIONAL LETTERS
1.5" RADIUS
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DOUBLE FACED
0.100" THICKNESS

Resolution 25-101

Exhibit J

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		<u>PCO Pricing Sheet</u>			
	www.milestonelp.com		Date: March 3, 2025			
				Pages: 4		
To: City of Bloomington Attn: Cecil Penland/ ROY ATEN		Project: Hopewell East Phase 1				
		Description: PUNCH LIST FOR SIGNS				
Est. No.		Ref: SHEET SIGN REPLACE Qty: 1 LS				
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
Subcontractors:						
Total Subcontractor cost from Attached Sheets:						
						Subcontractor Subtotal \$ 1,650.00
						Subtotal \$ 1,650.00
Bond (.75% rate) 10%						\$ 13.61
Labor Markup 10%						
Equipment Markup 10%						\$ -
Material Markup 10%						\$ -
Subcontractor Markup 5%						\$ 82.50
Total						\$ 1,746.11
Per						LS
Unit Price						\$ 1,746.11
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 3, 2025					
Terms:	Upon Receipt					
Submitted By:	Tommy Gott					
	Approved By:					
	Printed:					
	Date					
	Date					

Resolution 25-101

Exhibit J



Soil Stabilization - Full Depth Reclamation - Concrete Breaking

Milling - Guardrail - Fence - Subsurface Video Inspection

www.specialtiescompany.com

350 East 30th Street

Indianapolis, IN 46220

Phone: 317-544-0201

Specialties Company, LLC is an Equal Opportunity Employer

24 Hour Contact Information:

Spencer Storie 317-450-5400 spencer.storie@specialtiescompany.com

Quotation: Hopewell Phase 1 East, Monroe County, IN

To: MILESTONE CONTRACTORS

Date: February 28, 2025

Description	Item	Quantity	Units	Tax	Unit Price	Total
Sign sheet replace	01	3.00	Each	No	\$550.00	\$1,650.00
Total						\$1,650.00

Quotation valid for: 30 Days

Quotation Prepared by: Spencer Storie File: 317-450-5400

This is a quotation on the goods named, subject to the conditions noted below:

1. Construction engineering, clearing, staking, grading/earthwork, aggregate, and seeding, if required, are by others.
2. All traffic control is by others.
3. Item 9801: Unit price includes the removal and replacement of existing sheet signs only. No other costs are included.
4. Quotation includes one mobilization. Additional mobilizations are \$1,500.00 each.
5. Identification and location of any utilities not located through Indiana Underground Plant Protection Services (Holey Moley) are the responsibility of the Prime Contractor.
6. Vac excavation and/or hand digging, if required, are not included.
7. Any excavation or drilling of rock, if required, to install any of the quoted items is not included.
8. All items are quoted in total for any contract and may only be divided with the consent of Specialties Company, LLC.



Resolution 25-101 Exhibit J

Re: Hopewell Phase 1 East - Field Order #48

From Judson Huber <jhuber@reasite.com>

Date Tue 3/18/2025 9:02 AM

To Roy Aten <atenro@bloomington.in.gov>

Cc Patrick Dierkes <pdierkes@reasite.com>; zac.rogers@bloomington.in.gov <zac.rogers@bloomington.in.gov>; Cecil Penland <cpenland@reasite.com>

I will process the CO later today or tomorrow.

Thank you for your review,
Jud

JUDSON HUBER, C.P.E.S.C.
CONSTRUCTION SUPERVISOR & INSPECTOR

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
[618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202](#)
O [317.263.0127](#) / M [317.997.5093](#) / [REASITE.COM](#)

On Mar 18, 2025, at 8:25 AM, Roy Aten <atenro@bloomington.in.gov> wrote:

This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

It is a bit high but the mob/demob is hard to quantify. It appears this CO is a result of us changing the design after installation. The amount is relatively small. Let's put together the CO and get this project closed.

City approves the amount

On Mar 18, 2025, at 7:29 AM, Patrick Dierkes <pdierkes@reasite.com> wrote:

Resolution 25-101 Exhibit J

Roy and Zac,

This is updated pricing after the previous CO pricing included work that was punchlist. This signing update was initiated by the City after the decision to add 50 numbers to the signs. The previous sign submittal was reviewed and approved by the City. As I understand it, the decision to update numbers was made during the platting process that took places after the previous sign submittal review.

At the contract unit price for signs per SFT the CO cost would be \$356.25. I agree they have some additional labor returning to site and changing previously installed signs but the \$1,746.11 seems a bit high.

Please let me know if you'd like me to push back on the pricing.

Thank you,
Patrick

PATRICK DIERKES, PE
PROJECT ENGINEER

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
O 317.263.0127 / M 573.808.6870 / REASITE.COM

From: Gott, Thomas <Thomas.Gott@milestonelp.com>
Sent: Tuesday, March 18, 2025 7:18 AM
To: Patrick Dierkes <pdierkes@reasite.com>; Holland, Lesley <Lesley.Holland@milestonelp.com>; Foster, Brent <bfooster@milestonelp.com>
Cc: Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>; Roy Aten <atenro@bloomington.in.gov>; zac.rogers@bloomington.in.gov
Subject: RE: Hopewell Phase 1 East - Field Order #48

Patrick see attached for additional signs.
Please let us know when this pricing is approved by the city

<image001.png>

THOMAS GOTT
ASSISTANT GENERAL SUPERINTENDENT
Mobile 812-318-5546
Email THOMAS.GOTT@MILESTONELP.COM
Web milestonelp.com
[<image002.png>](#)

[<image002.png>](#)

[<image002.png>](#)

This message and any attachments may be confidential or privileged and are intended only for the individual or entity identified above as the addressee. If you are not the addressee, or if this message has been addressed to you in error, you are not authorized to read, copy or distribute this message or any attachments, and we ask that you please delete this

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Resolution 25-101 Exhibit J

From: Patrick Dierkes <pdierkes@reasite.com>
Sent: Tuesday, February 11, 2025 9:04 AM
To: Gott, Thomas <Thomas.Gott@milestonelp.com>; Holland, Lesley <Lesley.Holland@milestonelp.com>; Foster, Brent <bfoster@milestonelp.com>
Cc: Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>; Roy Aten <atenro@bloomington.in.gov>; zac.rogers@bloomington.in.gov
Subject: [EXT] RE: Hopewell Phase 1 East - Field Order #48

Tom,

This CO is not acceptable. The sign contractor installed the signs in the wrong locations so relocating them to the correct locations should be at no cost.

There are 3 signs that require being remade: Rogers 600-650, Morton 600-650 & Madison 600-650. The other 3 signs detailed exist on site per the submittal markups but were installed in the wrong locations.

Per the contract unit price for double sided signs the cost to remake the signs is \$356.25, see breakdown below. I can understand adding installation costs related to replacing the signs installed correctly that are being replaced.

<image003.png>

Please provide updated pricing to reflect the CO work and remove costs associated with the incorrectly installed signs.

Thank you,
Patrick

PATRICK DIERKES, PE
PROJECT ENGINEER

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
O 317.263.0127 / M 573.808.6870 / REASITE.COM

From: Gott, Thomas <Thomas.Gott@milestonelp.com>
Sent: Friday, February 7, 2025 9:07 AM
To: Patrick Dierkes <pdierkes@reasite.com>; Holland, Lesley <Lesley.Holland@milestonelp.com>; Foster, Brent <bfoster@milestonelp.com>
Cc: Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>; Roy Aten <atenro@bloomington.in.gov>; zac.rogers@bloomington.in.gov
Subject: RE: Hopewell Phase 1 East - Field Order #48

Resolution 25-101

Patrick. See pricing for Updated signs and relocates per punch list for **Exhibit J**
HOPEWELL sir.

Let me know if you have any questions

<image001.png>

THOMAS GOTT

PROJECT SUPERINTENDENT

Mobile 812-318-5546

Email THOMAS.GOTT@MILESTONELP.COM

Web milestonelp.com

[<image002.png>](#)

[<image002.png>](#)

[<image002.png>](#)

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From: Patrick Dierkes <pdierkes@reasite.com>

Sent: Thursday, January 23, 2025 4:01 PM

To: Gott, Thomas <Thomas.Gott@milestonelp.com>

Cc: Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>; Roy Aten <atenro@bloomington.in.gov>; zac.rogers@bloomington.in.gov

Subject: [EXT] Hopewell Phase 1 East - Field Order #48

Tom,

I've uploaded FO #48 to BuildingConnect, see document attached. The field order addresses the incorrectly installed street signs at Hopewell and the street numbering updates from the final plat.

Please review and let me know if you have any questions.

Thank you,
Patrick

PATRICK DIERKES, PE
PROJECT ENGINEER

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE

618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202

O 317.263.0127 / M 573.808.6870 / REASITE.COM

Resolution 25-101

Exhibit J

<Change Order Master Hopewell SHEET SIGN REPLACE.pdf>

<Hopewell Phase 1 East, Monroe County, IN (QUOTE) SIGN CO#2.pdf>



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit K

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	44
Status	Pending
Date Created	04/03/2025
Type	Scope Changes
Summary	Blue ADA Pavers, FO #51.
Change Order Description	The issuance of Field Order 51 outlined the need to modify the placement of White Pavers with Blue Pavers as an indication of accessible parking. The original design included an accessible logo in the center of the space with white pavers to indicate the ADA space, along with the addition of an accessible parking sign. In an effort to bring the accessible space markings in line with the City's established policy regarding the marking for accessible spaces, FO 51 was generated and issued by REA to the Contractor, on behalf of The City. This change order will add one (1) additional day to the time limit.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$10,623.38
Revised Project Amount	\$13,927,812.39

New Items

Resolution 25-101
Exhibit K

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0510	711-05396	LS	1.000	\$10,623.380	\$10,623.38
REPLACE: -White Pavers for Blue Pavers at Accessible Parking locations.					
Reason: Per Field Order 51, The City has directed a change to the original design related to the Brick Paver color adjacent to Accessible Parking spots from White to Blue to properly align with the current City Policy.					
			Funding Details		
			RES 23-42	1.000	\$10,623.380
					\$10,623.38
1 item					Total: \$10,623.38

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$10,623.38	\$13,868,447.41
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
2nd St Storm Sewer, CO #42	\$0.00	\$0.00	\$0.00	\$0.00
6 fund packages	\$13,373,284.90	\$13,917,189.01	\$10,623.38	\$13,927,812.39

Time Limit Changes

Resolution 25-101
Exhibit K

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Completion Date	10/31/2024	11/07/2024	1.0 Day	11/08/2024
Substantial Completion Date				
Reason: CO #44, Blue ADA Pavers				
1 time limit				

Attachments

Document	Name	Description	Submission Date
4-4-25_email_chain_with_Clty_Eng_Approval.pdf	4-4-25 email chain with Clty Eng Approval.pdf	Email Chain of correspondence between involved parties and direction by City Engineering to proceed with the Change Order, Accepting the submitted Price quote.	04/17/2025 12:24 PM EDT
CO_44_Milestone-Decorative_Paving_FO_No_51_Blue_Pavers_.pdf	CO 44 Milestone-Decorative Paving FO No. 51 Blue Pavers.pdf	quote from the brick paver subcontractor Decorative Paving to Milestone.	04/17/2025 12:23 PM EDT
CO_44_Milestone_quote_Hopewell_FO_51.pdf	CO 44 Milestone quote Hopewell FO 51.pdf	Milestone quote from T. Gott for the work outlined in FO 51.	04/17/2025 12:22 PM EDT
Hopewell_Phase_1_East_Field_Order_No_51_-_Blue_Pavers_Acces_Spaces_-_2025-03-10.pdf	FO 51 - Blue Pavers Access Spaces - 2025-03-10.pdf	Field Order with exhibit as directed by City Engineering and issued to the Contractor by REA.	04/17/2025 12:21 PM EDT
4 attachments			

Resolution 25-101
Exhibit K

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 Resolution 25-101

Contract: Hopewell Phase I East Infrastructure Document: Change Order #44, Blue ADA Pavers

Exhibit K

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
06/16/2025	Judson Huber Rundell Ernstberger Associates Electronic Signature (CE Reviewed)
06/18/2025	Thomas Gott Milestone Contractors Electronic Signature (Contractor Reviewed)
07/01/2025	Roy Aten City of Bloomington Digital Signature (PM Reviewed)
	(Engineer Reviewed)
	(Funding Approved)

RUNDELL ERNSTBERGER ASSOCIATES

Resolution 25-101
Exhibit K

Field Order No. 51

Date of Issuance:	March 10, 2025	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>LA103,104,106</u>
	Specification(s)	Drawing(s) / Detail(s)



Description: This field order addresses the need for blue pavers to indicate the accessible spaces on the project. The City requested the removal of the accessible space symbol and associated asphalt pavers for all accessible spaces on the project.

The contractor shall replace the previously installed pavers with blue clay pavers as indicated on the attached plan sheets. REA has coordinated with the paver manufacturer, Belden, to ensure the blue clay pavers are available.

The removal of the asphalt pavers associated with the accessible space symbols was previously coordinated in the field with Decorative Paving.

Contractor shall provide change order pricing for the required scope of work.

Attachments: LA103 - Pavement Enlargement Plan A
LA104 - Pavement Enlargement Plan B
LA106 - Pavement Enlargement Plan D

ISSUED:	RECEIVED:
By: <u>Cecil A. Penland III</u>	By: _____
Engineer (Authorized Signature)	Contractor (Authorized Signature)
Title: Landscape Architect	Title:
Date: March 10, 2025	Date:

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

REVISIONS	
NO.	DESCRIPTION

CLIENT:

CITY OF BLOOMINGTON
Bloomington, IN 47403

DESIGN TEAM:

shrewsberry
REA
ARCHITECTURAL
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
LAND SURVEYING

BEE
BYNUM PANTO & ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (317) 332-8000

CERTIFIED BY:

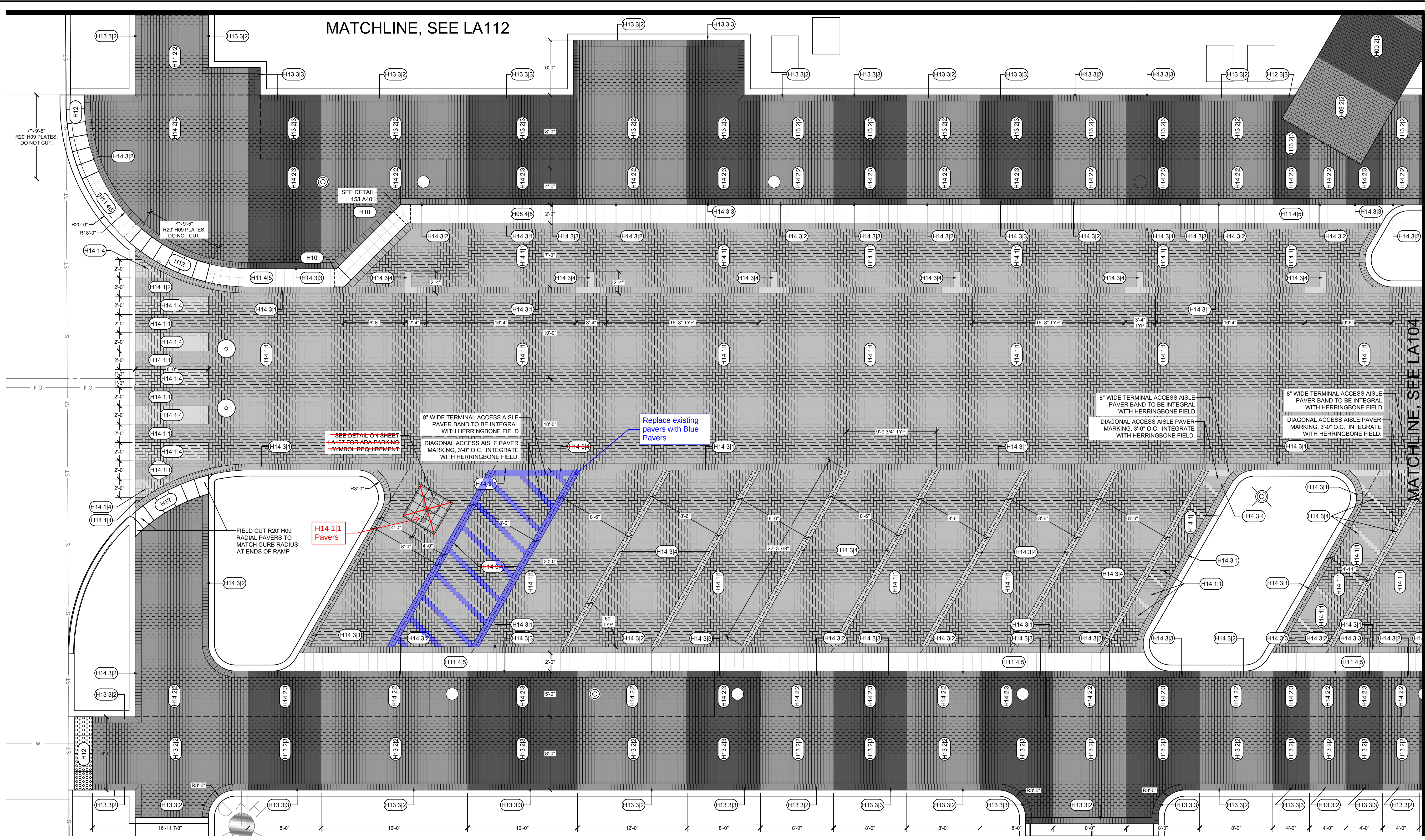
CECIL A. PENLAND III
REGISTERED
No. 21200004
STATE OF INDIANA
LANDSCAPE ARCHITECT
Cecil A. Penland III
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**BLOOMINGTON HOSPITAL RE-USE
INFRASTRUCTURE & SITE ENGINEERING
PHASE 1 EAST**

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: PAVEMENT ENLARGEMENT PLAN A
SHEET NO: LA103



KEYNOTE DIAGRAM



GENERAL NOTES

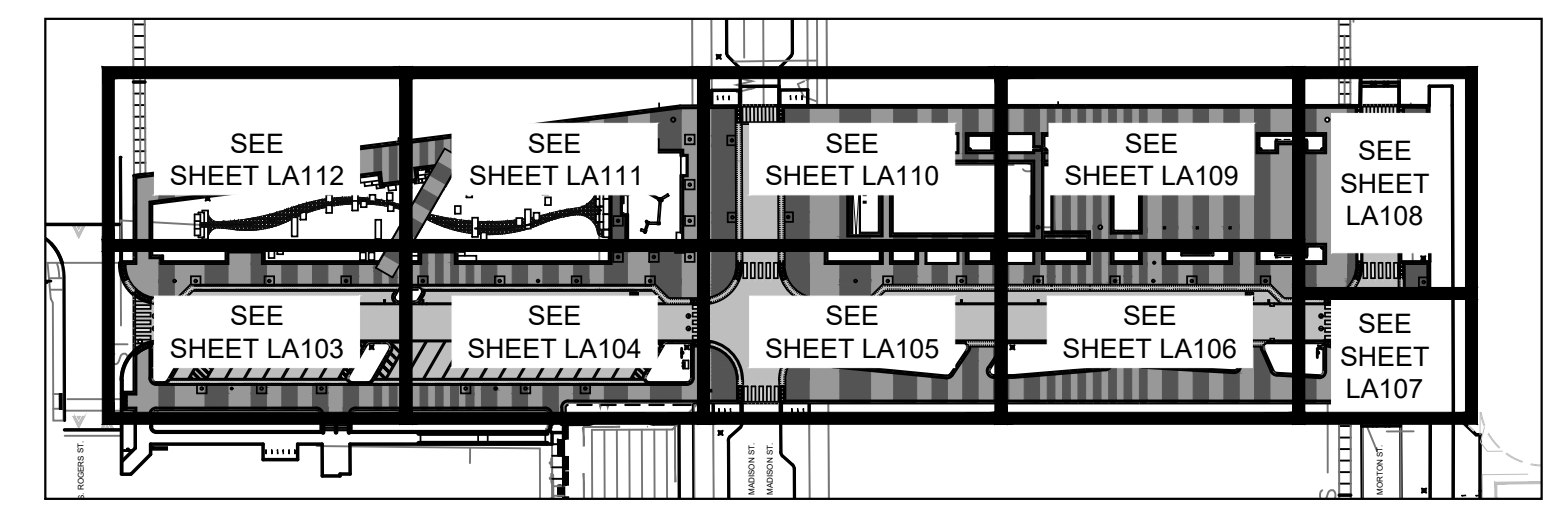
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION, INCLUDING MANUFACTURER AND COLOR DESIGNATION.
- REFER TO SITE DETAILS FOR TYPICAL PAVER SECTION DETAILS.
- SOLDIER COURSES SHALL BE CUT TO MATCH PAVEMENT PATTERN SHOWN. LONGITUDINAL AND PERPENDICULAR CUTS IN SOLDIER COURSES WILL BE REQUIRED.
- LAY PATTERN TO NEAREST FULL PAVER.

UNIT PAVER KEYNOTE SCHEDULE

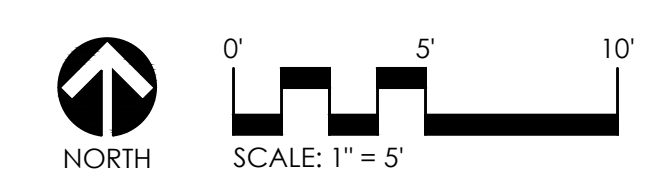
SYMBOL	PAVER TYPE
H09	UNIT PAVER, TYPE 1 (4x8 Pedestrian)
H10	UNIT PAVER, TYPE 2 (12x12 Blank, Vehicular)
H11	UNIT PAVER, TYPE 3 (Directional - 12x12 Conc.)
H12	DETECTABLE WARNING SURFACE (DWS) See Specification.
H13	PERMEABLE PAVER, TYPE 1 (4x8, Pedestrian)
H14	PERMEABLE PAVER, TYPE 2 (4x8, Vehicular)

SYMBOL	PATTERN DESIGNATION
H- 1-	Pattern: Type 1 (90° Herringbone)
H- 2-	Pattern: Type 2 (Running Bond)
H- 3-	Pattern: Type 3 (Soldier)
H- 4-	Pattern: Type 4 (Stacked Running Bond)

SYMBOL	COLOR DESIGNATION
H- -1	Color: Type 1 (Roadway No. 1)
H- -2	Color: Type 2 (Sidewalk No. 1)
H- -3	Color: Type 3 (Sidewalk No. 2)
H- -4	Color: Type 4 (Roadway, Accent)
H- -5	Color: Type 5 (Charcoal, Tudor Finish)



SITE KEY PLAN



REVISIONS	
NO.	DESCRIPTION

CLIENT:

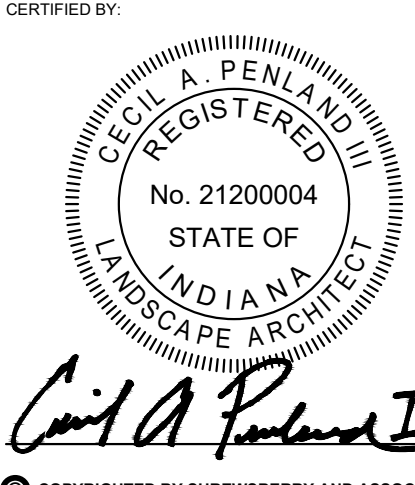
 **CITY OF BLOOMINGTON**
Bloomington, IN 47403

DESIGN TEAM:

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

 **BEE**
BYNUM PANTO & ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (317) 332-8000

CERTIFIED BY:

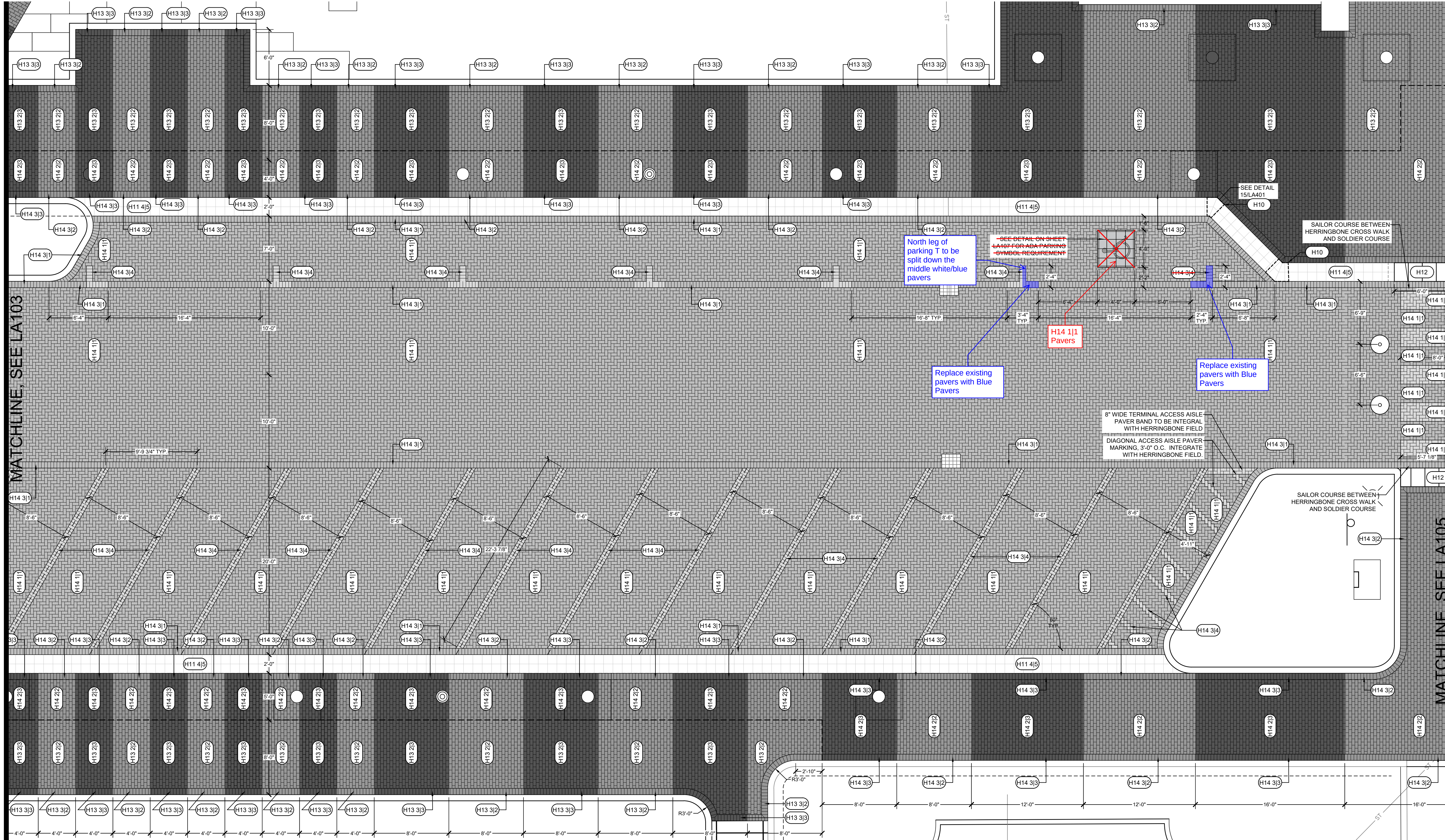
 **CECIL A. PENLAND III**
REGISTERED
No. 21200004
STATE OF INDIANA
LANDSCAPE ARCHITECT
Cecil A. Penland III
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**BLOOMINGTON HOSPITAL RE-USE
INFRASTRUCTURE & SITE ENGINEERING
PHASE 1 EAST**

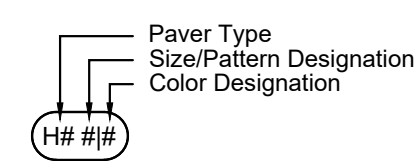
CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA 47403

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

SHEET TITLE: PAVEMENT ENLARGEMENT PLAN B
SHEET NO: LA104



KEYNOTE DIAGRAM



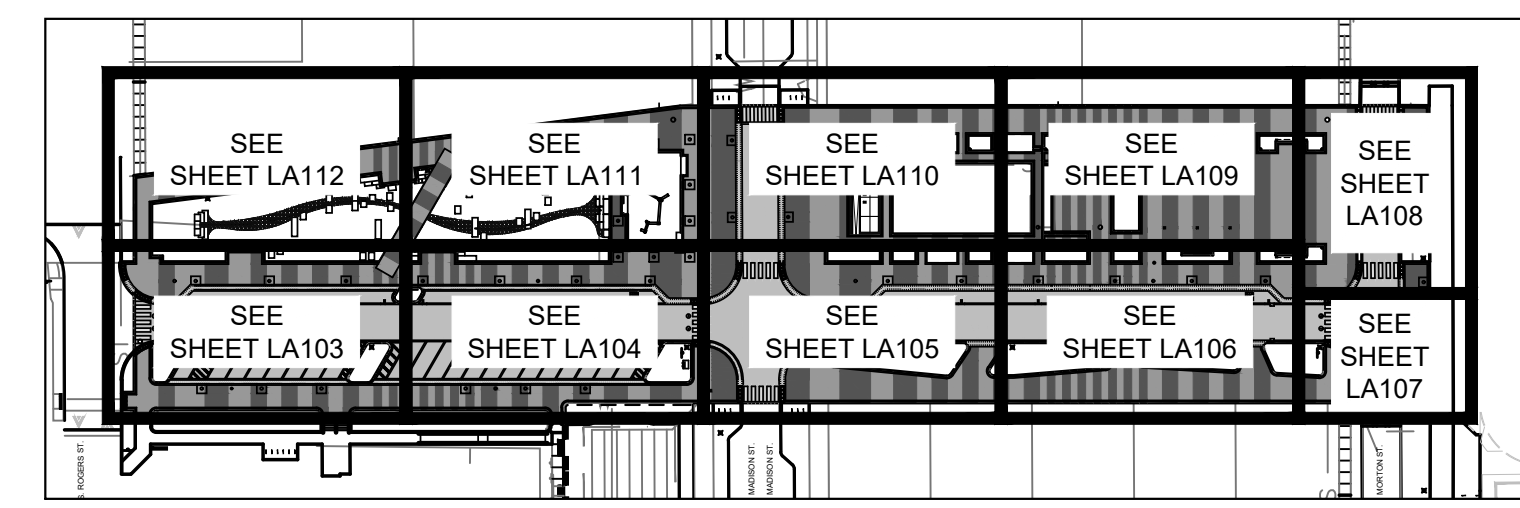
GENERAL NOTES

- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION, INCLUDING MANUFACTURER AND COLOR DESIGNATION.
- REFER TO SITE DETAILS FOR TYPICAL PAVER SECTION DETAILS.
- SOLDIER COURSES SHALL BE CUT TO MATCH PAVEMENT PATTERN SHOWN. LONGITUDINAL AND PERPENDICULAR CUTS IN SOLDIER COURSES WILL BE REQUIRED.
- LAY PATTERN TO NEAREST FULL PAVER.

UNIT PAVER KEYNOTE SCHEDULE

SYMBOL	PAVER TYPE
H09	UNIT PAVER, TYPE 1 (4x8 Pedestrian)
H10	UNIT PAVER, TYPE 2 (12x12 Blank, Vehicular)
H11	UNIT PAVER, TYPE 3 (Directional - 12x12 Conc.)
H12	DETECTABLE WARNING SURFACE (DWS) See Specification.
H13	PERMEABLE PAVER, TYPE 1 (4x8, Pedestrian)
H14	PERMEABLE PAVER, TYPE 2 (4x8, Vehicular)

SYMBOL	PATTERN DESIGNATION	SYMBOL	COLOR DESIGNATION
H- 1-	Pattern: Type 1 (90° Herringbone)	H- -1-	Color: Type 1 (Roadway No. 1)
H- 2-	Pattern: Type 2 (Running Bond)	H- -2-	Color: Type 2 (Sidewalk No. 1)
H- 3-	Pattern: Type 3 (Soldier)	H- -3-	Color: Type 3 (Sidewalk No. 2)
H- 4-	Pattern: Type 4 (Stacked Running Bond)	H- -4-	Color: Type 4 (Roadway, Accent)
		H- -5-	Color: Type 5 (Charcoal, Tudor Finish)



SITE KEY PLAN

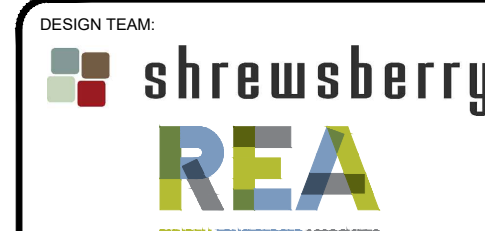


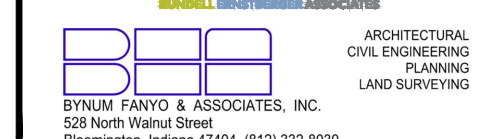
REVISIONS	
NO.	DESCRIPTION

CLIENT:

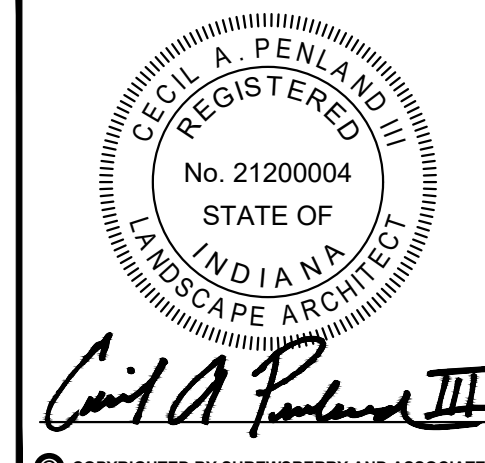
 **CITY OF BLOOMINGTON**
Bloomington, IN 47403

DESIGN TEAM:

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

 **BEE**
BYNUM PANTO & ASSOCIATES, INC.
520 North Walnut Street
Bloomington, Indiana 47404 (317) 332-8000

CERTIFIED BY:

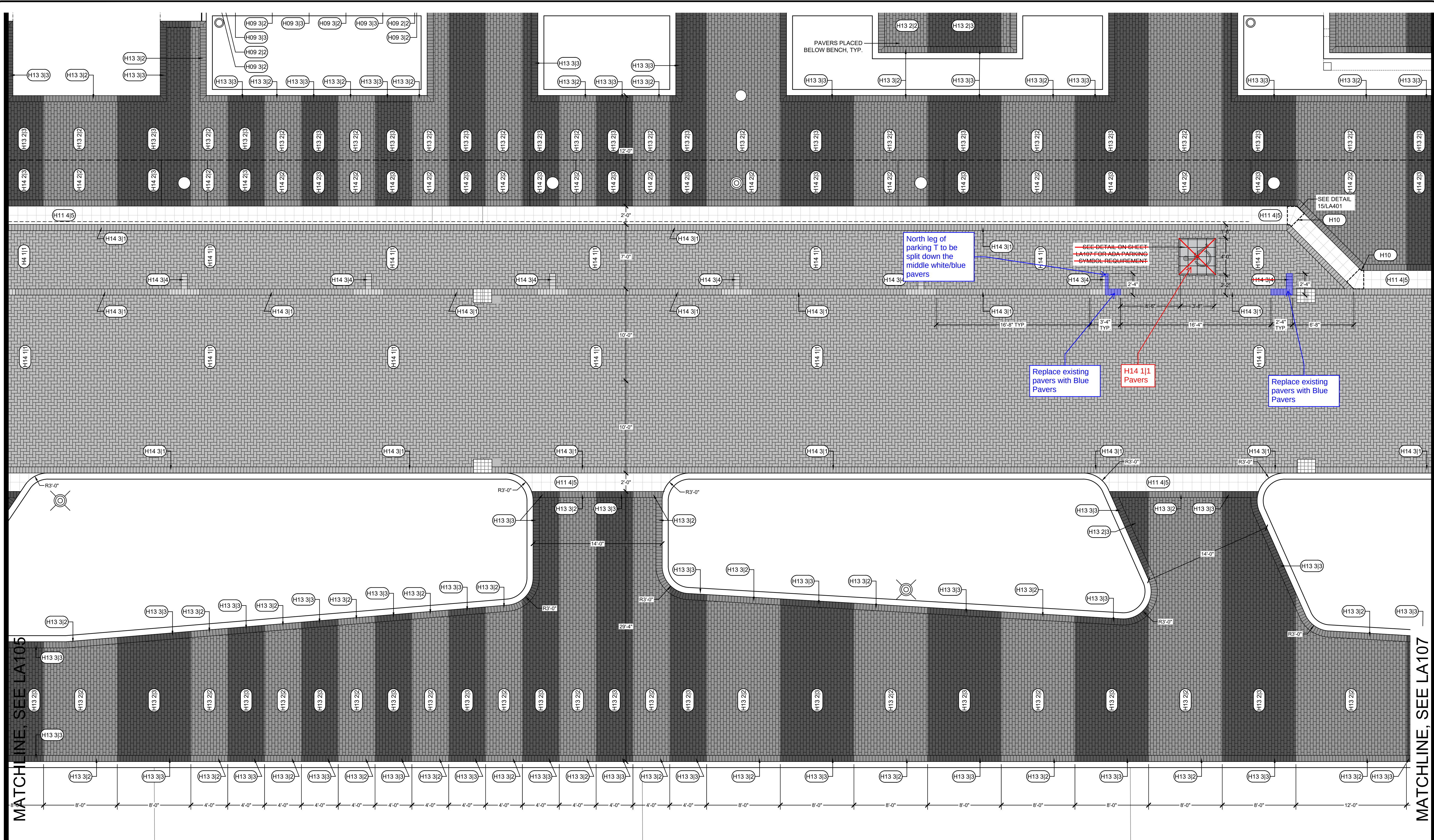
 **CECIL A. PENLAND III**
REGISTERED
No. 21200004
STATE OF INDIANA
LANDSCAPE ARCHITECT
Cecil A. Penland III
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**BLOOMINGTON HOSPITAL RE-USE
INFRASTRUCTURE & SITE ENGINEERING
PHASE 1 EAST**

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: PAVEMENT ENLARGEMENT PLAN D
SHEET NO: LA106



KEYNOTE DIAGRAM



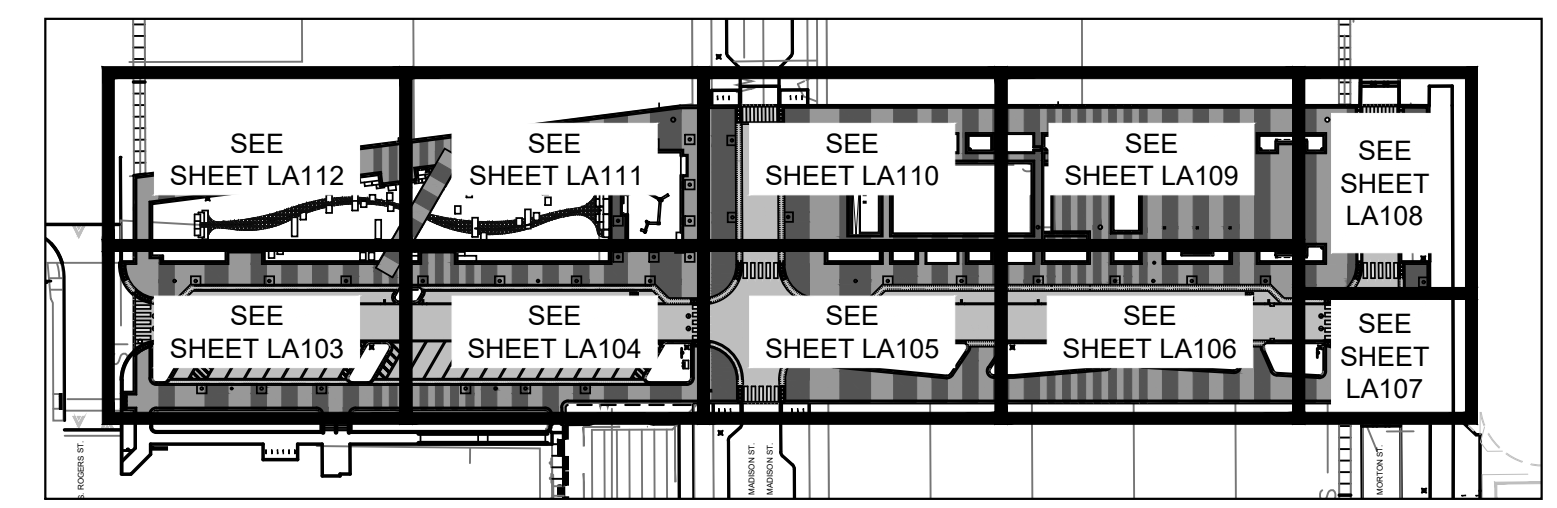
GENERAL NOTES

- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION, INCLUDING MANUFACTURER AND COLOR DESIGNATION.
- REFER TO SITE DETAILS FOR TYPICAL PAVER SECTION DETAILS.
- SOLDIER COURSES SHALL BE CUT TO MATCH PAVEMENT PATTERN SHOWN. LONGITUDINAL AND PERPENDICULAR CUTS IN SOLDIER COURSES WILL BE REQUIRED.
- LAY PATTERN TO NEAREST FULL PAVER.

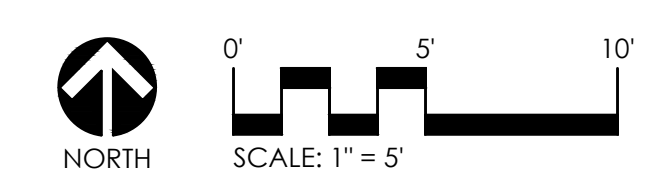
UNIT PAVER KEYNOTE SCHEDULE

SYMBOL	PAVER TYPE
H09	UNIT PAVER, TYPE 1 (4x8 Pedestrian)
H10	UNIT PAVER, TYPE 2 (12x12 Blank, Vehicular)
H11	UNIT PAVER, TYPE 3 (Directional - 12x12 Conc.)
H12	DETECTABLE WARNING SURFACE (DWS) See Specification.
H13	PERMEABLE PAVER, TYPE 1 (4x8, Pedestrian)
H14	PERMEABLE PAVER, TYPE 2 (4x8, Vehicular)

SYMBOL	PATTERN DESIGNATION	SYMBOL	COLOR DESIGNATION
H- 1-	Pattern: Type 1 (90° Herringbone)	H- -1	Color: Type 1 (Roadway No. 1)
H- 2-	Pattern: Type 2 (Running Bond)	H- -2	Color: Type 2 (Sidewalk No. 1)
H- 3-	Pattern: Type 3 (Soldier)	H- -3	Color: Type 3 (Sidewalk No. 2)
H- 4-	Pattern: Type 4 (Stacked Running Bond)	H- -4	Color: Type 4 (Roadway, Accent)
		H- -5	Color: Type 5 (Charcoal, Tudor Finish)



SITE KEY PLAN



Resolution 25-101

Exhibit K

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet			
	www.milestonelp.com		Date: March 23, 2025			
				Pages: 4		
To: City of Bloomington Attn: Cecil Penland/ ROY ATEN		Project: Hopewell East Phase 1				
		Description: FIELD ORDER 51 BLUE PAVERS				
Est. No.		Ref: FIELD ORDER 51 BLUE PAVERS Qty: 1 LS				
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						
Subcontractors:						
Total Subcontractor cost from Attached Sheets:						
Subcontractor Subtotal \$ 9,852.43						
Subtotal \$ 9,852.43						
Bond (.75% rate) 10% \$ 81.28						
Labor Markup 10%						
Equipment Markup 10% \$ -						
Material Markup 10% \$ -						
Subcontractor Markup 7% \$ 689.67						
Total \$ 10,623.38						
Per LS						
Unit Price \$ 10,623.38						
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	4 TO 6 WEEKS FOR THIS MATERIAL					
Date: March 23, 2025						
Terms: Upon Receipt						
Submitted By: Tommy Gott	Approved By:		Date			
	Printed:		Date			



39 Glendale Milford Rd.
Loveland, OH 45140

Resolution 25-101 Exhibit K

Change Order

To Milestone Contractors, LP
4755 W Arlington Rd.
Bloomington, IN 47404

Attn Thomas Gott
Date 3/21/24
Project Hopewell Phase 1 East

RFC #	Cost Impact	Notes
2	\$9,852.43	ADD for DPC to furnish and install approximately 85 SF of Belden blue pavers per Field Order No. 51. Cost includes labor and materials. \$115.91/SF

This change order becomes an integral part of the subcontract-purchase order, all other terms, conditions and stipulations remaining in full force and effect and applying hereto.

Please sign & return for our records.

Decorative Paving Company:

Kelli Brown

(Authorized signature)

Milestone Contractors, LP:

(Authorized signature – title)



Resolution 25-101

Exhibit K

RE: Hopewell Phase 1 East - Blue Pavers FO#51

From Patrick Dierkes <pdierkes@reasite.com>

Date Fri 4/4/2025 10:07 AM

To Roy Aten <atenro@bloomington.in.gov>

Cc zac.rogers@bloomington.in.gov <zac.rogers@bloomington.in.gov>; Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>

Roy,

The contract quantity for accessible symbols is 4 and that is the amount installed in Centerstone's parking lot. The specs indicate the paint and thermo symbols are paid under the same item, so it doesn't appear there will be a deduct since the quantity for the spaces on University was not accounted for.

PATRICK DIERKES, PE
PROJECT ENGINEER

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
[618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202](#)
O 317.263.0127 / M 573.808.6870 / [REASITE.COM](#)

From: Roy Aten <atenro@bloomington.in.gov>

Sent: Thursday, April 3, 2025 3:23 PM

To: Patrick Dierkes <pdierkes@reasite.com>

Cc: zac.rogers@bloomington.in.gov; Judson Huber <jhuber@reasite.com>; Cecil Penland <cpenland@reasite.com>

Subject: Re: Hopewell Phase 1 East - Blue Pavers FO#51

Go ahead with this.

Please write up the change order and create a new line item for these. We also need to include a deduct for the ADA symbols.

Thanks,
Roy Aten
Senior Project Manager
Engineering Department
City of Bloomington
812-349-3913

On Thu, Apr 3, 2025 at 2:49 PM Patrick Dierkes <pdierkes@reasite.com> wrote:

Roy and Zac,

In response to FO#51 Milestone has provided the attached CO for \$10,623.38 to replace the white pavers indicating the accessible spaces on the project with blue pavers.

Resolution 25-101 Exhibit K

This FO was issued at the City's direction to bring the accessible space markings in line with the City's established policy regarding markings for accessible spaces. The original design included an accessible logo in the center of the space with white pavers indicating the space in addition to the accessible parking sign.

I've attached the FO for reference and the CO documents.

Please let me know if you have any questions.

Jud – Please enter this CO into the Appia system.

Thank you,
Patrick

PATRICK DIERKES, PE
PROJECT ENGINEER

RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
[618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202](#)
O 317.263.0127 / M 573.808.6870 / [REASITE.COM](#)



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit L

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	45
Status	Pending
Date Created	07/02/2025
Type	Scope Changes
Summary	Photo Cell and Time Clock
Change Order Description	The Lump Sum item for the electrical □ lighting system in the Contract specified for a time clock feature, as well as the installation of photo cells. With multiple service point locations provided by Duke Energy for the various □ones of the pro□ect, and the pro□ect lighting and power outlets controlled from these sources, the redundancy of the photo cells and the time clock has created situations for inconsistencies in the standard operation of the lighting, with respect to consistent hours of operation and function. This issue can be resolved by e□changing the time clock apparatus for electrical contactors. The time clock system has been previously paid for as part of the Lump Sum Electrical pay item and would be turned over to Bloomington Parks for their possession and use at a later time if deemed necessary. The Change Order pricing issued by Milestone for the work as provided by their subcontractor Electric Plus has been discussed, reviewed, and deemed acceptable by the Designer. No Additional Days for Work have been re□uested by the Contractor and thus none are being added to the Contract by way of this Change Order.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$1,050.93

Resolution 25-101
Exihibit L

Revised Project Amount \$13,918,239.94

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0410	711-05396	LS	1.000	\$1,050.930	\$1,050.93
REPLACE: - the Existing Electrical Time Clocks - Replacing them with Contactors.					
Reason: The Purpose of this Item - CO is to remove the existing Time Clocks and Replace them with Contactors, in an effort to mitigate the difference in times that the lights are energized.					
			Funding Details		
			RES 23-42	1.000	\$1,050.930
1 item			Total: \$1,050.93		

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$1,050.93	\$13,858,874.96
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
2nd St Storm Sewer, CO #42	\$0.00	\$0.00	\$0.00	\$0.00

Resolution 25-101
Exhibit L

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
6 fund packages	\$13,373,284.90	\$13,917,189.01	\$1,050.93	\$13,918,239.94

Attachments

Document	Name	Description	Submission Date
Electric_Plus_Quote_-_RFC_No_101_1_Rev_-_Add_Contactors_to_Lighting.pdf	Electric Plus Quote - RFC No 101 1 Rev - Add Contactors to Lighting.pdf	The Subcontractor Quote of Electric Plus to The Prime Contractor Milestone for the Labor, materials, etc involved in the work outlined by this Change Order.	07/17/2025 10:48 AM EDT
Milestone_Quote_-_Change_Order_Master_Hopewell_TIME_CLOCK.pdf	Milestone Quote - Change Order Master Hopewell TIME CLOCK.pdf	Quote from Milestone for the work performed by the Subcontractor Electric Plus for the removal of the Existing Time Clock and replace it with the agreed upon Electrical Contractors.	07/17/2025 10:50 AM EDT
2 attachments			

Resolution 25-101
Exihibit L

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

Engineer

Contractor

Board of Public Works

Title

Title

Title

Date

Date

Date

Resolution 25-101

Exhibit L

	Milestone Contractors, L.P. 4755 West Arlington Rd. Bloomington, IN 47404 Phone: (812) 330-2037 Fax: (812) 330-2118		PCO Pricing Sheet					
	www.milestonelp.com				Date: June 19, 2025			
				Pages: 4				
To: City of Bloomington		Project: Hopewell East Phase 1						
Attn: Cecil Penland/ ROY ATEN								
		Description: TIME CLOCK						
Est. No.								
		Ref: TIME CLOCK						
		Qty: 1 LS						
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				
Subcontractors:								
Total Subcontractor cost from Attached Sheets:								
				Subcontractor Subtotal		\$ 993.08		
				Subtotal		\$ 993.08		
				Bond (.75% rate)		10% \$ 8.19		
				Labor Markup		10%		
				Equipment Markup		10% \$ -		
				Material Markup		10% \$ -		
				Subcontractor Markup		5% \$ 49.65		
				Total		\$ 1,050.93		
				Per		LS		
				Unit Price		\$ 1,050.93		
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: June 19, 2025								
Terms: Upon Receipt								
Submitted By: Tommy Gott		Approved By:				Date		
		Printed:				Date		

Avon Headquarters
173 S CR 525 East, Avon, IN 46123
Phone: (317) 718-0100
Fax: (317) 718-0101

Resolution 25-101

Exhibit L

ELECTRIC
PLUS

www.electricplus.com

Request for Change Order

To: Milestone Contractors, LP
4755 W. Arlington Road
Bloomington, IN 47404
Project: Milestone-Hopewell Project

RFC No: 1011
Date: 6/10/2025

Description: This proposal is for removing the time clocks and replacing them with contactors to try to mitigate the difference in times that the lights are energized.

Revised RFC 1011

Please see attached breakdown of material and labor for the above referenced change request.

Our pricing for the above referenced change request is: **\$993.08**

Please call with questions or concerns.

Authorized Signature: Tanner Watson Date: 6/10/2025
Electric Plus, Inc.

Authorized Signature: _____ Date: _____
Milestone Contractors, LP

Resolution 25-101
Proposed Change Order
Exhibit L



Electric Plus

173 S CR 525 E, Avon
Avon, Indiana 46123

Contract Name: 232012 - Hopewell Phase 1

Contract #: 232012

Project Name: 232012 - Hopewell Phase 1

Project #: 232012

Client PCO #:

Client Address:

Milestone Contractors

4755 W. Arlington Rd.
Bloomington , Indiana 47404

Work Description

This Proposal is for removing the time clocks and replacing them with contactors to try to mitigate the difference in times that the lights are energized.

Resolution 25-101

Exhibit L

Proposed Change Order

Electric Plus
173 S CR 525 E, Avon
Avon, Indiana 46123

Client Address:

Milestone Contractors
4755 W. Arlington Rd.
Bloomington , Indiana 47404

Contract Name: 232012 - Hopewell Phase 1
Contract #: 232012
Project Name: 232012
Project #: 232012 - Hopewell Phase 1
Client PCO #:

Itemized Description					
Description	Qty	Net Price U	Total Mat. \$	Labor U	Total Hours
30A 4PContactor Lighting Electrically Held 600V - NEMA 1	1.000	123.30 E	123.30	2.200 E	2.200
#10 Black! Wire THHN / T90 - Copper	30.000	401.88 M	12.06	7.000 M	0.210
! DEMO Hours	2.000	0.00 E	0.00	1.000 E	2.000
Box - Medium xxx Standard Supports - Box	1.000	1.25 E	1.25	0.250 E	0.250
Totals	34.000		136.61		4.660

Resolution 25-101
Exhibit L

Proposed Change Order

Electric Plus
173 S CR 525 E, Avon
Avon, Indiana 46123

Client Address:

Milestone Contractors
4755 W. Arlington Rd.
Bloomington , Indiana 47404

Contract Name: 232012 - Hopewell Phase 1
Contract #: 232012
Project Name: 232012
Project #: 232012 - Hopewell Phase 1
Client PCO #:

Summary

Extension Materials						%	Total	
Database Material							136.61	
Total Extension Material Cost							136.61	
Material Markup						10.00	13.66	
Total Extension Material								150.27
Labor						Hours	Rate	Sub Total
Field Labor								
*ELECTRICIAN (Local 725)						7.500	99.95	749.63
Total Field Labor								749.63
Total Labor Cost								749.63
Labor Markup							10.000	74.96
Total Labor								824.59
Equipment						Qty	Duration	Cost/Unit
SMALL TOOLS/CONSUMABLES						7.500	1.000	2.27
								Tax %
								OH %
								MU %
								Total
Total Equipment								21.87
Sub Total 1								993.08
Sub Total 2								993.08
Total								993.08



City of Bloomington, Indiana

Change Order Details

Hopewell Phase I East Infrastructure

Resolution 25-101

Exhibit M

Description	Construction of infrastructure for Hopewell Phase I East Site.
Prime Contractor	Milestone Contractors, L.P 3301 S. 460 E. Laffayette, IN
Change Order	46
Status	Pending
Date Created	07/03/2025
Type	Errors and Omissions
Summary	Centerstone ADA Ramp and Sidewalk
Change Order Description	Through an ADA complaint received by the City, it was discovered that a portion of Concrete Sidewalk and Ramp area, located along the North side of The Centerstone Facility and East of the main north entrance, did not fully meet the requirements regarding running slopes, length of run, landing locations, and handrail. Following a detailed review by City Engineering and Rundell Ernstberger Associates (REA), it was determined that REA had some ownership in the error to the west of the required replacement section, and the Contractor (Milestone) also contributed to the issue with an installation that did not meet the original design. As a result, REA is responsible for the removal and replacement of approximately 40 LFT of the 6-foot-wide Concrete Sidewalk and Ramp, as well as about 6 LFT on the East end at the parking lot while Milestone will be responsible for the additional handrail that is now required as a result of deviating from the original design.
Awarded Project Amount	\$13,373,284.90
Authorized Project Amount	\$13,917,189.01
Change Order Amount	\$4,213.25
Revised Project Amount	\$13,921,402.26

Resolution 25-101
Exhibit M

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0011	202-52710	SYS	\$25.000	895.000	\$22,375.00	26.330	\$658.25	921.330	\$23,033.25
SIDEWALK CONCRETE, REMOVE									
Reason: Corrective action needed on concrete sidewalk / ramp at the Centerstone North entrance for acceptable compliance.									
			Funding Details						
2nd St Storm Sewer, CO #42			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
B-Line, CO #37			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
Not Used			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
RES 23-42			895.000	\$22,375.00	26.330	\$658.25	921.330	\$23,033.25	
Tree Grates, CO #27			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
0035	604-06070	SFT	\$15.000	1,914.000	\$28,710.00	237.000	\$3,555.00	2,151.000	\$32,265.00
SIDEWALK, CONCRETE									
Reason: Corrective action needed on concrete sidewalk / ramp at the Centerstone North entrance for acceptable compliance.									
			Funding Details						
2nd St Storm Sewer, CO #42			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
B-Line, CO #37			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	
CO #30, Repair Paving			0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

Resolution 25-101
Exhibit M

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
			Not Used	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			RES 23-42	1,914.000	\$28,710.00	237.000	\$3,555.00	2,151.000	\$32,265.00
			Tree Grates, CO #27	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
2 items			Totals		\$51,085.00		\$4,213.25		\$55,298.25

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
RES 23-42	\$13,373,284.90	\$13,857,824.03	\$4,213.25	\$13,862,037.28
Not Used	\$0.00	\$0.00	\$0.00	\$0.00
CO #30, Repair Paving	\$0.00	\$14,620.00	\$0.00	\$14,620.00
Tree Grates, CO #27	\$0.00	\$44,744.98	\$0.00	\$44,744.98
B-Line, CO #37	\$0.00	\$0.00	\$0.00	\$0.00
2nd St Storm Sewer, CO #42	\$0.00	\$0.00	\$0.00	\$0.00
6 fund packages	\$13,373,284.90	\$13,917,189.01	\$4,213.25	\$13,921,402.26

Attachments

Document	Name	Description	Submission Date
Centerstone_Ramp_E	Centerstone Ramp E	REA Exhibit for the Concrete Centerstone Ramp on the north side of the Centerstone facility, traveling East-We	07/17/2025
1 attachment			

Resolution 25-101 Exhibit M				Submission Date
Document	Name	Description		
hibit_-_PD_Markups.pdf	hibit - PD Markups.pdf	st, as provided by Patrick Dierkes per discussions with The City, The Design Team and the Contractor.		01:22 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

FILE: P:\1623 Bloomington Hospital Reuse Ph 1\dwg\1623 Grading_Centerstone Ramp



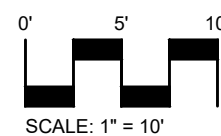
RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
615 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
P 317.263.0127 / REASITE.COM

PREPARED FOR:

PROJECT:

**HOPEWELL PHASE 1 EAST
INFRASTR. & SITE ENG.**
CITY OF BLOOMINGTON
CENTERSTONE RAMP REVISIONS



REVISIONS:

NO.	BY	DESCRIPTION	DATE

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM PREPARED BY REA FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND MAY BE USED SOLELY WITH RESPECT TO THIS PROJECT. THE DOCUMENTS MAY NOT BE REPRODUCED OR MODIFIED BY A THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF REA. AUTHORIZED USE OF ELECTRONIC MEDIA OR FILE DOES NOT GUARANTEE THAT THESE FILES CONTAIN COMPLETE AND ACCURATE INFORMATION. IN ORDER TO INSURE THE ACCURACY OF THE INFORMATION CONTAINED AND THAT NO CHANGES OR MODIFICATIONS HAVE BEEN MADE, THESE FILES MUST BE COMPARED TO THE PROJECT'S CONTRACT DOCUMENTS WITH STAMPED AND SEALED CERTIFICATION AND APPLICABLE APPROVED MODIFICATIONS.

DRAWING NAME:

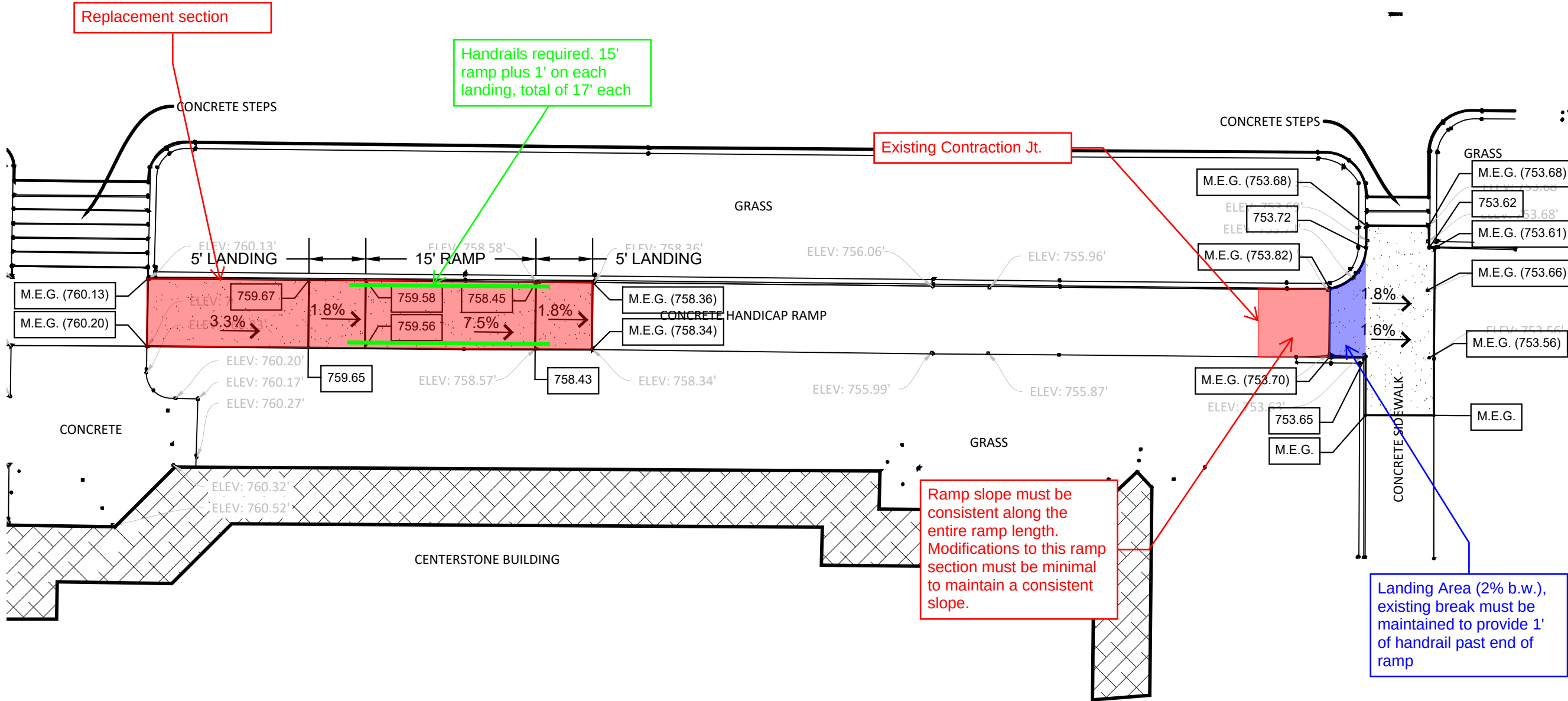
**SITE LAYOUT & GRADING
PLAN**

REA PROJECT #: 1671
DATE: 5/07/2025
DRAWN BY: CP
REVIEWED BY: PD

DRAWING:

LA201A

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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 2nd and Rogers (“Legacy Hospital Site” and “Hopewell”)

Project Managers: Jane Kupersmith, Andrew Cibor, Anna Dragovich

Project Description: Project will involve purchase of the Hospital Site at 2nd 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:

Estimated full cost of project:	\$39,778,030.85 \$39,829,658.39

Sources of funds:	Total: \$37,875,337.00
Consolidated TIF	\$31,720,977 \$31,772,604
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	Consulting	\$1,749,941.83	2018-2025
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370	2021
	1c. Proj. Mgmt (J.S. 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
	1h Website – Ten31	Est. \$22,200	2023-24
	1i Environmental Consulting – for HUD funding	\$48,217.38	2024
	1j. Environmental Testing Hopewell West	\$10,630.45	2025
2	Appraisals	\$50,000	2018-2023
3	Project Agreement with IU Health	\$6,500,000	2018-2024
4.	Due Diligence with Environmental Assessment	\$79,865.63	Nov.2018-Mar. 2019
5.	Master Planner	\$410,000	2020-21
6.	1st Street Reconstruction	\$7,771,230.23	2020-2025
	6a. Design – VS Engineering	\$677,264	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	\$67,980	Nov. 2021 – May 2022
	6c. Construction Inspection	\$495,765.20	Apr. 2023 – Nov. 2025
	6d. Construction	\$6,247,803.72	Apr. 2023 – Nov. 2023

	6e Tree Removal	\$10,800	2024
	6f. Construction Changes #2	\$189,144.49	2024
	6g. Lighting Duke Energy	\$82,472.82	2024
7.	Hopewell East	\$18,032,352.94 \$18,083,980.48	June 2021 – Dec. 2025
	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
	7e(v) CO Package #3	\$142,981.57	2024
	7e(vi) CO Package #4	\$162,332.93	2025
	7e(vii) CO Package #5	\$51,627.54	2025
	7f(i) Cassady Electric	\$73,550.00	2023
	7f(ii). Duke Relocation	\$123,942.30	2022-2023
	7f(iii) 2 nd Duke Relocation	\$43,780.58	2024
	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
	7k. Park Cameras	\$49,175.03	2024
	7l. Water Meter Fees	\$3,981.00	2024
	7m. Limestone Blocks	\$29,250.00	2025
8.	Kohr Admin Redev.	\$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
9.	Ongoing Services	\$559,327.47	
	9a Security Patrols – Marshall	\$269,657.35	2022-Mar 2025
	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

	9e Relocation of Fencing	\$14,723.50	2024
10	Parking Garage	\$87,675	
	10a Assessment – CE Solutions	\$87,675	2023
	10b Design	TBD	
	10c Construction / Retrofit (e.g. EV charging)	TBD	
11.	Neighborhood Signage	Est. \$30,000	2022-25
	Hopewell In Progress Signs	\$6,160	2022-23
12.	Jackson Street 1st to University (100% design + construction) and Hopewell West (30% Design)	\$2,056,560	2023-25
	12a. Preliminary Design Contract – Crossroad Engineers	\$797,640	2023-25
	12b. Construction Inspection	Est. \$121,000	2023-24
	12c. Construction	\$1,687,318.85	2023-25
	12d. Other Engineering	Est. \$306,500	
13	1% for Arts Allowance	Est. \$192,250	
	13a. Hopewell East “Undulate” by Jonathan Racek	\$100,000	2024-2025
14	Demolition	\$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
	14b(ii) CO #2 – Hopewell South	\$4,235	
15	714 S Rogers Redevelopment	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
	15c Reconnect Electricity and Electrical Services on Site – Woods Electrical	\$15,000.00	2024-25

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 Shrewsbury
- 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 J.S. 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 st Street Reconstruction for Hopewell
<u>2024</u>	
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 #2 for Hopewell South (Demolition of Blocks 8, 9, and 10)
24-51	Change Order Package #3 for Hopewell East
24-52	Amended READI Grant Agreement for Hopewell West
24-53	Amended Preliminary Design Agreement for Hopewell West
24-54	Relocation of Duke Power Lines in Hopewell East
24-55	Procurement and Installation of Park Cameras for Hopewell East
24-56	Agreement with Duke for 1 st Street Lighting

- 24-58 Second Amendment to Agreement with J.S. Held
- 24-59 Approval to Pay Water Meter Fee for Hopewell East
- 24-60 Amendment to Agreement with U3
- 24-62 Amendment to Agreement for Security Patrols to Extend Term
- 24-63 Agreement with Belcher Fencing for Hopewell West
- 24-64 Service Agreement with Woods Electrical for 714 S Rogers and Hopewell
- 24-65 Notice of Offering for Hopewell South Block 9 & 10
- 24-67 Approval of Agreement for Public Art in Hopewell East with Jonathan Racek
- 24-69 Approval of Change Order Package #4 for Hopewell East
- 25-44 Agreement with VET for Environmental Services
- 25-49 Approval Supplement #1 for 1st Street Construction Inspection
- 25-52 Approval Funding for Limestone Blocks at Hopewell East
- 25-54 Amended Preliminary Design Agreement for Hopewell West
- 25-87 Construction Agreement for Hopewell West
- 25-101 Approval of Funding for Change Order Package #5 for Hopewell East

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____