AGENDA REDEVELOPMENT COMMISSION SPECIAL MEETING

September 27, 2023 4:30 p.m. Bloomington City Hall, 401 North Morton Street Hooker Conference Room, Room 245

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Meeting ID: 869 2065 7127 Passcode: 598875

- I. ROLL CALL
- II. NEW BUSINESS
 - **A.** Resolution 23-72: Approval of Gap Funding and Amended Project Review and Approval Form for the Trades District Tech Center
- III. BUSINESS/GENERAL DISCUSSION
- IV. 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.

23-72 RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA

APPROVAL OF GAP FUNDING AND AMENDED PROJECT REVIEW AND APPROVAL FORM FOR THE TRADES DISTRICT TECH CENTER

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 U.S. Economic Development Administration ("EDA") CARES Act Recovery Assistance grant to construct a tech center in the Trades District ("Project") in Resolution 20-45; and WHEREAS. the RDC approved match funding of approximately \$2 million for design and construction of the Project in Resolution 20-66; and WHEREAS. on September 3, 2021, the EDA announced that it was awarding the City approximately \$3.5 million from the CARES Act Recovery Assistance Grant (the "EDA Grant"); and construction of the Project is scheduled to begin October 2023 ("Construction Services"); WHEREAS, and City staff solicited bids for the Construction Services and the bid tabulation from the WHEREAS, solicited bids is attached as Exhibit A; and WHEREAS, as part of the EDA Grant requirements, the City must send the EDA documentation showing that there is funding in place for the total cost of the Project; and WHEREAS, cost estimates for the Services total \$12,768,948, an amount exceeding the current funding of the Project; and WHEREAS, City staff is requesting additional funding from the Consolidated TIF in an amount not to exceed \$3,797,557 for the Services in addition to the previously pledged TIF funds; and

WHEREAS, the Amended Project Review and Approval Form that updates the cost estimate and funding for the Project is attached to this Resolution as Exhibit B; and

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

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

- 1. The RDC reaffirms its support of the Project and reiterates that it serves the public's best interests.
- 2. The RDC finds the Project is an appropriate use of TIF.
- 3. The RDC hereby approves the additional funds from the Consolidated TIF to pay for the Project in an amount not to exceed \$3,797,557 in addition to the previously pledged TIF funds.
- 4. The RDC approves the Amended Project Review and Approval Form that is attached to this resolution as Exhibit A.
- 5. 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.

Cindy Kinnarney, President	
ATTEST:	
Deborah Myerson, Secretary	
Date	

BLOOMINGTON REDEVELOPMENT COMMISSION

TRADES DISTRICT TECHNOLOGY CENTER BID RESULTS SEPTEMBER 26, 2023

Utility Connection Fees

Commissioning Agent Fee

PV Canopy Installation

TOTAL PROJECT BUDGET

Design Fees

FFE

Geotechnical Report and Borings



BID PACKAGE / ALTERNATES	BUD	GET	PROJECTED	DEL1	ΓA \$	DELTA %	BIDDER 1	L	BIDDER 2		BIDDER 3		BIDDER	4	BIDDER 5	BIDDER 6
BP01 SITEWORK							Jungclaus	s Campbell	E&B							
Base Bid	\$	641,136	\$ 1,248,14	12 \$	607,006	95%	\$	1,320,000	\$	1,248,142						
ALT 1							NO BID		NO BID							
PO2 GENERAL TRADES							Jungclaus	s Campbell	Strauser		Building As	ssociates				
Base Bid	\$	5,432,211	\$ 6,293,70	00 \$	861,489	16%	\$	6,620,000	\$	7,094,000	\$	6,293,700				
LT 1							\$	(85,000)	\$	(52,825)	\$	(238,000)				
P04 ROOFING							Building	Associates	Steve's		B&L					
ase Bid	\$	541,347	\$ 452,30	00 \$	(89,047)	-16%	\$	452,300	\$	697,000	\$	1,825,000				
LT 1 EPDM ILO TPO Roofing							NO BID		NO BID		NO BID					
BP07 FIRE PROTECTION Multicraft RSQ																
ase Bid	\$	111,165	\$ 170,80	00 \$	59,635	54%	\$	170,800	\$	180,000						
LT 1									\$	3,600						
P08 MECHANICAL							HFI									
ase Bid	\$	1,350,000	\$ 1,417,00	00 \$	67,000	5%	\$	1,417,000								
LT 1							\$	(130,000)								
P09 ELECTRICAL							Industria	l Electric	Woods		Cassady		Electric	Plus		
ase Bid	\$	1,240,000	\$ 1,020,00	00 \$	(220,000)	-18%	\$	1,199,180	\$	1,020,000	\$	1,037,000	\$	1,683,415		
LT 1							\$	(41,120)	NO BID		\$	(56,000)	\$	(90,900)		
THER CONSTRUCTION COSTS																
Work Allowance	\$	239,000	\$ 239,00	00 \$	1,286,083	14%										
ontingency	\$	465,739	\$ 465,73	39												
M Fee (1.85%)	\$	185,381	\$ 209,1	' 4												
VI Costs	\$	399,000	\$ 399,00	00												
ate of Indiana Building Permit	\$	1,200	\$ 1,20	00												
aterials Testing - Patriot Engineering	\$	-	\$ 86,00													
			•													

8971391 \$ (3,797,557)

30,000

7,450

504,443

50,000 150,000

25,000

12,768,948

30,000 \$

7,450 \$

504,443 \$

50,000 \$

150,000 \$

25,000 \$

\$ 11,373,072 \$

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: Economic Development Administration Grant 2020 – Trades District Technology Accelerator (PWEAA2020)

Project Manager(s): Jeff Underwood, Alex Crowley Holly Warren, Beth Cate, Colleen Newbill, and John Fernandez (Dimension Mill, Inc.)

Project Description:

<u>Background</u>: The Trades District Technology Center is a concept being developed for US EDA CARES Act grant funds to aid COVID-19 economic recovery and grow future tech employment in South Central Indiana. The Bloomington Economic Development Corporation (BEDC) and City of Bloomington are collaborating to develop this application, with BEDC as the lead applicant. In September, 2021, the EDA awarded the project a \$3.5 million grant.

<u>Project overview</u>: The Trades District Technology Center will support South Central Indiana employment growth in strong and emerging clusters and commercialization of technology. The Center will create a technology hub by providing:

- 1. **Programming and services**: Commercialization programming will help tech companies grow and develop the region's economic competitiveness through future-focused, diverse employment options in technology.
- 2. **Space**: Class A office space will house growing and established tech companies, providing possible amenities like labs or meeting spaces.

Target audience: This Center will create a hub for technology companies that are beyond the startup phase, with services and space for growing and mature firms.

Location: Bloomington Trades District.

Model: A nonprofit entity will be established to run the Center. The Bloomington Redevelopment Commission approved a partnership with the Dimension Mill on January 23, 2023 for the marketing and management of the Technology Center (Resolution 23 -05).

Connection to COVID-19 recovery: This project will aid recovery through support for a future-focused industry and the creation of good paying jobs.

Competitive advantage: Tech is best positioned to benefit from this center as:

- The tech sector is still growing across our region
- Technology applies across almost all sectors
- It requires less infrastructure and resources compared to other sectors
- Tech and defense are tied to two key public sources of technology development: Indiana University Bloomington and NSA Crane.

Project Timeline: Start Date: July 2020

End Date: April 2025

Financial Information:

Estimated full cost of project:	\$12,768,948					
Sources of funds:	Consolidated TIF - \$2,101,360					
	CRED/General Fund - \$3,061,391					
	CTP Fund - \$400,000					
	EDA Grant - \$3,525,075					
	CBU Green Infrastructure Fund - \$310,000					
	Consolidated TIF (Gap Funding) -					
	\$3,797,557					

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	Quoted Cost	Timeline		
1.	Application Project Management	\$3,000	July/Aug. 2020		
2.	NEPA Consultant	\$8,650	August 2020		
2a.	Added NEPA Services	\$21,740	Jan.2021		
3.	Architecture/Engineering (Pre-App)	\$38,000	September 2020		
3a.	Added A/E Services	\$29,970	January 2021		
4.	Design/Construction Match	Est. \$2,000,000	2021-Dec 2022		
4a.	Design Services	\$411,532.50	2022-2025		
	With First Amendment				
5.	Construction Manager – Weddle Brothers	\$15,000 +	2023-2025		
		1.85% of			
		Project			
6.	LEED Commissioning – Applied	\$47,000	2023-2025		
	Engineering Services				
7.	Dimension Mill Partnership Agreement	\$400,000	2023-2024		
	(CTP Fund)				

TIF District: Consolidated TIF (Expanded Downtown) **Resolution History:** 20-45 Project Review and Approval (August 3, 2020) 20-54 Approval of Third Addendum for Project Manager 20-60 Agreement with NEPA Consultant 20-61 Agreement with Axis Architecture for Design Services 21-05 Amendment with Axis for Design Services 21-06 Amendment with NEPA Consultant Little River 22-06 Amended Project Review and Approval Form 22-15 Agreement with Axis Architecture for Phase II Design 22-96 Amendment to Agreement with Axis Architecture 23-05 Partnership Agreement with Dimension Mill, Inc. (DMI) 23-32 Approval of Mortgage and Lien for the Trades District Tech Center 23-41 Amendment to Partnership Agreement with DMI and Approval of Funding for Construction Manager as Advisor and LEED Commissioning Agent 23-63 Approval of MOU with the CBU for Green Roof Infrastructure 23-72 Approval of Gap Funding and Amended Project Review and Approval Form for the Trades District Tech Center *To Be Completed by Redevelopment Commission Staff:* Approved on ______ by a vote of ______