

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**September 19, 2022 at 5:00 p.m.**  
**Bloomington City Hall, 401 North Morton Street, Room 135**  
**McCloskey Conference Room**

**Join Zoom Meeting**

**<https://bloomington.zoom.us/j/81040509344?pwd=dnNRd0dkdWh2aTJvd3VBOExDRW1ZUT09>**

**Meeting ID: 810 4050 9344**

**Passcode: 842057**

- I. ROLL CALL**
- II. READING OF THE MINUTES** –September 6, 2022
- III. EXAMINATION OF CLAIMS** –September 2, 2022 for \$732,711.34
- IV. EXAMINATION OF PAYROLL REGISTERS**– September 9, 2022 for \$34,420.86
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A.** Director’s Report - Elect CAC Representatives
  - B.** Legal Report
  - C.** Treasurer’s Report
  - D.** Business Development Updates
- VI. NEW BUSINESS**
  - A.** Officer Election for Vice-President
  - B.** Hopewell Presentation
  - C.** Resolution 22-62: Addendum to Agreement with SB Friedman for Hopewell
  - D.** Resolution 22-63: Approval of Project and Approval Form for Griffy Dam Project
  - E.** Resolution 22-64: Change Orders for Walnut Street Signal Project
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

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

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Tuesday, September 6, 2022, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with RDC President Cindy Kinnarney presiding:***  
<https://catstv.net/m.php?q=11631>

**I. ROLL CALL**

Commissioners Present: Cindy Kinnarney, Deb Hutton; Randy Cassady, Sarah Bauerle Danzman and Martha Street, MCCSC Representative (all members were physically present)

Commissioners Absent: Deborah Myerson

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; and Christina Finley, Financial Specialist, HAND

Others Present: Alex Crowley, Director Economic and Sustainable Development; Larry Allen, Assistant City Attorney; Dave Askins, B Square Bulletin; Holden Abshier; and Sam Dove.

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the August 15, 2022, minutes. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for August 19, 2022, for \$81,888.35. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for August 12, 2022, for \$34,420.85 and August 26, 2022, for \$34,420.91. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody informed the Commission that on September 30, the City is going to have a Boards and Commissions appreciation event at Cascades Golf Course. Zody said at the next commission meeting, staff will take a photo and discuss some of the accomplishments to include for the appreciation event. Staff will send the commissioners an official invitation. HAND staff met and is still reviewing program guidelines. Zody said HAND's budget hearing was last week. He will send his budget presentation to the commissioner's.

B. Legal Report. Larry Allen noted the signature block on Resolution 22-59 had Deborah Myerson listed as Vice-President instead of Secretary. The resolution has been corrected.

C. Treasurer's Report. Larry Allen was available to answer questions.

D. Business Development Updates: Alex Crowley reported Kiln Collective group is moving forward to close on the Kiln building and begin work. On Thursday a proposal to advance the project will be reviewed by the Historic Preservation Commission (HPC). After HPC approval, the Planning Department staff will be able to make a staff level approval.

**VI. NEW BUSINESS**

A. Resolution 22-59: Amendment to Conveyance of 1306 West Kirkwood Avenue. Brent Pierce explained that due to a default of mortgage by the property owner, HAND now owns the property at 1306 W. Kirkwood. HAND offered the property for sale, and received bids at a publicly noticed hearing on June 21, 2022. Staff received one bid for the property, which was from Matt Murphy for \$30,100. Pierce and other staff present answered questions from the commission.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 22-59, with the amendment to the signature line, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

B. Resolution 22-60: Approval of Project Review and Approval Form for Resurfacing Winslow Road. Larry Allen stated this project will assist the City's Public Works department to resurface and improve East Winslow Road between South Walnut Street and High Street. Allen said the preliminary cost is estimated to be \$500,000. This project is anticipated to be part of the Indiana Department of Transportation (INDOT) Community Crossing Grant.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 22-60, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

C. Resolution 22-61: Approval of Additional Funding for Repairs of RDC Properties. Larry Allen stated the RDC previously approved an agreement with Ann-Kriss to make repairs at the Dimension Mill and other RDC-owned properties. Staff is requesting to increase the maximum agreement amount by \$15,000, particularly for securing and repairing damage to properties the RDC acquired as part of the Hopewell redevelopment project. The total not-to-exceed amount for the contract with the addendum would be \$27,000. Larry Allen and John Zody answered questions from the commission.

Cindy Kinnarney ask for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-61, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimous.

**VII. BUSINESS/GENERAL DISCUSSION** – Randy Cassady asked what the long-term plan is for the properties that have been acquired from the Hospital site acquisition. Zody said the by the end of next year the Legacy Hospital will be demolished except for the Kohr building and the parking garage. Zody briefly explained the different phases of the project.

**VIII. ADJOURNMENT** – Deb Hutton moved to adjourn. Sarah Bauerle Danzman seconded the motion. The meeting adjourned at 5:55 p.m.

\_\_\_\_\_  
Cindy Kinnarney, President

\_\_\_\_\_  
Deb Hutton, Member

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

**22-62**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**AGREEMENT WITH SB FRIEDMAN DEVELOPMENT ASSOCIATES**  
**FOR STRATEGIC AND FINANCIAL SERVICES FOR THE REDEVELOPMENT**  
**OF THE OLD IU HEALTH-BLOOMINGTON HOSPITAL SITE**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) is authorized to fund redevelopment of areas within the Consolidated TIF; and
- WHEREAS, in Resolution 18-31, the RDC approved an agreement to purchase the current Indiana University Health-Bloomington Hospital site at 2nd and Rogers Streets and surrounding parcels (“Hopwell”) and to start the process of redeveloping the area (“Project”); and
- WHEREAS, in Resolution 20-95, the RDC approved an agreement with SB Friedman Development Advisors, LLC to provide financial and development strategy for the redevelopment of Hopwell (“Services”); and
- WHEREAS, City staff and SB Friedman agree that it is in the best interest of the Project to add services to the original agreement to perform updated analysis to align estimates with the RDC and City’s stated goals for the Project (“Additional Services”); and
- WHEREAS, Staff have negotiated an addendum to the agreement with SB Friedman, which is attached to this Resolution as Exhibit A (“Addendum”), to perform the Additional Services for an amount not to exceed Twenty-Nine Thousand Nine Hundred Sixty Dollars (\$29,960.00); and
- WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Services pursuant to the terms of the Agreement; and
- WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) which updates the Resolution History of the Project, and which is attached to this Resolution as Exhibit B.

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

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public’s best interests.
2. The RDC finds the above described expenditures for the Project serve the public’s best interests and are an appropriate use of the Consolidated TIF.
3. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed Twenty-Nine Thousand Nine Hundred Sixty Dollars (\$29,960.00) to pay for the Additional Services, to be payable in accordance with the terms of the Agreement (“Payment”).

4. The Payment authorized above may be made from the Consolidated TIF. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorization provided under this Resolution shall expire on January 31, 2023.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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Date

**ADDENDUM TO AGREEMENT BETWEEN CITY OF BLOOMINGTON  
REDEVELOPMENT COMMISSION AND  
SB FRIEDMAN DEVELOPMENT ADVISORS, LLC**

This Addendum supplements the Agreement for Consultant Services Regarding the Old IU Health Bloomington Hospital Site between the City of Bloomington Redevelopment Commission (“RDC”) and SB Friedman Development Advisors, LLC (“SB Friedman”) (“Agreement”) executed on January 15, 2021, as follows:

1. Under the Agreement, the parties could amend or modify the Agreement in writing that is signed by both parties.
2. Term: The parties agree to reinstate and extend the expiration date of the Agreement until January 31, 2023.
3. Scope of Services: Pursuant to Article 1, additional services and fees may be agreed to by the parties in writing. The RDC and SB Friedman believe it is in the best interest of the project to add certain services to the Agreement (“Additional Services”) to update the analysis that was performed for the Hopewell neighborhood redevelopment. These Additional Services are specified in Exhibit 1, which is attached to this Addendum and incorporated herein.
4. Compensation: The RDC shall pay SB Friedman an amount not to exceed Twenty-Nine Thousand Nine Hundred and Sixty Dollars (\$29,960.00) for the Additional Services. Any unused amount attributed in Exhibit 1 to an allowance or alternate shall remain with the RDC.
5. In all other respects, the Agreement shall remain in effect as originally written.

[Signature Page Follows]

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

**CITY OF BLOOMINGTON**

**SB FRIEDMAN DEVELOPMENT  
ADVISORS, LLC**

\_\_\_\_\_  
Beth Cate, Corporation Counsel

\_\_\_\_\_  
Lance Dorn, Senior Vice President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**BLOOMINGTON REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Cindy Kinnarney, President

\_\_\_\_\_  
Date

**EXHIBIT 1**

**[See Attached]**



VISION  
ECONOMICS  
STRATEGY  
FINANCE  
IMPLEMENTATION

September 15, 2022

Mr. Jeff Underwood  
City of Bloomington  
401 N. Morton Street  
Bloomington IN 47404

**RE: Bloomington Hospital Site / Redevelopment Strategy Financial Analysis**

Mr. Underwood –

SB Friedman Development Advisors (SB Friedman) is pleased to submit this proposal to the City of Bloomington (the “City”) to provide financial advisory services as it pursues redevelopment of the Bloomington Hospital site, now known as Hopewell (the “Project”).

## Background and Understanding

The City is undertaking a once in a generation opportunity to redevelop a large, catalytic site located to the south and west of Downtown Bloomington. In 2020, the City engaged SOM to lead a multidisciplinary team, including SB Friedman in a market economist role, to develop a vision for the redeveloped site and outline initial implementation steps. As follow-on work, SB Friedman prepared a draft financial analysis in 2021 to inform the City’s redevelopment strategy which continues to evolve as the project moves further through predevelopment. The draft financial analysis considered the density, mix of land uses, phasing, and sequencing of development for the Project, and quantified the City resources required to finance project gaps, public realm improvements, affordable housing, and other public policy priorities.

The City is now seeking to create a dynamic model that would be used throughout implementation by the City and J.S. Held LLC, its project manager, to analyze the economic viability of the Project as well as the overall financial return to the City. The tool will be used by the City to evaluate the impact of different strategic decisions.

Our proposed scope of services is outlined below.

## Scope of Services

- 1. Conduct Kickoff Meeting and Collect Updated Project Information.** We will conduct a virtual kickoff meeting with the City and J.S. Held LLC to confirm the project scope, work plan, timeline, and deliverables. During this meeting, we will also collect and review any additional information that would be helpful for our work, including any updates associated with the density, mix of land uses, phasing, and sequencing of development for the Project.
- 2. Review and Incorporate Updated Project Costs.** We will review all updated Project cost information, assumed to be aggregated by the City and J.S. Held LLC, including costs associated with acquisition, demolition, public realm improvements, site preparation, and other public sector and/or horizontal land development costs. These costs will

be incorporated into an updated financial model with inputs to allow for modification over time as the Project advances.

- 3. Update Vertical Residual Land Value Analyses.** SB Friedman will update and modify the vertical development pro formas by master plan parcel to estimate the residual value, or land sale proceeds, on a present value basis. This model replicates the economics of a private developer and includes the following elements:
- a. Estimated net operating income (NOI) based on rents, occupancy, and operating expenses
  - b. Achievable pricing for for-sale product
  - c. Split of inclusionary (affordable) and market-rate units (in a mixed-income development) and the associated rents based on area median income-associated income limits
  - d. Site preparation costs to be incurred by the vertical developer (versus the public sector)
  - e. Estimated hard construction costs, including a premium associated with incorporating sustainability features
  - f. Estimated tenant improvement costs, soft and financing costs, developer fees, and other typical costs of development
  - g. Market-acceptable developer rates of return
  - h. Estimated future value based on projected revenue and capitalization rates

Any cash flow or value above normal risk-adjusted rates of return is the amount of money a developer may be able to pay for land. This will provide an understanding of the range of achievable prices (by land use), as well as any remaining financial gap. The model will allow for sensitivity testing to be undertaken, including the density and mix of land uses.

We will conduct a detailed review of the existing financial model and identify the model assumptions that will need to be updated. We anticipate updating vertical development rents, costs, capitalization rates, and hurdle rates of return from 2021 values to 2022 values. We will incorporate updated assumptions into the financial model and build in toggles for modification over time as the Project advances.

The model will account for an assumed split of inclusionary (affordable) and market-rate units (in a mixed-income development), and a toggle will be built-in to adjust that assumption. The model will not account for any standalone affordable housing projects financed with Low-Income Housing Tax Credits.

- 4. Update City Financial Analysis.** SB Friedman will update and modify the City-level financial analysis to estimate the timing and amount of City investment/financial resources that are likely to be needed to advance redevelopment, as well as the City's return on investment by parcel and for the Project overall. The model will allow for sensitivity testing to be undertaken, and considers the following:
- a. Development program by parcel, including unit counts and density per acre
  - b. Timeline and sequencing of vertical development
  - c. Potential land sale proceeds by land use
  - d. Site preparation, demolition and infrastructure costs
  - e. Costs associated with public realm improvements, affordable and workforce housing, and other public policy priorities (e.g., sustainability)
  - f. Vertical development financial gaps
  - g. Other considerations to be identified within the initial 3 weeks of our work

The analysis will provide inputs for updated Tax Increment Financing (TIF) revenue projections to be completed by Reedy Financial Group, the City's financial advisor. Since this work will be undertaken by a third-party, the TIF revenue streams will update when information is inputted from Reedy's materials.

5. **Submit Model to City and Incorporate Revisions.** We will submit the updated models (in Excel format) to the City and J.S. Held LLC for review. We anticipate incorporating one set of consolidated comments from the City and J.S. Held LLC prior to submitting a final model.
6. **Allowance for Client Calls.** Our budget includes an allowance for up to eight (8) team calls during the course of this scope of services.

## Estimated Budget

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. The estimated professional fees for the Scope of Services described above total approximately **\$30,000**.

The following current hourly rates apply to this engagement:

Senior Vice President	\$300	Associate	\$180
Vice President	\$255	Research Associate	\$165
Project Manager	\$245	Editor	\$125
Associate Project Manager	\$215		

These rates will be in effect until December 31, 2022, except in the case of promotions of individuals. After this date, rates are subject to adjustment.

Publications, maps, outside data, use of owned or licensed databases, deliverable production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without mark-up). Our budget assumes that no travel to Bloomington will be required.

This fee estimate is intended to serve as a benchmark and is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually acceptable revision may be made. Fees and expenses for our services will not exceed the total fee amount without your further authorization.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. Invoices are payable within 30 days.

If at any time the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached "Limitations of Our Engagement" apply.

**DETAILED BUDGET ESTIMATE**

TASK	TOTAL	SVP \$300	APM \$215
1 Conduct Kickoff Meeting and Collect Updated Project Information	\$1,460	2	4
2 Review and Incorporate Updated Project Costs	\$1,890	2	6
3 Update Vertical Residual Land Value Analyses	\$9,880	10	32
4 Update City Financial Analysis	\$8,590	10	26
5 Submit Model to City and Incorporate Revisions	\$2,920	4	8
6 Allowance for Client Calls	\$4,120	8	8
<b>Total Hours</b>	<b>120</b>	<b>36</b>	<b>84</b>
<b>Total Professional Fees</b>	<b>\$28,860</b>	<b>\$10,800</b>	<b>\$18,060</b>
+ Reimbursable Data Expenses	\$1,100		
+ Reimbursable Travel Expenses	\$0		
<b>TOTAL BUDGET ESTIMATE</b>	<b>\$29,960</b>		

## Acceptance Procedures

We appreciate the opportunity to continue to assist the City of Bloomington. Please sign and return a copy of this letter to indicate your agreement to these terms.

Sincerely –

**SB Friedman Development Advisors, LLC**



Lance Dorn

Senior Vice President

(312) 424-4255, [ldorn@sbfriedman.com](mailto:ldorn@sbfriedman.com)

Accepted –

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Title

## LIMITATIONS OF OUR ENGAGEMENT

Our deliverables will be based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings/teleconferences during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in assessment practices, changes in applicable statutes, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our deliverable will be intended solely for your information and will not be a recommendation to issue bonds or other securities. The deliverable should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverable nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors without our prior written consent. Our work products are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities.

We acknowledge that upon submission to the City the deliverable may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverable under such Act.

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

**Please Note:**

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

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

**Project Managers:** Don Griffin; Jeff Underwood; Andrew Cibor; Deb Kunce (JS Held)

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

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

**Project Timeline:**

Start Date: January 2018

End Date: December 31, 2023

**Financial Information:**

Estimated full cost of project:	\$27,905,934.00
Sources of funds:	

Consolidated TIF	\$25,000,000.00
Federal Roadway Reconstruction	\$2,905,934.00

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

Step	Description	Estimated Cost	Timeline
1	<b>Consulting</b>	\$638,910	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370 (\$39,410 + \$29,960) \$39,410	2021
	1c. Proj. Mgmt (JS Held)	\$367,000	2021
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$12,482	2022
2	<b>Appraisals</b>	\$50,000	2018-2023
3	<b>Project Agreement with IU Health</b>	\$6,500,000	2018-2024
4.	<b>Due Diligence with Environmental Assessment</b>	\$79,865.63	Nov.2018-Mar. 2019
5.	<b>Master Planner</b>	\$410,000	2020-21
6.	<b>1st Street Reconstruction</b>	\$4,935,959.03	2020-2023
	6a. Design – VS Engineering	\$729,029.03	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	Tentatively Estimated \$90,000	Nov. 2021 – May 2022
	6c. Construction Inspection	Tentatively Estimated \$475,000	Apr. 2023 – Nov. 2023
	6d. Construction	Tentatively Estimated \$3,650,000 (including \$2,905,934 federal funding)	Apr. 2023 – Nov. 2023
7.	<b>Phase 1 East</b>	\$16,835,506	June 2021 – Aug. 2024
	7a. Design – Shrewsberry & Associates, LLC	\$1,048,880	2021-2022
	7b. Property Acquisition	\$641,094	2021-2022
	7c. Demolition and Remediation	\$588,755.02	2022-2023
	7d. Construction Inspection	\$1,174,740	2022-2024
	7e. Construction	\$10,726,242	2022-2024
	7f. Utility Costs	\$250,000	2022-2023

8.	Kohr Admin Redev.	\$95,505	TBD
	8a Kohr Preservation	\$81,400	2022-23
	8b Structural Evaluation	\$14,105	2021-22
9.	Security Patrols – Marshall	\$107,198.95	2022-23

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

- Resolution History:**
- 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
  - 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
  - 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
  - 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
  - 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**

To Be Completed by Redevelopment Commission Staff:

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

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

**22-63  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF PROJECT REVIEW AND APPROVAL FORM FOR GRIFFY DAM  
PROJECT**

WHEREAS, the City of Bloomington (“City”) has brought the Redevelopment Commission a Project Review & Approval Form (“Form”) which seeks the support for extension of trails and finishing of Griffy Dam renovation (“Project”); and

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

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

1. The Redevelopment Commission finds that the Project has a valid public purpose, and approves the Project.
2. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when the Project Manager brings a Contract or Contracts that have been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Cindy Kinnarney, President

ATTEST:

\_\_\_\_\_  
Deborah Myerson, Secretary

\_\_\_\_\_  
Date

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:** Griffy Loop Trail Dam Crossing

**Project Manager:** Tim Street, Parks Operation and Development Director

**Project Description:** A recent project at Griffy Lake Nature Preserve constructed a new pedestrian trail and fishing pier along the west side of Headley Rd along with new hiking trail on the south shore of Griffy Lake. These improvements are a significant portion of the overall planned Griffy Loop Trail improvements. Safety and access improvements to the trail crossing of the dam were also planned but were value engineered out of the project after bids were received. This project would complete the safety and access improvements to the trail at the Griffy Dam, formalizing the crossing with a quarter minus path along the top of the dam that more fluidly connects with hiking trails to the south and north. It would also install necessary safety signage and fencing and create a new staircase to improve access to the trail from the dam parking lot. Since this was already designed, this project is shovel-ready and already permitted through DNR.

**Project Timeline:** Finalize design & bid – late 2022  
Construction – spring/summer 2023

**Financial Information:**

Estimated full cost of project:	\$375,000
Sources of funds:	TIF Funds
	<i>Reimbursed from 2022 Parks Bond as funds are available.</i>

**Project Phases:**

<u>Phase/Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1. Finalize Design and Bid Documents	\$12,500	Fall/Winter 2022
2. Bid Construction Project & Build	\$362,500	Spring/Summer 2022

**TIF Districts:** North Kinser/Prow Rd TIF; Consolidated TIF (W. 17th Street)

Resolution History: 22-63: Project Review and Approval Form

To Be Completed by Redevelopment Commission Staff:

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

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

**22-64**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF CHANGE ORDERS 1 AND 2 FOR WALNUT STREET TRAFFIC SIGNAL PROJECT**

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”); and

WHEREAS, the RDC approved in Resolution 20-81 a Project Review and Approval Form (“Form”) for the installation of traffic signals at the intersections of 11th Street and Walnut Street an 14th Street and Walnut Street (“Project”); and

WHEREAS, in Resolution 21-90, the RDC approved funding for construction of the Project with Ragle Inc. (“Ragle”) for \$761,956.75; and

WHEREAS, the City now seeks approval for Change Orders 1 and 2 to add additional fill and topsoil and to account for change in costs for items including removal of old concrete, excavation, new concrete, signs, conduit, and signal cables as detailed in Exhibit A, which is attached to this Resolution (“Additional Services”); and

WHEREAS, Change Order #1 is for an additional amount of \$22,159.13; and

WHEREAS, Change Order #2 is for an additional amount of \$48,652.21; and

WHEREAS, the change orders, if approved, would increase the cost of the Project by \$70,811.34 and bring the total cost of the project to \$832,768.09; and

WHEREAS, the change orders were approved by the Board of Public Works at its meeting on September 13, 2022; and

WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Additional Services; and

WHEREAS, the City has brought the RDC an Amended Project Review Form (“Amended Form”) which updates the expected cost of the Project, which is attached to this Resolution as Exhibit B;

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

1. The RDC reaffirms its support of the Project as an appropriate use of the Consolidated TIF, as set forth in the Amended Project Review and Approval Form, and reiterates that it serves the public’s interest.

2. The RDC approves Change Orders 1 and 2 and hereby authorizes the City of Bloomington to expend an amount not to exceed an additional Seventy Thousand Eight Hundred Eleven Dollars and Thirty-Four Cents (\$70,811.34) and a total amount not to exceed Eight Hundred Thirty-Two Thousand Seven Hundred Sixty-Eight Dollars and Nine Cents (\$832,768.09).
3. The payment authorized in this Resolution may be made from the Consolidated TIF pursuant to 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 funding authorizations contained in this Resolution shall terminate on December 31, 2022, unless extended by the RDC in advance.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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Date



C O D ST O

CONTRACT NO.

Walnut Street Traffic Signals

UPON WRITTEN REQUEST FROM THE ENGINEER, PROVIDE ADDITIONAL DETAIL

DATE RECEIVED REQUEST FOR ADDITIONAL DETAIL	June 1, 2022	SUBMITTAL DATE OF ADDITIONAL DETAIL	[Select Date]
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DETAILED DESCRIPTION / JUSTIFICATION:

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

Foreman noticed bump out areas to receive mulched seeding did not have a detail or pay item for borrow or topsoil.

PROPOSED SOLUTION – ADDITIONAL DETAILS:

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

Ragle proposes to furnish and install 6" base layer of clean fill, and 12" planting layer of topsoil in areas to receive mulched seeding.

SIGNATURES

Contractor:

Name: (print) Michael Runion

(signature) Michael Runion Date: 7/19/2022

Project Engineer/Supervisor: (signature is to acknowledge receipt of the document and does not signify agreement of the change order)

Name: (print)

(signature) Date:

C00000 O0D00 00000ST 0000

NOTE: The Contractor and PE/S should retain a signed copy of this document for record.

CONTRACT NO.

**Walnut Street  
Traffic Signals**

**ATTACHMENT: UNIT PRICE ITEMS DETAIL**

Attach or paste a unit price item detail

# RAGLE, INC.

## Extra Work Pricing Summary

Project No: 2021.062 Walnut Street Traffic Signals

Date Requested: 6/17/2022 Date Submitted: 6/20/2022

Description of Work: Correct and Topsoil for Curbs Outs to Receive Seed and Straw

Notes: Furnish and install 6" base layer of fill dirt and 12" planting layer of topsoil for new curb out areas to receive mulched seeding P

Reason Extra Work: Item omitted from contract required for mulched seeding

Has Work Already Been Completed? Yes When: 6/3/2022 and 6/16/2022

RA Project No: 2021.062 Cost Activity Code:

Item:	CO2	Quantity:	2	Units:	C
<b>Labor:</b>	Cost = 3.25	Markup %	20	45	<b>Total</b> 44
<b>Equipment:</b>	Cost = 2.520	Markup %	12	302	<b>Total</b> 2822
<b>Materials:</b>	Cost = 1.000	Markup %	12	120	<b>Total</b> 1120
<b>Subcontract:</b>	Cost =	Markup %	10		<b>Total</b>
<b>Trucking:</b>	Cost =	Markup %	12		<b>Total</b>
<b>TOTALS</b>	<b>\$ 7,245</b>		<b>\$ 1,167</b>		<b>\$ 8,412</b>

<b>Total \$</b>	<b>8,412</b>
<b>Unit Price</b>	<b>2</b>

Extra Days Requested 2





# City of Bloomington, Indiana

## Change Order Details

### Walnut Street Traffic Signals

<b>Description</b>	Construction of new traffic signals at 11th Street and Walnut Street and at 14th Street and Walnut Street.
<b>Prime Contractor</b>	Ragle INC P.O. Box 444 Newburg, IN 47629
<b>Change Order</b>	1
<b>Status</b>	Approved
<b>Date Created</b>	08/24/2022
<b>Type</b>	Scope Changes
<b>Awarded Project Amount</b>	\$761,956.75
<b>Authorized Project Amount</b>	\$761,956.75
<b>Change Order Amount</b>	\$22,159.13
<b>Revised Project Amount</b>	\$784,115.88

### New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
<b>Section: 1 - Description</b>					
0570	621-06570	CYS	29.000	\$290.069	\$8,412.00
TOPSOIL					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
0580	502-06457	SYS	270.730	\$50.778	\$13,747.13
PCCP, 9 IN.					
2 items					Total: \$22,159.13

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

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

# CHANGE ORDER REQUEST FORM

CONTRACT NO.	Walnut St Signals	DATE OF SUBMISSION	June 2, 2022
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PROJECT DESCRIPTION <i>(route / intersection / bridge no(s).)</i>	Traffic Signal Installations at 11 <sup>th</sup> and Walnut Street and 14 <sup>th</sup> and Walnut Street.
CHANGE ORDER REQUEST SUMMARY DESCRIPTION	Provide pricing for deep patching pavement failures at 11 <sup>th</sup> and Walnut.
PROPOSED SOLUTION SUMMARY	Provide all labor, material, equipment and trucking to excavate 24" of existing roadway, subgrade treat with INDOT Type IC under 9" of PCCP. Asphalt surface to be installed with plan contract surface and paid under contract item.

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

ONSET DATE OF CHANGE	May 31, 2022	CHANGE ORDER TYPE	104.03 Extra Work
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## PROPOSED COST AND TIME ADJUSTMENT

**COST** COST INCREASE / (DECREASE): \$ **13,747.00**

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

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

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

PROPOSED COST CHANGE INCLUDES:  Labor     Material     Equipment     Lease Agreement     Subcontractor

**TIME ADJUSTMENT** INCREASE / (DECREASE): (work days) **1**

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

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

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

## SUPPLEMENTAL INFORMATION

Additional information may be entered by the contractor.

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

CHANGE ORDER REQUEST FORM

CONTRACT NO.

Walnut St Signals

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

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

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

City of Bloomington has requested pricing to fix pavement failures at the intersection of 11<sup>th</sup> and Walnut Street. City provide a detail for utility patching. Ragel provided an INDOT spec for deep patching type IV. Matt Smethurst (COB) DIRECTED Ragel to price with IC underneath 9" PCCP and 1.5" HMA surface. Quantities provided by Matt Smethurst (COB).

**PROPOSED SOLUTION – ADDITIONAL DETAILS:**

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

Excavate 24" of asphalt, stone, and dirt to repair failing subgrade and patch utilizing INDOT Type IV, (12" of 53's of Type IB Geotextile), and 9" of Class C PCCP per City of Bloomington roadway cut patch detail. Asphalt surface patch to be paid under the existing item.

**SIGNATURES**

**Contractor:**

Name: (print) \_\_\_\_\_

(signature) \_\_\_\_\_ Date: \_\_\_\_\_

**Project Engineer/Supervisor:** *(signature is to acknowledge receipt of the document and does not signify agreement of the change order)*

Name: (print) MATT SMETHURST

(signature) Matt Smethurst Date: 6/8/22

NOTE: The Contractor and PE/S should retain a signed copy of this document for record.

CHANGE ORDER REQUEST FORM

**CONTRACT NO.**

**Walnut St Signals**

**ATTACHMENT: UNIT PRICE ITEMS DETAIL**

Attach or paste a unit price item detail.

# RAGLE, INC.

## Extra Work Pricing Summary

**Project No:** 2021-062 Walnut St. Traffic Signals

**Date Requested:** 5/31/2022      **Date Submitted:** 6/2/2022

**Description of Work:** Change order request for deep patching at 11th and Walnut intersection.

**Notes:** Excavate 24" of asphalt, stone, and dirt to repair failing subgrade and patch utilizing INDOT Type IV, (12" of 53's of Type IB Geotextile), and 9" of Class C PCCP per City of Bloomington roadway cut patch detail. Asphalt surface patch to be paid under the existing item.

**Reason Extra Work:** City Requested pricing for deep patching in failed pavement areas.

**Has Work Already Been Completed?** No      **When:** TBD

**RA Project No:** 2021-062      **Cost Activity Code:**

Item:	CO1	Quantity:	457	Units:	SQFT
<b>Labor:</b>	Cost = \$ 3,749	Markup % 20%	\$ 750	<b>Total</b>	\$ 4,499
<b>Equipment:</b>	Cost = \$ 1,041	Markup % 12%	\$ 125	<b>Total</b>	\$ 1,166
<b>Materials:</b>	Cost = \$ 5,896	Markup % 12%	\$ 708	<b>Total</b>	\$ 6,604
<b>Subcontract:</b>	Cost = \$ -	Markup % 10%	\$ -	<b>Total</b>	\$ -
<b>Trucking:</b>	Cost = \$ 1,320	Markup % 12%	\$ 158	<b>Total</b>	\$ 1,478
<b>TOTALS</b>	<b>\$ 12,006</b>		<b>\$ 1,741</b>		<b>\$ 13,747</b>

<b>Total</b>	<b>\$13,747</b>
<b>Unit Price</b>	<b>\$30</b>

**Extra Days Requested** 1

Ragle Midwest  
2021-062  
Mike

Walnut Street Traffic Signals

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Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Ment Contract	Total
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**BID ITEM = 2000**  
Description = DEEP PATCHING Unit = SQFT Engr Quan: 457.000

**2000.01 SAWCUT FOR DEEP PATCHING Quan: 100.00 LFT Hrs/Shift: 10.00 Cal: 58 WC: IN5507**

100-03	2 Man Labor Crew		2.00 CH	Prod:	500.0000 US	Lab Pcs:	1.00	Eqp Pcs:	1.00
2CJ906	Saw Blade Usage	1.00	100.00 LF						
8BH SAW	Walk Behind Saw	1.00	2.00 HR						
LF	Labor Foreman (2021-Local	1.00	2.00 MH						
	0.0200 MH/LFT		2.00 MH						

**2000.02 EXCAVATE ASPHALT PAVEMENT 4" DEPTH Quan: 5.65 CYS Hrs/Shift: 10.00 Cal: 58 WC: IN5507**

52.78sys									
203-01	Dirt Crew <50CYS/HR		1.00 CH	Prod:	5.6500 UH	Lab Pcs:	4.00	Eqp Pcs:	2.00
2DB41	Dump Fees (CYS)	1.00	5.65 CYS						
5TR DTRI	Tri-Axle Dump Truck (Hou	2.00	1.00 HR						
8EX160	160 JD Excavator	1.00	1.00 HR						
8SKDSTR	Skid Steer (Inc. Track	1.00	1.00 HR						
L	Laborer (2021-Local 561)	1.00	1.00 MH						
LF	Labor Foreman (2021-Local	1.00	1.00 MH						
OA1	Operator Class A1 (2021-18	2.00	2.00 MH						
	0.7079 MH/CYS		4.00 MH						

**2000.03 EXCAVATE FOR SUBGRADE TREATMENT IV AN Quan: 28.21 CYS Hrs/Shift: 10.00 Cal: 58 WC: IN5507**

52.78sys									
203-01	Dirt Crew <50CYS/HR		5.00 CH	Prod:	5.6420 UH	Lab Pcs:	4.00	Eqp Pcs:	2.00
2DB41	Dump Fees (CYS)	1.00	28.21 CYS						
5TR DTRI	Tri-Axle Dump Truck (Hou	2.00	10.00 HR						
8EX160	160 JD Excavator	1.00	5.00 HR						
8SKDSTR	Skid Steer (Inc. Track	1.00	5.00 HR						
L	Laborer (2021-Local 561)	1.00	5.00 MH						
LF	Labor Foreman (2021-Local	1.00	5.00 MH						
OA1	Operator Class A1 (2021-18	2.00	10.00 MH						
	0.7089 MH/CYS		20.00 MH						

**2000.04 TYPE IV SUBGRADE TREATMENT Quan: 34.00 TON Hrs/Shift: 10.00 Cal: 58 WC: IN5507**

2 factor									
52.78sys 12"	53'S ON TYPE IB GEOGRID								
203-20	Dirt Fine Grade (Small Area)		4.00 CH	Prod:	8.5000 UH	Lab Pcs:	4.00	Eqp Pcs:	3.00
2BA053	#53 Stone	1.10	37.40 TON						
2DGEOG22	Geo-Grid Type IB	1.10	58.30 SYS						
8EX078	88 Komatsu Excavator	1.00	4.00 HR						
8ROL66	66" Roller w/ Shell	1.00	4.00 HR						
8SKDSTR	Skid Steer (Inc. Track	1.00	4.00 HR						
L	Laborer (2021-Local 561)	1.00	4.00 MH						
LF	Labor Foreman (2021-Local	1.00	4.00 MH						
OA1	Operator Class A1 (2021-18	2.00	8.00 MH						
	0.4705 MH/TONS		16.00 MH						

**2000.05 9" PCCP CONCRETE PATCH Quan: 12.70 CY Hrs/Shift: 10.00 Cal: 58 WC: IN5507**

100-00	1 Laborer FM 1 Laborer		2.00 CH	Prod:	6.3500 UH	Lab Pcs:	4.00	Eqp Pcs:	0.00
2C1040	4000 PSI Concrete "C" S/C	1.10	13.97 CYS						

Ragle Midwest  
2021-062  
Mike

Walnut Street Traffic Signals

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Direct Cost Report

Activity	Desc	Quantity	Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Ment Contract	Total
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**BID ITEM = 2000**  
 Description = DEEP PATCHING      Unit = SQFT      Takeoff Quan: 457.000      Engr Quan: 457.000

2CAIMI002	Environmental Fee	1.00	2.00	LOAD					
L	Laborer (2021-Local 561)	2.00	4.00	MH					
LF	Labor Foreman (2021-Local	2.00	4.00	MH					
	0.6299 MH/CY		8.00	MH					

**2000.06 MOT FULL CLOSURE WITH DETOUR STEUP      Quan: 1.00 DAY Hrs/Shft: 10.00      Cal: 58      WC: IN5507**

LAYOUT, SETUP, TEAR DOWN.

<u>1L1LF</u>	2 Man Labor Crew		4.00	CH	Prod:	4.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	0.00
2TS07	Construction Sign "A"	1.00	2.00	EA						
2TS08	Construction Sign "B"	1.00	4.00	EA						
2TSBAR3B	Type III-B Barricade	1.00	8.00	EA						
L	Laborer (2021-Local 561)	2.00	8.00	MH						
LF	Labor Foreman (2021-Local	1.00	4.00	MH						
	12.0000 MH/DAY		12.00	MH						

====> **Item Totals: 2000 - DEEP PATCHING**  
 \$0.00      0.1356 MH/SQFT      62.00 MH  
 0.000      457 SQFT



# City of Bloomington, Indiana

## Change Order Details

### Walnut Street Traffic Signals

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<b>Description</b>	Construction of new traffic signals at 11th Street and Walnut Street and at 14th Street and Walnut Street.
<b>Prime Contractor</b>	Ragle INC P.O. Box 444 Newburg, IN 47629
<b>Change Order</b>	2
<b>Status</b>	Approved
<b>Date Created</b>	08/29/2022
<b>Type</b>	Other
<b>Awarded Project Amount</b>	\$761,956.75
<b>Authorized Project Amount</b>	\$784,115.88
<b>Change Order Amount</b>	\$48,652.21
<b>Revised Project Amount</b>	\$832,768.09

**Increases/Decreases**

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
<b>Section: 1 - Description</b>									
0030	202-02278	LFT	\$14.000	339.000	\$4,746.00	-56.800	-\$795.20	282.200	\$3,950.80
CURB, CONCRETE, REMOVE									
<b>Reason:</b> Balancing Change Order									
0040	202-52710	SYS	\$85.000	103.000	\$8,755.00	19.800	\$1,683.00	122.800	\$10,438.00
SIDEWALK CONCRETE, REMOVE									
<b>Reason:</b> Balancing Change Order									
0080	206-51215	CYS	\$1,500.000	5.000	\$7,500.00	19.760	\$29,640.00	24.760	\$37,140.00
EXCAVATION, X									
<b>Reason:</b> Balancing Change Order									
0110	401-07321	TON	\$250.000	80.000	\$20,000.00	27.480	\$6,870.00	107.480	\$26,870.00
QC/QA-HMA, 2, 64, SURFACE, 9.5 mm									
<b>Reason:</b> Balancing Change Order									
0120	604-06070	SYS	\$170.000	13.000	\$2,210.00	109.800	\$18,666.00	122.800	\$20,876.00
SIDEWALK, CONCRETE									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
<b>Reason:</b> Balancing Change Order									
0130	604-08086	SYS	\$170.000	113.000	\$19,210.00	-48.000	-\$8,160.00	65.000	\$11,050.00
CURB RAMP, CONCRETE									
<b>Reason:</b> Balancing Change Order									
0140	604-12083	SYS	\$550.000	14.000	\$7,700.00	0.980	\$539.00	14.980	\$8,239.00
DETECTABLE WARNING SURFACES									
<b>Reason:</b> Balancing Change Order									
0150	605-06120	LFT	\$42.000	241.000	\$10,122.00	41.200	\$1,730.40	282.200	\$11,852.40
CURB, CONCRETE									
<b>Reason:</b> Balancing Change Order									
0210	801-06207	LFT	\$3.000	330.000	\$990.00	-330.000	-\$990.00	0.000	\$0.00
TEMPORARY PAVEMENT MARKING, REMOVABLE, 4 IN.									
<b>Reason:</b> Balancing Change Order									
0230	801-06645	EACH	\$175.000	8.000	\$1,400.00	10.000	\$1,750.00	18.000	\$3,150.00
CONSTRUCTION SIGN, B									
<b>Reason:</b> Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0310	805-06595	LFT	\$30.000	788.000	\$23,640.00	177.000	\$5,310.00	965.000	\$28,950.00
CONDUIT, PVC, 2 IN.									
<b>Reason:</b> Balancing Change Order									
0400	805-78480	LFT	\$1.250	1,778.000	\$2,222.50	261.000	\$326.25	2,039.000	\$2,548.75
SIGNAL CABLE, CONTROL, COPPER, 3C/14 GA									
<b>Reason:</b> Balancing Change Order									
0410	805-78485	LFT	\$1.500	1,584.000	\$2,376.00	251.000	\$376.50	1,835.000	\$2,752.50
SIGNAL CABLE, CONTROL, COPPER, 5C/14 GA									
<b>Reason:</b> Balancing Change Order									
0420	805-78495	LFT	\$2.000	1,785.000	\$3,570.00	-404.500	-\$809.00	1,380.500	\$2,761.00
SIGNAL CABLE, CONTROL, COPPER, 9C/14 GA									
<b>Reason:</b> Balancing Change Order									
0430	805-78510	LFT	\$0.750	691.000	\$518.25	244.500	\$183.38	935.500	\$701.63
SIGNAL CABLE, DETECTOR LEAD-IN, COPPER, 2C/16 GA									
<b>Reason:</b> Balancing Change Order									
0500	808-06701	LFT	\$4.500	62.000	\$279.00	-32.000	-\$144.00	30.000	\$135.00
LINE, THERMOPLASTIC, BROKEN, WHITE, 4 IN.									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
<b>Reason:</b> Balancing Change Order									
0510	808-06703	LFT	\$3.000	94.000	\$282.00	21.000	\$63.00	115.000	\$345.00
LINE, THERMOPLASTIC, SOLID, WHITE, 4 IN.									
<b>Reason:</b> Balancing Change Order									
0520	808-75245	LFT	\$2.000	32.000	\$64.00	26.000	\$52.00	58.000	\$116.00
LINE, THERMOPLASTIC, SOLID, YELLOW, 4 IN.									
<b>Reason:</b> Balancing Change Order									
0530	808-75297	LFT	\$12.000	123.000	\$1,476.00	-11.000	-\$132.00	112.000	\$1,344.00
TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE, WHITE, 24 IN.									
<b>Reason:</b> Balancing Change Order									
0550	702-90915	CYS	\$750.000	18.000	\$13,500.00	-11.000	-\$8,250.00	7.000	\$5,250.00
CONCRETE, CLASS, A:									
<b>Reason:</b> Balancing Change Order									
0580	502-06457	SYS	\$50.778	270.730	\$13,747.13	14.630	\$742.88	285.360	\$14,490.01
PCCP, 9 IN.									
<b>Reason:</b> Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
21 items			Totals		\$144,307.88		\$48,652.21		\$192,960.09

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

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

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:** 11<sup>th</sup>-Walnut and 14<sup>th</sup>-Walnut New Traffic Signals**Project Manager:** Neil Kopper/Matt Smethurst**Project Description:**

This project will install traffic signals at the intersections of 11<sup>th</sup> Street at Walnut Street and 14<sup>th</sup> Street at Walnut Street. These signals are intended to improve pedestrian and vehicular accessibility and safety within the Walnut Street corridor.

This project is a permissible use of Tax Increment, satisfying all four factors of the Legal Department's TIF Test.

1. It is substantial and complex work that involves the addition of new parts.
2. The improved intersection should have increased value, as it will be safer and more accessible.
3. The improved intersection should perform equally well as a newly constructed intersection.
4. These improvements are not part of the normal life cycle of the intersection.

Additionally, this is a project which would be capitalized under the IRS's guidelines.

**Project Timeline:**

Start Date: November 12, 2019

End Date: **December 31, 2022****Financial Information:**

Estimated full cost of project:	<del>\$837,671.75</del> \$913,283.09
Sources of funds:	
Planning/Transportation and Public Works Funding	\$80,515
Consolidated TIF	<del>\$832,768.09</del> <del>\$757,156.75</del>

**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	Design Contract	\$80,515	November 2019 – December 2021 <sup>1</sup>
2	Right-of-Way Acquisition	\$0	N/A
3	Construction	<del>\$832,768.09</del> <del>\$757,156.75</del>	Completed
	3a Change Order 1	\$22,159.13	Completed
3	3b Change Order 2	\$48,652.21	Completed

**TIF District:** Consolidated TIF (W. 17th Street)

**Resolution History:** 20-81 Project Review and Approval Form  
21-90: Approval of Funding for Construction Agreement  
~~22-64: Approval of Change Orders 1 and 2~~

To Be Completed by Redevelopment Commission Staff:

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

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

<sup>1</sup> This will extend through the construction phase to ensure engineering services are available throughout the construction process.