

19-59
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

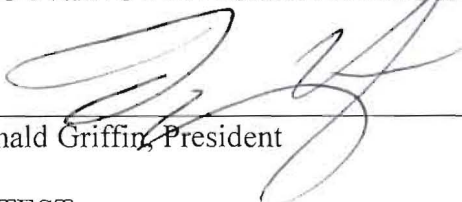
APPROVAL OF SECOND ADDENDUM TO AGREEMENT FOR DESIGN SERVICES WITH CSO ARCHITECTS, INC.

- WHEREAS, on October 15, 2018, the Redevelopment Commission of the City of Bloomington (“RDC”) approved in Resolution 18-67 a Project Review and Approval Form (“Form”), which sought the support of the RDC regarding the construction of a new 4th Street Garage and a Garage within the Trades District (“Project”); and
- WHEREAS, the RDC approved the issuance of a tax increment revenue bond for the financing of the Project in Resolution 18-68 (“Bonds”); and
- WHEREAS, the RDC approved an amended Form in Resolution 19-26, which detailed the Fourth Street Garage portion of the Project, and listed the Bonds and the Consolidated TIF as potential sources of funding for the Project; and
- WHEREAS, in Resolution 19-23, the RDC approved an Agreement with CSO Architects, Inc. (“CSO”), to perform the Phase 1 design of the Trades District Garage; the first addendum to the Agreement in Resolution 19-33; and
- WHEREAS, the City has negotiated a second addendum to the Agreement with CSO, attached to his Resolution as Exhibit A, to add the Additional Services for the design, construction documents, and construction administration for both the 4th Street Garage and the Trades District Garage (“Addendum”)
- WHEREAS, pursuant to the terms of the Addendum, CSO will perform the design services for the Trades District and 4th Street Garages for an amount not to exceed One Million One Hundred Twenty-Three Thousand Nine Hundred Fifty Dollars (\$1,123,950.00); and
- WHEREAS, the City has brought the RDC an Amended Project Review Forms (“Amended Forms”) which update the expected cost of the Projects, which are attached to this Resolution as Exhibit B and Exhibit C;

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


1. The RDC finds the Additional Services are an appropriate use of the TIF and Bonds, and that the Additional Services serves the public's best interests.
2. In addition to its prior funding authorization in Resolutions 19-23 and 19-33, the RDC approves the payment of an amount not to exceed One Million One Hundred Twenty-Three Thousand Nine Hundred Fifty Dollars (\$1,123,950.00) to pay for the Additional Services, to be payable in accordance with the terms of the Agreement and Addendum ("Payment"). This funding authorization shall begin the date of execution of the Addendum, and conclude December 31, 2020, unless extended by the RDC.
3. The Payment authorized above may be made from the Consolidated TIF, the 2019 Bonds, or a combination of the Consolidated TIF and the 2019 Bonds. The Controller shall make the determination of funding source as requests for payment are received in accordance with the terms of the Agreement. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
4. The RDC hereby authorizes Donald Griffin to sign the Addendum with CSO.

BLOOMINGTON REDEVELOPMENT COMMISSION



Donald Griffin, President

ATTEST:



Mary Alice Riekert, Secretary *vice-president*

6-17-19

Date

**SECOND ADDENDUM TO AGREEMENT FOR DESIGN SERVICES WITH
CSO ARCHITECTS, INC.**

This Second Addendum supplements the Agreement for Design Services between the City of Bloomington Redevelopment Commission ("RDC") and CSO Architects, Inc. ("CSO") ("Agreement"), as follows:

1. Scope of Services: Article 4 of the Agreement states: "Additional services not set forth in Article 1, or changes in the Services must be authorized in writing by the City or its designated project coordinator prior to such work being performed, or expenses incurred." The RDC and CSO believe it is in the best interest of the project to add certain services to the Scope of Services specified in Exhibit A to the Agreement ("Additional Services"). These Additional Services are specified in Exhibit 1, which is attached to this Addendum and incorporated herein.
2. Compensation: The RDC shall pay CSO an amount not to exceed \$1,197,950.00 for the Additional Services. Any unused amount attributed in Exhibit 1 to an allowance or alternate shall remain with the RDC.
3. In all other respects, the Agreement shall remain in effect as originally written.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed the day and year last written below:

CITY OF BLOOMINGTON

CSO ARCHITECTS, INC.


Philippa Guthrie, Corporation Counsel

Alan R. Tucker, President

Date

Date

BLOOMINGTON REDEVELOPMENT COMMISSION



Donald Griffin, President

ATTEST:



Mary Alice Rickert, Secretary

Date

**SECOND ADDENDUM TO AGREEMENT FOR DESIGN SERVICES WITH
CSO ARCHITECTS, INC.**

EXHIBIT 1

April 29, 2019
Revised June 11, 2019

Ms Debra Kunce, FAIA
CORE Planning Strategies
200 S Meridian St #301,
Indianapolis, IN 46225

RE: Bloomington Parking Structures
Bloomington, Indiana

Dear Ms. Kunce,

CSO Architects is most pleased to have been given the opportunity to provide design development, construction document, and construction administration services for the 4th Street and Trades District Garages. The following is an outline of our understanding of the scope of work and our proposed fees for the project:

1. PROJECT SCOPE

The scope of the project will be as follows:

- 1.1 The project shall consist of the construction of two parking garages in different areas of Bloomington Indiana. The delivery method utilized will consist of CMC as delineated by the State of Indiana.
- 1.2 The garages shall have several common attributes as follows:
 - 1.2.1 Each garage shall be constructed utilizing poured in place concrete that is post tensioned.
 - 1.2.2 30 to 40 covered bike racks will be provided with at least 10 bike positions being enclosed lockers.
 - 1.2.3 Each garage shall endeavor to utilize and integrate solar power panels into the design with the goal of generating high enough electricity to offset the operating costs of the garage lighting.
 - 1.2.4 Public restrooms will be provided at each facility.
 - 1.2.5 A minimum of six level II electric car charging stations will be provided. The number of charging stations will be scalable throughout the garage.
 - 1.2.6 Each garage shall be designed to achieve a "Certified" Parksmart certification.
 - 1.2.7 Public art will be incorporated into the design of the structure or may be a stand-alone art piece in the Plaza area outside of the each structure.
- 1.3 FOURTH STREET GARAGE:
 - 1.3.1 550 parking spaces are desired. If possible at least one deck of parking should be below grade to limit height.
 - 1.3.2 Opportunities for limited retail will be provided at grade along South Walnut Street.
 - 1.3.3 Opportunities for offices will be provided along Third Street.

1.4 TRADES DISTRICT GARAGE:

1.4.1 300 new parking spaces plus any displaced at grade parking are desired. If possible at least one deck of parking should be below grade to limit height.

1.4.2 Opportunities for limited retail will be provided at grade along the B-Line Trail.

2. CSO'S BASIC SERVICES FOR BOTH GARAGES

2.1. The proposed design fees for the project include the following:

2.1.1. Attend bi-weekly design coordination meetings through the design phases of the project.
Prepare and distribute meeting minutes.

2.1.2. Prepare ALTA, Topographic and Boundary Survey. Prepare post ALTA survey at conclusion of construction.

2.1.3. Prepare exhibits required to support rezoning of site.

2.1.4. Prepare the following design deliverables for the project:

A. Schematic Design Phase:

1. Civil
 - Site plan
 - Drainage plan
 - Utility plan
2. Landscape
 - Landscape plan
3. Architectural:
 - Floor plans of all levels
 - Roof plan
 - Exterior elevations of all sides of the building
 - Building rendering
 - Exterior material selection
4. Structural:
 - Foundation plan
 - Provide structural performance criteria for precast design
5. Mechanical, Electrical & Plumbing:
 - Narrative

B. Design Development Phase:

1. Civil Engineering:
 - Final material selection
 - Expanded outline specifications
 - Prepare documentation package for design development pricing
 - Review special studies
 - Finalize design studies
 - Critical coordination issues
 - Site utility plan, with dimensions and sizes
 - Site grading and paving plan, with dimensions and critical elevations

- Paving details
 - Utility details
2. Landscape:
 - Landscape plan
 - Paving details
 3. Architectural:
 - Site plan with civil improvements
 - Dimensional floor plans at 1/8" scale
 - Dimensional elevator lobby plans at 1/4" scale
 - Dimensional reflected ceiling plans at elevator lobby
 - Dimensional sections at 1/8" scale
 - Final material selections
 - Expanded outline specifications
 - Prepare documentation package for design development pricing
 - Review statement of probable cost
 4. Structural:
 - Development of foundation system
 - Expanded outline specifications
 - Criteria for precast structure
 5. Mechanical:
 - Development of selected systems
 - Ductwork sizing of single line diagrams
 - Equipment sizes and capacities
 - Preliminary equipment layouts
 - Required chases and clearances
 - Energy conservation methods
 - Expanded outline specification
 - Under slab drainage system
 6. Electrical:
 - Development of selected systems
 - Further development of single line diagrams
 - Lighting, electrical and communications criteria
 - Sizes and capacities of major components
 - Preliminary equipment layouts
 - Expanded outline specifications
 - Required chases and clearances
 - Site lighting and site electrical
- C. Construction Documents:
1. Preparation of final construction documents and specifications based on approvals from Design Development documents for the following disciplines:
 - Civil Engineering
 - Landscape Architecture
 - Structural Engineering (Foundations)
 - Architecture/Interior Design
 - Mechanical, Electrical & Plumbing

- Fire Protection performance specification
- IT Infrastructure pathways only.

2. Prepare all necessary documents for and make all review submittals required to obtain the necessary approvals for the contractor to obtain an Improvement Location Permit.

D. Construction Administration Phase:

1. Assemble drawings and specifications as required by construction manager to bid the project. Early packages are anticipated.
2. Attend regularly scheduled construction meetings. CSO assumes both project meeting would be held on the same day. One in the morning and one in the afternoon.
3. Issue required addenda during the bidding phases of the project.
4. Review shop drawings and distribute.
5. Respond to contractor generated RFI's.
6. Issue supplemental instructions.
7. Make monthly site observations as required by the phase of construction and issue site observation reports.
8. Provide coordination and technical assistance to resolve design related field problems.
9. Prepare punch lists for the project.
10. Prepare and execute certificates of substantial completion.
11. Provide as-designed record drawings and provide electronic at project completion.

3. CONSULTANT SERVICES

The following are the consultants that CSO will be using on the project:

Civil:	Bledso Riggert Cooper and James
Landscape Architect	Context
Structural Engineer:	THP Consulting Engineers
Mechanical, Electrical, Plumbing & Fire Protection:	IMEG
Code:	Ralph Gerdes Consultants
Signage:	TBD
Solar Panel Consultant	by City of Bloomington

4. COMPENSATION

The proposed fees for the project would be fixed as follows:

Fourth Street Garage:

Surveying	\$14,400
Civil Engineering	\$48,700
Landscape	\$29,250
Structural	\$232,000
Architectural	\$130,000
<u>Mechanical, Electrical & Plumbing Engineering</u>	<u>\$141,300</u>
Total:	\$595,350

Trades District Garage:

Surveying	\$8,800
Civil Engineering	\$56,800
Landscape	\$33,000
Structural	\$180,000
Architectural	\$115,000
<u>Mechanical, Electrical & Plumbing Engineering</u>	<u>\$84,500</u>
Total:	\$478,100

Alternate No. 1 – Solar Panel Engineering \$24,000 (Add)

Alternate No. 2 – Garage Signage \$22,000 (Add)

In addition, CSO will bill reimbursable expenses according to the attached price list. Reimbursable expenses are estimated to be \$22,500 excluding filing fees and mass printing. Unused portions of the allowance will remain with the Owner.

CSO has solicited soils investigation proposals from Patriot Engineering for Sites A&B in the Trades District and at the 4th Street garage. Patriot has proposed the following:

Trades District:

Site A	\$4,650
Site B	\$4,850 (*)
Private Locates	<u>\$1,500</u>
	\$11,000 (Not To Exceed)

(*) The borings on the west parcel of Site B have not been authorized as discussed. Patriot will update their proposal. That is why this number is NTE.

4th Street Garage:

Field Investigation	\$7,300
Private Utility Locates	\$1,150
Concrete Coring	\$450
Vacuum Truck	\$3,450
Geotechnical Drilling	\$2,250
Engineering Management & Reporting	<u>\$2,500</u>
Total	+/- \$17,100 (Estimated)

We recommend an allowance of \$23,500 to cover the above costs. Unbilled portions will remain with the Owner. CSO will bill these at direct cost to the Owner with no markup.

An allowance of \$16,000 (\$8,000 per garage) should be set aside for Parksmart filing fees.

CSO proposes additional allowances in case private locates for utilities around both sites are necessary. CSO recommends a \$28,000 allowance of to pay 3rd party locates contractor. Unused portions of this allowance remain with the Owner.

5. ADDITIONAL SERVICES

- 5.1. Any major design change requested by the Owner after approval of the schematic design will be billed at our standard hourly rates or a fixed fee prior to starting the work.
- 5.2. Any scope increase will be performed on a fixed fee quoted prior to starting the work.
- 5.3. If the project requires a variance, the cost of the variance will be a reimbursable expense.

Please review the above and contact me if you have any questions and/or concerns. Once again, we appreciate the opportunity to provide professional services to the City of Bloomington and look forward to the completion of a successful project on both garages.

Respectfully,



Joe Raper, AIA,
Principal

cc: Patty Adams
File

ACCEPTED BY:

DATE:

HOURLY RATES & REIMBURSABLES

**Effective through December 31, 2019*

HOURLY RATES

PER HOUR

Senior Principal	\$250
Principal	\$195
Senior Professional I	\$165
Senior Professional II	\$135
Senior Professional III	\$125
Professional I	\$115
Professional II	\$105
Professional III	\$95
Technician I	\$85
Technician II	\$75
Administrative Coordinator	\$70

REIMBURSABLES

Black & White Copies Or Scans

8.5x11	\$0.08
11x17	\$0.16

Color Copies Or Scans

8.5x11	\$0.75
11x17	\$1.50

Large Format Black & White Prints or Scans (\$0.14/sf)

18x24	\$0.42
24x36	\$0.84
30x42	\$1.23

Large Format Color Prints or Scans (\$3.25/sf)

18x24	\$9.75
24x36	\$19.50
30x42	\$28.44

Presentation Boards

24x36	\$32
30x42	\$45

Consultant Fees, Travel Expenses, Parking Fees, Long Distance Telephone Charges, Miscellaneous Print Items, Shipping and Courier Service	Cost + 10%
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City of Bloomington
Redevelopment Commission
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.

To Be Completed by Requesting Party:

Project Name: 4th Street Parking Garage

Project Manager(s): Deb Kunce, CORE Planning Strategies; Mick Renneisen; Jeff Underwood; Alex Crowley, Adam Wason.

Project Description:

This is a project to retain all necessary design, construction management, and contracting for the design and construction of the 4th Street Parking Garage. The 4th Street Garage includes demolition of the existing garage and construction of no more than 550 parking spaces.

Included with the anticipated project costs below, the 4th Street Garage shall also include the following sustainable design features as have been contemplated by the RDC and the City:

- At least ten (10) electric vehicle charging stations in an area of priority parking with a design (conduit throughout the facility) that allows for the garage to be retrofitted for more charging stations as demand for the stations requires;
- Solar panels to offset the electric needs of the facility, at a minimum of 12,000 kilowatts. This level of coverage may be revisited after design details have been determined to see if additional solar can be added;
- Bicycle parking for a minimum of fifty (50) bikes, which shall include ten (10) bike lockers. The lockers may be located either inside or outside, or both, as the design determines;
- 25% of all parking spaces in the garage designed for use by compact vehicles;
- Dedicated carpool parking;
- A maintenance and caretaking plan for the life of the garage;
- Retail space on the ground floor;
- Two public restrooms;
- A designated area for transportation pickup and dropoff (car share, taxi, Uber, Lyft, etc.);
- Parksmart Sustainability Certification with the goal of achieving silver depending on ultimate facility design; and
- The design will include public art and be architecturally significant.

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.

To Be Completed by Requesting Party:

Project Name: Trades District Garage

Project Manager(s): **Deb Kunce**, CORE Planning Strategies; Mick Renneisen; Jeff Underwood; Alex Crowley

Project Description:

This is a project to retain all necessary design, construction management, and contracting for the design and construction of the Trades District Garage.

The Trades District Garage includes up to 300 parking spaces. The City and the RDC reiterates its commitment to building a garage within the Trades District includes the following sustainability features:

- A structure that allows at least two (2) of the floors to be converted into office, retail, or living space should downtown needs change over the life of the garage;
- At least six (6) electric vehicle charging stations in an area of priority parking with a design (conduit provided throughout the facility) that allows for the garage to be retrofitted for more charging stations as demand for the stations requires;
- Preference for locating the garage on city-owned property;
- Solar panels that will cover the electric needs of the facility;
- Bicycle parking for a minimum of thirty (30) bikes, ten (10) of which spots will be bike lockers. The lockers may be located either inside or outside, or both, as the design determines.
- 25% of all parking spaces in the garage designed for use by compact vehicles;
- Dedicated carpool parking;
- Parksmart Sustainability Certification with the goal of achieving silver depending on ultimate garage design;
- One (1) public restroom;
- A maintenance and caretaking plan for the life of the garage; and

