

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
February 17, 2020
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –February 3, 2020 and Memorandum of Executive Session for February 7, 2020
- III. EXAMINATION OF CLAIMS** –February 7, 2020 for \$2,781,702.89
- IV. EXAMINATION OF PAYROLL REGISTERS**–January 31, 2020 for \$31,198.40
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. CTP Update Report
- VI. NEW BUSINESS**
 - A. Resolution 20-09: Amended Project Review Form for IU Health Bloomington Hospital Site
 - B. Resolution 20-10: Change Order Approval for the 17th Street Reconstruction Project
 - C. Resolution 20-11: Approval of Funding for Rogers/Henderson/Winslow Multimodal Path Project
- VII. BUSINESS/GENERAL DISCUSSION**
- IX. 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.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, February 3, 2020, at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Don Griffin, presiding.

I. ROLL CALL

Commissioners Present: Don Griffin, Sue Sgambelluri, David Walter, and Cindy Kinnarney

Commissioners Absent: Eric Sandweiss

Staff Present: Doris Sims, Director; Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND

Others Present: Sue Wanzer, MCCSC representative; Brandon Shurr, MCCSC representative; Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development; Paula McDevitt, Administrator, Parks & Recreation; Dave Askins, B Square Beacon

- II. READING OF THE MINUTES** – Sue Sgambelluri moved to approve the January 21, 2020, minutes. David Walter seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – David Walter moved to approve the claim register for January 24, 2020, for \$918,982.28. Cindy Kinnarney seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll register for January 17, 2020, for \$39,744.52. Sue Sgambelluri seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A.** Director’s Report. Doris Sims was available to answer questions.
 - B.** Legal Report. Larry Allen was available to answer questions.
 - C.** Treasurer’s Report. Larry Allen was available to answer questions.
 - D.** Business Development Updates. Alex Crowley reported a change in the Trades District Garage. Crowley said in early discussions the general height and massing of the building relative to the Showers Building was a concern. In the original plan for the Trades District Garage, the height of the saw tooth façade was the same height as the garage. In the revised plan the saw tooth is the same height as the Showers Building but the garage goes beyond the saw tooth. There is a cost savings in material and insulation of approximately \$150,000. Crowley stated the revised plan will not change the capacity of the garage, solar, bikes, or any other benefits in the original resolution. The revised plan will go to the Plan Commission on March 9, 2020. The Plan Commission has final approval.

Crowley said the proposal for the Kiln building is scheduled to go to the Historic Preservation Commission for an introductory meeting, on February 13, 2020, with formal reviews in following meetings.

Crowley said staff is currently evaluating proposals for the Administration Building and will bring a staff recommendation back to the for RDC approval.

VI. NEW BUSINESS

PUBLIC HEARING

- A.** Resolution 20-06: Approval of Community Development Block Grant (CDBG) Allocation Recommendations. The RDC opened its public hearing on the CDBC Allocation Recommendation. Doris Sims stated this is the allocation received yearly from the Department of Housing and Urban Development (HUD). The Citizens Advisory Committee (CAC) met last month to review applications and make their allocation recommendations for fiscal year 2020. The estimated allocation is \$800,000. Sims stated 15% of the grant can be used for social services, 20% for administration, and 65% for physical improvements.

Eric Sandweiss served as the RDC representative on the physical improvements subcommittee. David Walter served as the RDC representative on the social services subcommittee.

Doris Sims stated that Eric Sandweiss was unable to attend tonight's meeting; however, he sent the following email to be read into the record:

"I'd like to confirm in this email that, as the RDC's representative on the Physical Improvements subcommittee of the CDBG Citizens' Advisory Committee, I concur that the proposed grants (see agenda Resolution 20-06, exhibit A) represent worthy causes, and that they reflect accurately the subcommittee's deliberations as it sought to allocate available funds as fairly and widely as possible."

Sue Sgambelluri asked for comment on the BHA accessibility upgrades. Sims said the upgrades will provide ramp accessibility for seniors in the Crestmont neighborhood.

Doris Sims stated after the RDC approves the CAC recommendations they will go to Mayor and then be forwarded to the City Council for final consideration. Once the City Council votes to approve them the recommendations staff will prepare an application to send to HUD.

Don Griffin asked for public comment. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 20-06. David Walter seconded the motion. The board unanimously approved.

END OF PUBLIC HEARING

- B.** Resolution 20-07: Approval of Buskirk Chumley Theater Management (BCTM) Approval of Maintenance Funds for RDC Properties. The RDC approved a partnership agreement with BCT Management that began January 1, 2019, and was set to end on December 31, 2019. Paula McDevitt said staff is requesting to extend the 2019 partnership agreement through March 4, 2020, while a new partnership agreement is being finalized. The amendment does not include any additional funding beyond what had been approved in the 2019 partnership agreement.

Sue Sgambelluri asked if the 2020 agreement will be retroactive to January 1. Larry Allen said the agreement will be effective on the execution date.

Cindy Kinnarney asked if there will be any significant changes in the upcoming agreement. Paula McDevitt stated since 2001 Parks has been the manager of the partnership agreement. She said her responsibilities will shift to Alex Crowley, Director, ESD. Also, the Recreation Services Director from the Parks Department is the liaison staff member who sits on the BCTM. That responsibility will Shift to Sean Starowitz, Assistant Director for the Arts, ESD. McDevitt said the work of the theater is more in line with ESD whereas Parks is more focused on the building and maintenance of the structure.

Don Griffin asked for public comment. There were no comments from the public.

David Walter moved to approve Resolution 20-07. Sue Sgambelluri seconded the motion. The board unanimously approved.

- C. Resolution 20-08: Approval of Notice of Offering for RDC Property. The RDC owns the property located at 1730 S. Walnut Street. Doris Sims reported that an RFI went out last year requesting proposals for developers to develop the property at 1730 S. Walnut. Staff received 9 proposals and invited 4 of those to provide presentations. However, in order to work with any developer the property must be offered for sale.

Larry Allen stated that the RDC purchased 1730 S. Walnut Street as part of its redevelopment of the plan to redevelop the area around Switchyard Park. The property is located at the Walnut Street entrance of Switchyard Park. Allen said that the RDC first had to obtain two independent appraisals of the property. The notice of offering will be published in the Herald Times on two consecutive weeks, if approved, beginning this Thursday, February 6, and the following Thursday, February 13. A special meeting of the RDC will be set to open any offers received on Thursday, February 20. The minimum offer the RDC can accept on February 20, is the average of the two appraisals, otherwise we have to wait 30 days and negotiate any price acceptable to the RDC. The average of the two appraisals is \$677,000.00.

Cindy Kinnarney asked if the development will be for affordable housing or the other purposes listed on the real estate notice. Allen said the original real estate notice was amended to reflect the four development standards on the offering sheet. The notice was amended after the packet was sent.

Cindy Kinnarney moved to approve Resolution 20-08 as corrected. Sue Sgambelluri seconded the motion. The board unanimously approved.

D. BUSINESS/GENERAL DISCUSSION

E. ADJOURNMENT

Don Griffin, President

Cindy Kinnarney, Secretary

Date

EXECUTIVE SESSION

The Redevelopment Commission of the City of Bloomington, Indiana, met on Monday, February 7, 2020, at 5:00 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street.

Commissioners Present: Donald Griffin, Cindy Kinnarney, Eric Sandweiss (by phone), and David Walter.

Commissioners Absent: Sue Sgambelluri and Sue Wanzer.

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND).

Others Present: Philippa Guthrie, Corporation Counsel, and Larry Allen, Assistant City Attorney, City Legal Department.

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

No other matters were discussed.

The meeting adjourned at 5:45 p.m.

Donald Griffin, President

Cindy Kinnarney, Secretary

Date

**20-09
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**AMENDED PROJECT REVIEW AND APPROVAL FORM FOR DEVELOPMENT OF
THE IU HEALTH HOSPITAL SITE AT 2ND AND ROGERS STREETS**

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

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to envision reuse of the Old Hospital Site (“Project”); and

WHEREAS, in Resolution 18-31, the RDC approved an agreement to purchase the Old Hospital Site (“Purchase Agreement”); and

WHEREAS, City staff are now close to selecting a master planner for the site, and infrastructure improvements to serve the Project are currently being planned; and

WHEREAS, City staff believe it is in the best interest of the project to amend the Form to reflect these additional phases of the Project; and

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

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

1. The RDC reaffirms its support of the Project and reiterates that it serves the public’s best interests.
2. The RDC approves the Ameded Project Review and Approval Form that is attached to this resolution as Exhibit A.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date

City of Bloomington
 Redevelopment Commission
Amended Project Review & Approval Form

Please Note:

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

Project Name: Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2nd and Rogers (“Hospital Site”)

Project Manager: Mick Renneisen; Jeff Underwood; Philippa Guthrie

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, 2021

Financial Information:

Estimated full cost of project:	\$10,000,000.00
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Sources of funds:	
Consolidated TIF	\$10,000,000.00

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	Urban Land Institute Consulting Contract	\$135,000	Services to be Completed by July 2018
2	Appraisals	\$50,000	2018-2020
3	Project Agreement with IU Health	\$6,500,000	2021
4.	Due Diligence with Environmental Assessment	Total: \$79,865.63 Legal Fees: \$29,275.63 Engineering: \$11,800 Phase 1: \$15,200 Phase 2: \$23,590	Nov.2018-Mar. 2019
5.	Master Planner	\$500,000	2020-21

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**

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

**20-10
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF CHANGE ORDERS FOR
WEST 17TH STREET RECONSTRUCTION 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, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and
- WHEREAS, on December 5, 2016, in Resolution 16-80, the RDC approved a Project Review and Approval Form (“Form”) which sought the support of the RDC for a project that would reconstruct West 17th Street between the future Vernal Pike / 17th Street Overpass and the roundabout at 17th Street / Arlington Road / Monroe Street (“Project”); and
- WHEREAS, in Resolution 19-13, the RDC approved funding for the construction engineering contract for the Project; and
- WHEREAS, in Resolution 19-14, the RDC approved funding for the construction for the Project with Reed and Sons Construction, Inc. (“Reed”), and the RDC approved a change orders in Resolutions 19-37, 19-89, 19-101; and
- WHEREAS, Reed in conjunction with the City’s project managers have determined that additional change orders are necessary for additional excavation, drainage work, (“Additional Services”) for an amount not to exceed an additional net total of \$121,457.20 (Change Order 4 - \$140,399.20; Change Order 5 – Deduct \$18,942.00); and
- WHEREAS, this change order bring increases the total for Reed’s contract from \$3,228,890.78 to \$3,350,347.90; and
- WHEREAS, Change Orders 4 and 5 were approved by the Board of Public Works on February 4, 2020, and are attached to this Resolution as Exhibit A; and
- WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the additional Services for the Project pursuant to the terms of the Change Order; 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; and

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION 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 Project is an appropriate use of TIF, and that the Project serves the public's best interests.
3. The RDC hereby authorizes the City of Bloomington to expend an additional amount not to exceed One Hundred Twenty-One Thousand Four Hundred Fifty-Seven Dollars and Twenty Cents (\$121,457.20) to pay for the Additional Services.
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 authorizations provided under this Resolution shall expire on December 31, 2020.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date

Reed and Sons Construction, Inc.

**CHANGE ORDER
REQUEST**

299 Moorman Road
Bloomington, IN 47403

Phone: (812) 824-9237
Fax: (812) 824-6616

No. 6

TITLE: Change Order Request

DATE: 11/18/2019

PROJECT: City of Bloomington - Planning
City of Bloomington - Planning & Trans.

TO: Attn:
City of Bloomington
PO Box 100
Bloomington, IN 47402

DESCRIPTION

Item 22 Subgrade Treatment Type - deduct
Item 24A Compacted #53 stone - overage
New item - Excess Soil Haul Off
New item - Geogrid

See attached proposal

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Subgrade Treatment Type IB - dedcut		-6,335.000	SY	7.00	-44,345.00
2		Compacted #53 Stone - overage		3,564.000	Ton	24.00	85,536.00
3		Excavtion Common - Excess Soil / Haul Off		1,583.750	CY	10.00	15,837.50
4		Geogrid type IB		375.000	SY	3.50	1,312.50
						Item Total:	\$58,341.00
						Total:	\$0.00
						Total:	\$58,341.00

APPROVAL

By: _____

By: _____

Date: 10/10/2019 _____

Date: _____

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			October 29, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name:	West 17th St Reconstruction Project	
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work

Due to unforeseen limestone rock at subgrade along with unsuitable varigated soils at subgrade it was agreed to place 9" depth of compacted #53 stone in addition to the original 3" of #53 stone proposed for a total depth of 12" in lieu of the Type IB 14" chemical treatment. The added 9" of stone requires the subgrade be lowered by an additional 9" requiring excavation and haul off of excess spoils. Also due to additional existing soft soils additional depth of stone and and a new proposed unit price item "Type IB Geogrid" is required for preperation of proposed subbase. Geogrid and additional stone depth is placed as directed by third party soil testing Agent Patriot Engineering at the time of soil test.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	ITEM 22 SUBGRADE TREATMENT TYPE IB_deduct from original quantities	\$ 7.00	-6335.00	syd	\$ (44,345.00)
3	ITEM 24A COMPACTED AGGREGATE NO. 53 STONE BASE_ADD to original quantities	\$ 24.00	3564.00	ton	\$ 85,536.00
4	NEW ITEM EXCAVATION, COMMON - REMOVE EXCESS SOIL_ADD to original contract	\$ 10.00	1583.75	cyd	\$ 15,837.50
5	NEW ITEM GEOGRID TYPE IB_ADD to original contract	\$ 3.50	375.00	syd	\$ 1,312.50
6					
7					
8	Add 5 days to original Contract				
9	Requested change to original contract			\$	58,341.00

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

All other work not specified above can be performed at the following Unit Price Rates per Time and Material tickets in the field as authorized by owner or owner agent.

Item Description	Unit Price (\$)	Unit Measure
Included with item		
4 man Crew- billed in 4 hour increments after 1st 8hrs Svc truck including basic pwr tools Common Skilled Laborer - 2 each Operating Engineer including TL Backhoe or equivalent Heavy machinery - 1 each	\$ 400.00	hour
Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	\$ 1.25
additional charges for Materials not provided by owner- Invoice plus 10%	Invoice	\$ 1.10
additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	\$ 1.10
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	\$ 1.05

Excludes all other work including but not limited to: any allowances, permits and/or right of entry/easements, engineering, design, Layout, surveying, testing, removing/relocating conflicts of existing utilities and/or structures, or remobilizing due to delays beyond our control.

STANDARD CONDITIONS: All material is guaranteed to be as specified above. All work is to be completed in a substantial workmanlike manner according to the specifications submitted per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, and/or delays beyond our control.

SUBMITTED BY:

Thomas J Smith

THIS PROPOSAL IS ONLY VALID FOR: 30 DAYS

ACCEPTANCE OF PROPOSAL: The above price, terms, and conditions are satisfactory and hereby accepted. By signing here you authorize Reed and Sons Construction, Inc. to do the work as specified.

ACCEPTED BY:

EIN / SS #:

DATED:

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			October 29, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name: West 17th St Reconstruction Project		
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work

Due to unforeseen limestone rock at subgrade along with unsuitable varigated soils at subgrade it was agreed to place 9" depth of compacted #53 stone in addition to the original 3" of #53 stone proposed for a total depth of 12" in lieu of the Type IB 14" chemical treatment. The added 9" of stone requires the subgrade be lowered by an additional 9" requiring excavation and haul off of excess spoils. Also due to additional existing soft soils additional depth of stone and and a new proposed unit price item "Type IB Geogrid" is required for preperation of proposed subbase. Geogrid and additional stone depth is placed as directed by third party soil testing Agent Patriot Engineering at the time of soil test.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	ITEM 22 SUBGRADE TREATMENT TYPE IB_deduct from original quantities	\$ 7.00	-6335.00	syd	\$ (44,345.00)
3	ITEM 24A COMPACTED AGGREGATE NO. 53 STONE BASE_ADD to original quantities	\$ 24.00	3564.00	ton	\$ 85,536.00
4	NEW ITEM EXCAVATION, COMMON - REMOVE EXCESS SOIL_ADD to original contract	\$ 10.00	1583.75	cyd	\$ 15,837.50
5	NEW ITEM GEOGRID TYPE IB_ADD to original contract	\$ 3.50	375.00	syd	\$ 1,312.50
6					
7					
8	Add 5 days to original Contract				
9	Requested change to original contract			\$	58,341.00

Bid Item	YEAR	SECTION	ITEM	DESCRIPTION	UNIT	Bid qty	UNIT	unit bid price
New	2018	203	203-02000	EXCAVATION, COMMON Excess soil Haul Off_9" depth	CYS	1583.75	cyd	\$ 10.00 \$ 15,837.50
0022	2018	207	207-09934	SUBGRADE TREATMENT, TYPE IB	SYS	-6335	syd	\$ 7.00 \$ (44,345.00)
New	2018	214	214-11796	GEOGRID, TYPE IB	SYS	500	syd	\$ 3.50 \$ 1,750.00
0024	2018	303	303-01180	COMPACTED AGGREGATE NO. 53, add qty to original contract	TON	3564	ton	\$ 24.00 \$ 85,536.00
				Subtotal of net changes to contract		1	LS	\$ 58,778.50
<p>*NOTE* Removal of soil 9" depth is a result of installing 12" of stone, original contract included the original 3" of stone base including common excavation and removal of 3" of existing soil to subgrade. To accommodate the additional 9" of stone to a proposed 12" depth total requires additional excavation and removal of 9" of soil to designed subgrade. Soil removal is based on 110 pcf and payed in conversion of the added proposed compacted #53 stone excluding the original 1512 ton for the 3" as originally designed.</p>								
<p>*NOTES AND ASSUMPTIONS OF CALCULATIONS* Calculations for #53 stone 100% #53 stone in place is 136pcf * 98% proctor is 133.28pcf or 100lbs per syd per 1" depth Assuming Stone is 133.28pcf * 27cft/cyd=3598.56lbs/2000lbs per ton is 1.8ton/cyd Additional 12" of #53 stone less 3" of original base bid stone is 9" additional depth over estimated 6335 syd (original type IB chemical treatment) is 1583.75 cyd * 1.8tn/cyd is 2850.75 ton Added 25% arbitrarily to account for added depth at soft spots for geogrid and overage for unpredictable depth of rock breaking to subgrade</p>								
<p>Calculations for excess soil Excess soil to be payed and Measured by conversion of payment of additional 9" depth #53 stone placed at 1.8tn/cyd which is approximately 2850.75Ton divided by 1.8tn/cyd is 1583.75 cyd of excess soil Existing soil as measured in place is 111pcf*27cft per cyd is 3000lbs or 1.5 tn/cyd or 2375.625 ton of existing soil in place</p>								

Reed and Sons Construction, Inc.

**CHANGE ORDER
REQUEST**

299 Moorman Road
Bloomington, IN 47403

Phone: (812) 824-9237
Fax: (812) 824-6616

No. 5

TITLE: Change Order Request

DATE: 10/29/2019

PROJECT: City of Bloomington - Planning
City of Bloomington - Planning & Trans.

TO: Attn:
City of Bloomington
PO Box 100
Bloomington, IN 47402

DESCRIPTION

Additional forming of footing, lean concrete and conflict with utilities -- see attached proposal for breakdown
Pedestrian road crossing with brick pavers -- see attached proposal for breakdown

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Additional Forming of B Footing, Lean Concrete, Conflict with Utilities		1.000	LS	20,437.20	20,437.20
4		Adding Pedestian Road Crossing with Brick Pavers		1.000	LS	82,121.00	82,121.00
5		Deduct for using 4" stamped concrete in lieu of pavers		1.000	LS	-20,500.00	-20,500.00
						Item Total:	\$82,058.20
						Total:	\$0.00
						Total:	\$82,058.20

APPROVAL

By: _____

By: _____

Date: 10/29/2019

Date: _____

Verbally Approved

Awaiting Change

CHANGE PROPOSAL
 Reed and Sons Construction, Inc
 299 Moorman Road*Bloomington, IN 47403
 812-824-9237

PROPOSAL SUBMITTED TO: City of Bloomington_P&T Dept PHONE: _____ Fax: _____ DATE: October 29, 2019

C/O: Matt Smethurst (owner rep) RESIDENT REPRESENTATIVE Tom Mobley(BLN)
 Address 401 N Morton St Job Name: West 17th St Reconstruction Project

CITY, STATE & ZIP CODE Bloomington, IN LOCATION Monroe Cty

ARCHITECT: _____ DATE OF PLANS _____ PLAN # / SHEETS _____
 site visit

Request for Change in Scope of Work

Due to a conflict of utilites and over excavation of trench due to rock removal requires a combibnation of additional forming and the use of an additional amount of lean concrete.

	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
1					
2	Subcontractor additional forming per LF of B footings	\$ 8.40	625	LF	\$ 5,250.00
3	additional lean concrete required for accomodating rock breaking at wall #1	\$ 268.80	18	cyd	\$ 4,838.40
4	additional lean concrete required for accomodating conflict with both existing and proposed utilities at wall #6	\$ 268.80	38.5	cyd	\$ 10,348.80
5					
6					
7					
8					
9					
10					
13	Requested change to original contract				\$ 20,437.20

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

All other work not specified above can be performed at the following Unit Price Rates per Time and Material tickets in the field as authorized by owner or owner agent.

Item Description	Unit Price (\$)	Unit Measure
Included with item		
4 man Crew- billed in 4 hour increments after 1st 8hrs Svc truck including basic pwr tools Common Skilled Laborer - 2 each Operating Engineer including TL Backhoe or equivalent Heavy machinery - 1 each	\$ 400.00	hour
Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	125.00%
additional charges for Materials not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	105.00%

Excludes all other work including but not limited to: any allowances, permits and/or right of entry/easements, engineering, design, Layout, surveying, testing, removing/relocating conflicts of existing utilities and/or structures, or remobilizing due to delays beyond our control.

STANDARD CONDITIONS: All material is guaranteed to be as specified above. All work is to be completed in a substantial workmanlike manner according to the specifications submitted per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, and/or delays beyond our control.

SUBMITTED BY:

Thomas J Smith

THIS PROPOSAL IS ONLY VALID FOR: 30 DAYS

ACCEPTANCE OF PROPOSAL: The above price, terms, and conditions are satisfactory and hereby accepted. By signing here you authorize Reed and Sons Construction, Inc. to do the work as specified.

ACCEPTED BY:

EIN / SS #:

DATED:

Hostetler Concrete Construction L.L.C

P.O. Box 349
Stinesville, IN 47464

Invoice

Date	Invoice #
10/21/2019	999-2822

Bill To
Reed & Sons Construction 299 Moorman Bloomington, IN. 47403

P.O. No.	Terms	Due Date	Project
	Due on receipt	11/1/2019	

Quantity	Description	Rate	Amount
18	INVOICE IS FOR: 18 yards of lean concrete to leave turndown footing key for wall #1	256.00	4,608.00
		0.00	0.00
38.5	38.5 yards of lean concrete to level turndown footing on wall #6	256.00	9,856.00
		0.00	0.00
	JOB LOCATION: 17th Street, Bloomington, IN	0.00	0.00
		0.00	0.00
	Thank You for doing business with Hostetler Concrete Construction L.L.C	0.00	0.00
		0.00	0.00
	PAYMENTS TO BE MADE AS FOLLOWS: Upon invoice due date.	0.00	0.00
	Plus collection fees	0.00	0.00
	Hostetler Concrete reserves the right to strictly enforce the provisions of the Indiana Mechanic's Lien Statute against any real estate owner, general contractor, subcontractor or material man.	0.00	0.00
		0.00	0.00
	NOTE: Hostetler Concrete Const. LLC is not responsible for any damage to new concrete surfaces caused by any ice or snow melting chemicals applied by others	0.00	0.00
		0.00	0.00
	RETURN BACK COPY WITH PAYMENT	0.00	0.00
	Quality Building from the Ground Up Since 1993	0.00	0.00
UNPAID Invoices charged 1 1/2 % interest, Plus collection fees.		Total	\$14,464.00

Phone #
(812) 876-5197

Hostetler Concrete Construction L.L.C

P.O. Box 349
Stinesville, IN 47464

Invoice

Date	Invoice #
8/27/2019	999-2807

Bill To
Reed & Sons Construction 299 Moorman Bloomington, IN. 47403

P.O. No.	Terms	Due Date	Project
	Due on receipt	9/13/2019	

Quantity	Description	Rate	Amount
625	INVOICE IS FOR: Labor to form 625 lineal ft of B-footings turn down due to unstable ground.	8.00	5,000.00
	JOB LOCATION: 17th Street Bloomington, In.	0.00	0.00
	Thank You for doing business with Hostetler Concrete Construction L.L.C	0.00	0.00
	Hostetler Concrete reserves the right to strictly enforce the provisions of the Indiana Mechanic's Lien Statute against any real estate owner, general contractor, subcontractor or material man.	0.00	0.00
	PAYMENTS TO BE MADE AS FOLLOWS: Upon invoice due date.	0.00	0.00
	Finance charges on overdue balance	18.00%	0.00
	Plus collection fees	0.00	0.00
	NOTE: Hostetler Concrete Const. LLC is not responsible for any damage to new concrete surfaces caused by any ice or snow melting chemicals applied by others	0.00	0.00
	RETURN BACK COPY WITH PAYMENT	0.00	0.00
	Quality Building from the Ground Up Since 1993	0.00	0.00
UNPAID Invoices charged 1 1/2 % interest, Plus collection fees.		Total	\$5,000.00

Phone #
(812) 876-5197

*Pending
Approval +
change order*

CHANGE PROPOSAL
Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			October 29, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St		Job Name:	West 17th St Reconstruction Project
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work

17th street and crescent Pedestrian road crfossing with Brick pavers per sketch.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	Included pricing extension from original contract unit prices along with new mobilization and quotes from subcontractors.				included
3	added excavation, clearing of right of way, traffic control and engineering for Island				included
4					
5					
6					
7					
8					
9					
10	Add 15 days to original Contract				
13	Requested change to original contract			\$	86,421.00
10	deduct 4" stamped colored concrete instead of brick pavers may deduct from total above			\$	(20,500.00)

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

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Item Description	Unit Price (\$)	Unit Measure
Included with item		
4 man Crew- billed in 4 hour increments after 1st 8hrs Svc truck including basic pwr tools Common Skilled Laborer - 2 each Operating Engineer including TL Backhoe or equivalent Heavy machinery - 1 each	\$ 400.00	hour
Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	125.00%
additional charges for Materials not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	105.00%

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SUBMITTED BY:

Thomas J Smith

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ACCEPTED BY:

EIN / SS #:

DATED:

CHANGE ORDER



Project Name:
West 17th Street Reconstruction

Change Order Number: 5
Date of Change Order: Friday, January 24, 2020

Requested By:
Owner
Engineer
Contractor
Field
Other

Contractor:
Reed and Sons Construction, Inc.
299 Moorman Road
Bloomington, IN 47403

Engineer's Project #:
NTP Date: Monday, April 1, 2019
Allowable Calendar Days: 215 (includes holiday's)
Previous Completion Date: Friday, November 8, 2019

The Contract is changed as follows:

(Include, where applicable, and undisputed amount attributable to previously executed Construction Change Directives)

Item #	DESCRIPTION	Quantity	Unit Price	Item Total
1	Connect Drainage Laterals to Catch Basin	6	\$1,088.00 / EACH	\$6,528.00
2	Cut Sections of Pipe and Plug with Grout	1	\$4,000.00 / LS	\$4,000.00
3	Abandon Pipe and Grout (deduct)	1	\$12,050.00 / LS	(\$12,050.00)
4	Cut and Cap Waterline	1	\$9,080.00 / LS	\$9,080.00
5	24" Line Stop (deduct)	1	\$26,500.00 / LS	(\$26,500.00)
6			/	
7			/	
8			/	
9			/	

The original Contract Sum:	\$3,026,526.18
The net change by previously authorized Change Orders:	\$342,763.80
The Contract Sum prior to this Change Order was:	\$3,369,289.98
The Contract Sum will be changed by this Change Order in the amount of:	(\$18,942.00)
 The new Contract Sum including this Change Order will be:	 \$3,350,347.90
The Contract Time will be changed by:	75 Calendar Days
 The date of Substantial Completion as of the date of this Change Order therefore is:	 Sunday, June 14, 2020

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been made in previous Change Orders. **NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND OWNER**)

<u>Planning & Transportation</u> ENGINEER	<u>Reed and Sons Construction, Inc.</u> CONTRACTOR	<u>Board of Public Works</u> OWNER
401 North Morton Street ADDRESS	299 Moorman Road Bloomington, IN ADDRESS	401 North Morton Street ADDRESS
Craig Shonkwiler TYPED / PRINTED NAME	_____ TYPED / PRINTED NAME	Kyla Cox Deckard TYPED / PRINTED NAME
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			January 23, 2020

C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name: West 17th St Reconstruction Project		

CITY, STATE & ZIP CODE	LOCATION
Bloomington, IN	Monroe Cty

ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS
		site visit

Request for Change in Scope of Work

Existing Unforseen downspout drains where discovered and exposed during construction activities. Specifiications indicate to leave in tact. These drains daylight over sidewalk and create a slip hazard to pedestrians. Proposal to reroute 6 each drain pipes and connect to proposed installed catch basins.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	Drainage laterals connected to catch basin	\$ 1,088.00	6	each	\$ 6,528.00
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13	Requested change to original contract			\$	6,528.00

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

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Item Description	Unit Price (\$)	Unit Measure
Included with item		
4 man Crew- billed in 4 hour increments after 1st 8hrs Svc truck including basic pwr tools Common Skilled Laborer - 2 each Operating Engineer including TL Backhoe or equivalent Heavy machinery - 1 each	\$ 400.00	hour
Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	125.00%
additional charges for Materials not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	105.00%

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SUBMITTED BY:

Thomas J Smith

THIS PROPOSAL IS ONLY VALID FOR: 30 DAYS

ACCEPTANCE OF PROPOSAL: The above price, terms, and conditions are satisfactory and hereby accepted. By signing here you authorize Reed and Sons Construction, Inc. to do the work as specified.

ACCEPTED BY:

EIN / SS #:

DATED:

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Summary Breakdown			
Item #	Description	Cost	Extended Cost
L-1	Reed-Labor	\$ 2,750.00	
L-2	Plus 25% Markup on Labor	\$ 687.50	
L-T	Reed-Labor; subtotal	\$ 3,437.50	\$ 3,437.50
<hr/>			
E-1	Reed-Equipment	\$ 1,160.00	
E-2	Plus 10% Markup on Equipment	\$ 116.00	
E-T	Reed-Equipment; subtotal	\$ 1,276.00	\$ 1,276.00
<hr/>			
M-1	Reed-Material	\$ 1,650.00	
M-2	Plus 10% Markup on Material	\$ 165.00	
M-T	Reed-Equipment & Material; subtotal	\$ 1,815.00	\$ 1,815.00
<hr/>			
Sub-1	Subcontractor/ professional Services	\$ -	
Sub-2	Plus 5% Markup on Subcontractors	\$ -	
Sub-T	Reed-Subcontractor; subtotal	\$ -	\$ -
<hr/>			
		Subtotal	\$ 6,528.50
1	Material Sales tax	0%	\$ -
2	1.5% Bond	0.00%	
3	Common administrative rounding		\$ (0.50)
ADD	Total Estimated		\$ 6,528.00

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Item	Description	Labor			Equipment			Material			Sub-contractor		
		Hours	Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal
1	Labor and Equipment												
2	Svc Truck, Pwr Tools, laser				3	\$ 120.00	\$ 360.00						
3	Core Drill							3	\$ 100.00	\$ 300.00			
4	C Labororer (x1)	20	\$ 45.00	\$ 900.00									
5	O.E. w/ equipment (x1)	20	\$ 62.00	\$ 1,240.00	20	\$ 40.00	\$ 800.00						
6							\$ -						
7	Materials												
8	Stone bedding							60	\$ 14.75	\$ 885.00			
9	4" SDR 35 PVC Pipe							210	\$ 1.20	\$ 252.00			
10	Misc 4" pvc fittings							18	\$ 6.00	\$ 108.00			
11	Grout cores in catch basin							3	\$ 35.00	\$ 105.00			
12										\$ -			
13										\$ -			
14													
15	Subcontractor/Professional												
17													
18													
19													\$ -
20													\$ -
21													\$ -
22													\$ -
23													\$ -
24													\$ -
25													\$ -
26													\$ -
27													\$ -
28													\$ -
29	Total Man-Hours	40											
30	Supervision_1hr per 8 Mhrs	5	\$ 75.00	\$ 375.00									
31	Permit/ tag trailer					\$ 250.00	\$ -						
32	Delivery / Lowboy					\$ 125.00	\$ -						
33	Project Management	1	\$ 85.00	\$ 85.00									
34	As-Builts	1	\$ 150.00	\$ 150.00									
35				\$ 2,750.00			\$ 1,160.00			\$ 1,650.00			\$ -

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			October 30, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name: West 17th St Reconstruction Project		
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work_alternate method to abandonon and grout pipe

Due to short and intermittent sections of pipes to be abandonned and grouted an alternate method was accepted to gout end sections of various pipes instead. Credit line 125 100%

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	Labor and equipment to cut sections of pipe and plug end of pipes with grout	\$ 4,000.00	1	LS	\$ 4,000.00
3	Credit to be given at end of job for unused balance of Item 125 "abandonon pipe and grout"				
4					
5					
6					
7					
8					
9					
10					
13	Requested change to original contract			\$	4,000.00

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

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Item Description	Unit Price (\$)	Unit Measure
Included with item		
4 man Crew- billed in 4 hour increments after 1st 8hrs Svc truck including basic pwr tools Common Skilled Laborer - 2 each Operating Engineer including TL Backhoe or equivalent Heavy machinery - 1 each	\$ 400.00	hour
Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	125.00%
additional charges for Materials not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	105.00%

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SUBMITTED BY:

Thomas J Smith

THIS PROPOSAL IS ONLY VALID FOR: 30 DAYS

ACCEPTANCE OF PROPOSAL: The above price, terms, and conditions are satisfactory and hereby accepted. By signing here you authorize Reed and Sons Construction, Inc. to do the work as specified.

ACCEPTED BY:

EIN / SS #:

DATED:

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Summary Breakdown			
Item #	Description	Cost	Extended Cost
L-1	Reed-Labor	\$ 1,942.50	
L-2	Plus 25% Markup on Labor	\$ 485.63	
L-T	Reed-Labor; subtotal	\$ 2,428.13	\$ 2,428.13
E-1	Reed-Equipment	\$ 840.00	
E-2	Plus 10% Markup on Equipment	\$ 84.00	
E-T	Reed-Equipment; subtotal	\$ 924.00	\$ 924.00
M-1	Reed-Material	\$ 581.25	
M-2	Plus 10% Markup on Material	\$ 58.13	
M-T	Reed-Equipment & Material; subtotal	\$ 639.38	\$ 639.38
Sub-1	Subcontractor/ professional Services	\$ -	
Sub-2	Plus 5% Markup on Subcontractors	\$ -	
Sub-T	Reed-Subcontractor; subtotal	\$ -	\$ -
		Subtotal	\$ 3,991.50
1	Material Sales tax	0%	\$ -
2	1.5% Bond	0.00%	
3	Common administrative rounding		\$ 8.50
ADD	Total Estimated		\$ 4,000.00

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Item	Description	Labor			Equipment			Material			Sub-contractor		
		Hours	Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal
1	Labor and Equipment												
2	Svc Truck, Pwr Tools, laser				1	\$ 120.00	\$ 120.00						
3													
4													
4	C Laborer (x2)	10	\$ 90.00	\$ 900.00									
5	O.E. w/ equipment (x1)	10	\$ 62.00	\$ 620.00	10	\$ 50.00	\$ 500.00						
6	Dump Truck x 2				2	\$ 110.00	\$ 220.00						
7	Materials												
8	Stone bedding							7	\$ 14.75	\$ 103.25			
9	Grout flowable fill							4	\$ 82.00	\$ 328.00			
10	Concrete Delivery							1	\$ 150.00	\$ 150.00			
11													
12													
13													
14													
15	Subcontractor/Professional												
17													
18													
19													\$ -
20													\$ -
21													\$ -
22													\$ -
23													\$ -
24													\$ -
25													\$ -
26													\$ -
27													\$ -
28													\$ -
29	Total Man-Hours	20											
30	Supervision_1hr per 8 Mhrs	2.5	\$ 75.00	\$ 187.50									
31	Permit/ tag trailer					\$ 250.00	\$ -						
32	Delivery / Lowboy					\$ 125.00	\$ -						
33	Project Management	1	\$ 85.00	\$ 85.00									
34	As-Builts	1	\$ 150.00	\$ 150.00									
35				\$ 1,942.50			\$ 840.00			\$ 581.25			\$ -

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			October 30, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name: West 17th St Reconstruction Project		
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work_alternate method to cut and cap 24 inch water main

Original plans called for a 24" Line stop. An existing valve was in proximity of the cut and cap so the line stop was not needed to shut down th waterline. Work to service the valve and cut and cap is charged per T & M to complete the work and billed toward item 119 24" line stop in lieue of actual line stop.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	T & M per attached work sheet		1	LS	\$ 9,080.00
3	Credit will be givinen at end of project for remaining balance.				
4					
5					
6					
7					
8					
9					
10					
13	Charge to Item 119 24" line stop			\$	9,080.00

CHANGE PROPOSAL

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

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Dump truck / tag trailer	\$ 125.00	hour
additional charges for Labor not provided by owner- Burden plus 25%	Labor Burden	125.00%
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additional charges for Equipment not provided by owner- Invoice plus 10%	Invoice	110.00%
additional charges for Professional Services or Subcontractors not provided by owner- Invoice plus 5%	Invoice	105.00%

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SUBMITTED BY:

Thomas J Smith

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ACCEPTED BY:

EIN / SS #:

DATED:

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Summary Breakdown			
Item #	Description	Cost	Extended Cost
L-1	Reed-Labor	\$ 2,284.00	
L-2	Plus 25% Markup on Labor	\$ 571.00	
L-T	Reed-Labor; subtotal	\$ 2,855.00	\$ 2,855.00
<hr/>			
E-1	Reed-Equipment	\$ 2,040.00	
E-2	Plus 10% Markup on Equipment	\$ 204.00	
E-T	Reed-Equipment; subtotal	\$ 2,244.00	\$ 2,244.00
<hr/>			
M-1	Reed-Material	\$ 3,618.00	
M-2	Plus 10% Markup on Material	\$ 361.80	
M-T	Reed-Equipment & Material; subtotal	\$ 3,979.80	\$ 3,979.80
<hr/>			
Sub-1	Subcontractor/ professional Services	\$ -	
Sub-2	Plus 5% Markup on Subcontractors	\$ -	
Sub-T	Reed-Subcontractor; subtotal	\$ -	\$ -
<hr/>			
		Subtotal	\$ 9,078.80
1	Material Sales tax	0%	\$ -
2	1.5% Bond	0.00%	
3	Common administrative rounding		\$ 1.20
ADD	Total Estimated		\$ 9,080.00

Proposal

Reed and Sons Construction, Inc
299 Moorman Road*Bloomington, IN 47403
812-824-9237

Item	Description	Labor			Equipment			Material			Sub-contractor		
		Hours	Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal	Qty	Unit Rate	Subtotal
1	Labor and Equipment												
2	Svc Truck, Pwr Tools, laser				1	\$ 120.00	\$ 120.00						
3													
4													
4	C Laborer (x2)	12	\$ 90.00	\$ 1,080.00									
5	O.E. w/ equipment (x1)	12	\$ 62.00	\$ 744.00	12	\$ 50.00	\$ 600.00						
6	Dump Truck x 2				12	\$ 110.00	\$ 1,320.00						
7	Materials												
8	Stone bedding and backfill							40	\$ 14.75	\$ 590.00			
9	Concrete							4	\$ 82.00	\$ 328.00			
10	Concrete Delivery							1	\$ 150.00	\$ 150.00			
11	24" caps and megalugs							1	\$ 2,550.00	\$ 2,550.00			
12													
13													
14													
15	Subcontractor/Professional												
17													
18													
19													\$ -
20													\$ -
21													\$ -
22													\$ -
23													\$ -
24													\$ -
25													\$ -
26													\$ -
27													\$ -
28													\$ -
29	Total Man-Hours	24											
30	Supervision_1hr per 8 Mhrs	3	\$ 75.00	\$ 225.00									
31	Permit/ tag trailer					\$ 250.00	\$ -						
32	Delivery / Lowboy					\$ 125.00	\$ -						
33	Project Management	1	\$ 85.00	\$ 85.00									
34	As-Builts	1	\$ 150.00	\$ 150.00									
35				\$ 2,284.00			\$ 2,040.00			\$ 3,618.00			\$ -

Reed and Sons Construction, Inc.

**CHANGE ORDER
REQUEST**

299 Moorman Road
Bloomington, IN 47403

Phone: (812) 824-9237
Fax: (812) 824-6616

No. 8

TITLE: Change Order Request

DATE: 11/19/2019

PROJECT: City of Bloomington - Planning
City of Bloomington - Planning & Trans.

TO: Attn:
City of Bloomington
PO Box 100
Bloomington, IN 47402

DESCRIPTION

Additional Time request: See attached breakdown for details.

Item Total:	\$0.00
Total:	\$0.00
Total:	<u>\$0.00</u>

APPROVAL

By: _____

By: _____

Date: 10/10/2019

Date: _____

CHANGE PROPOSAL

Reed and Sons Construction, Inc.
 299 Moorman Road*Bloomington, IN 47403
 812-824-9237

PROPOSAL SUBMITTED TO:	PHONE:	Fax:	DATE:
City of Bloomington_P&T Dept			August 31, 2019
C/O: Address	Matt Smethurst (owner rep)	RESIDENT REPRESENTATIVE	Tom Mobley(BLN)
401 N Morton St	Job Name: West 17th St Reconstruction Project		
CITY, STATE & ZIP CODE	LOCATION		
Bloomington, IN	Monroe Cty		
ARCHITECT:	DATE OF PLANS	PLAN # / SHEETS	
		site visit	

Request for Change in Scope of Work

Due to unforeseen conditions in job scope and work Reed and Sons Construction, Inc. would request additional time to complete project.

It is Reed and Sons intention to complete as much hardscape as reasonably feasible given the current conditions and delays by others responsible, it is anticipated with the additional scope of work and delay in others utilities that this is not likely to have 100% of asphalt and concrete completed this season. Due to unforeseen conflicts and request for additional time it may be necessary to suspend asphalt and concrete activities to the spring season.

1	DESCRIPTION	quantity
2	Utility Relocates by others to be completed by June 1st not completed until July 31st_Could not start walls or have multiple crews working to keep schedule.	8 weeks (56 actual days)
3	Remove additional trees unforeseen or not shown on tree removal plan.	2 weeks (14 actual days)
4	Due to unforeseen and un reliable geotechnical data; additional Rock breaking and removal has been encountered, causing additional time to remove.	5 weeks (35 actual days)
5	Request to Suspend work time per INDOT Winter work for hardscapes not completed this season to next season if necessary.	(TBD) if needed
6		
7		
8	Requested change to original contract_ Total time added is	105 days

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: W. 17th Street Reconstruction Project

Project Manager: Neil Kopper and Matt Smethurst

Project Description:

This project will reconstruct W. 17th Street between the future Vernal Pike/17th Street Overpass associated with the Interstate 69 Section 5 project and the roundabout at the 17th Street/Arlington Road/Monroe Street intersection. The overpass over I-69 is anticipated to open shortly and have a significant impact on travel patterns on W 17th Street. The project is anticipated to improve safety and accessibility for pedestrian, bicycle, and motor vehicle traffic on the corridor by:

- Evaluating potential turn lanes or a two-way left-turn lane along the corridor
- Constructing curb and storm water infrastructure
- Providing tree plots separating the road from a multiuse path on the north side of the street and sidewalk on the south side of the street. All ramps and sidewalk/path facilities will be ADA compliant
- Improving sight distance and vertical alignment of the street, particularly near the Lindbergh Drive intersection
- Evaluating potential conversion of Lindbergh Drive to a two-way facility in proximity to 17th Street
- Coordinating utility relocations and acquiring right of way as necessary

Details of the project and its scope are subject to change through the design process which will include public outreach and stakeholder involvement.

Like many Transportation projects that come before the Redevelopment Commission, this project is included in the BMCMPO Transportation Improvement Plan (TIP) and is eligible for federal funding through the Surface Transportation Program.

However, to expedite the project and leverage additional funding, Staff anticipates funding this project using other funding sources. The City was awarded \$1,000,000 in INDOT Community Crossing Matching Grant Funds for the construction phase of the project. These funds need to be matched by the City's 2016 COIT re-allocation. Additionally, the City has been coordinating an interlocal cooperative agreement with INDOT for an additional \$4,000,000 in state dollars to assist in funding the project. This agreement is not yet finalized, but Staff anticipates it will be finalized in the near future.

This Project will serve the Consolidated TIF's allocation area by improving connectivity along the W. 17th Street Corridor, improving access to the Consolidated TIF (especially to the West 17th Street and Downtown portions of the Consolidated TIF), which increases the potential for additional development in those areas.

Project Timeline:

Start Date: January 01, 2017
End Date: December 31, 2020

Financial Information:

Estimated full cost of project:	\$6,200,000
Sources of funds:	
INDOT Community Crossing Matching Grant	\$1,000,000
City's 2016 COIT re-allocation	\$1,000,000
INDOT Interlocal Cooperative Agreement	\$4,000,000
Consolidated TIF	\$200,000 ¹

¹ Initial amount expended will be greater, because all INDOT funding is anticipated to be reimbursed

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	Estimated Timeline
1	Preliminary Engineering & Right-of-Way Professional Services	\$700,000	2017 – 2019
2	Right-of-Way Acquisition	\$600,000	2017 – 2018
3	Construction Engineering	\$500,000	2018 – 2019
4	Construction	\$3,228,890.78 \$3,350,347.90	2018 – 2020
4a	Change Order 1 to Construction Agreement	\$4,090	Completed
4b	Change Order 2 to Construction Agreement	\$122,354	Nov. 2019
4c	Change Order 3	\$75,920.40	Nov. 2019
4d	Change Order 4	\$140,399.20	Spring 2020
4e	Change Order 5	(\$18,942.00)	Spring 2020

TIF District: Consolidated TIF (Adams Crossing)

Resolution History: 16-80 Original Project Review and Approval Form
 17-10 Approval of Preliminary Engineering Contract
 19-12 Approval of Second Addendum to Design Contract
 19-13 Approval of Construction Engineering Contract
 19-14 Approval of Construction Funding
 19-15 Approval of Funding for Lighting Contract
 19-37 Approval of Change Order for Tree Removal
 19-89 Approval of Change Order 2 for Tree Removal
 19-101 Approval of Change Order 3 for Rock Excavation
 20-10 Approval of Change Orders 4 and 5

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

**20-11
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF FUNDING FOR CONSTRUCTION OF
ROGERS/HENDERSON/WINSLOW MULTIMODAL IMPROVEMENTS**

- 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, tax increment from the Consolidated TIF may be used—among other things—to reimburse the City for expenditures made by it for local public improvements that are physically located in the Consolidated TIF or that are physically connected to the Consolidated TIF; and
- WHEREAS, on January 20, 2020, the RDC approved in Resolution 20-04 a Project Review and Approval Form (“Form”) that would complete multimodal improvements along Rogers Road, Henderson Street, and Winslow Road (“Project”); and
- WHEREAS, the Project, when completed, will serve the Consolidated TIF; and
- WHEREAS, the Indiana Department of Transportation (“INDOT”) has submitted to the City an invoice for the Project construction in an amount not to exceed \$1,074,102.52.00, which is attached to this resolution as Exhibit A; and
- WHEREAS, the full cost of the project will come from a mix of funding from the federal government, City of Bloomington Utilities, a 2016 general obligation bond, and the RDC; and
- WHEREAS, the RDC’s portion of funding for construction of the Project is \$644,923.59; and
- WHEREAS, the City now seeks approval of funds for construction costs from the RDC; and
- WHEREAS, the RDC has available funds in the Consolidated TIF to cover the costs of the contract in Exhibit A; and
- WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) 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 approval of the Project, as set forth in more detail on the Amended Form.

2. The RDC reiterates that the Project is an appropriate use of the Consolidated TIF, because the Project will improve the pedestrian access and serve the Consolidated TIF, and will serve the public's best interests.
3. The RDC hereby approves funding in an amount not to exceed Six Hundred Forty-Four Thousand Nine Hundred Twenty-Three Dollars and Fifty-Nine Cents (\$644,923.59) from the Consolidated TIF for the construction phase of the Project. The funding authorization contained in this Paragraph shall terminate on December 31, 2021, unless otherwise extended by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date



INDIANA DEPARTMENT OF TRANSPORTATION
Driving Indiana's Economic Growth

100 North Senate Avenue
 Room IGC-N 749
 Indianapolis, Indiana 46204-2216

INVOICE

Eric Holcomb, Governor
 Joe Mc Guinness, Commissioner

Bill To:
 City of Bloomington
 Attn: Neil Kopper
 P.O. Box 100
 Bloomington IN 47402-0100

Customer No: CST000001805
 Invoice: 000057637
 Invoice Date: 2/3/2020
 Invoice Type: LPA

AMOUNT DUE: \$
1,074,102.5
2

***** Payment is Due Upon Receipt of Invoice *****

Line	Product Description	Quantity	Unit Amt	Net Amount
1	DES 1500384 R-38348-A 1500384 Bike/Pedestrian Facilities along Henderson From Black Lumber Trail to Winslow Avenue: 1/15/20 Letting	1.00	213,283.25	213,283.25
2	DES 1500384	1.00	100,931.09	100,931.09
3	DES 1500382 R-38348-A 1500384 Bike/Pedestrian Facilities along Henderson From Black Lumber Trail to Winslow Avenue: 1/15/20 Letting	1.00	179,500.00	179,500.00
4	DES 1500382	1.00	375,262.86	375,262.86
5	DES 1500384	1.00	15,200.00	15,200.00
6	DES 1500384 R-38348-A 1500384 Bike/Pedestrian Facilities Along Henderson From Black Lumber Trail to Winslow Avenue: 1/15/20 letting	1.00	121,500.00	121,500.00
7	DES 1500384	1.00	68,425.32	68,425.32

Subtotal: 1,074,102.52

Amount Due: 1,074,102.52

Payment Options
 See Reverse Side



INDIANA DEPARTMENT OF TRANSPORTATION
Driving Indiana's Economic Growth

INVOICE

100 North Senate Avenue
Room IGC-N 749
Indianapolis, Indiana 46204-2216

Eric Holcomb, Governor
Joe Mc Guinness, Commissioner

- To make a credit card payment by telephone, call: 1-800-745-4308

- OR RETURN THIS PORTION WITH YOUR PAYMENT

Department of Transportation
Attention: Agent Cashier
N749 IGCN
100 N. Senate Ave.
Indianapolis, IN 46204

Invoice: 000057637

Amount Paid \$ _____

Visa Mastercard Discover Check/Money Order

Name on Card _____
(Name must appear as exactly as on card)

Card Number _____

CID (3 or 4 digit security code) _____

Expiration Date _____

Billing Address _____

Signature Required: _____

Date _____



Report Summary

Printed On: 2/3/2020

15:13:52 PM

Invoices: 1

Process Instance: 23752988

City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

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To Be Completed by Requesting Party:**Project Name:** Rogers/Henderson/Winslow Multiuse Path Project**Project Manager:** Neil Kopper**Project Description:**

This project will construct new multiuse path along the north side of Rogers Road from High Street to The Stands Drive, the east side of Henderson Street from Winslow Road to Hillside Drive, and the north side of Winslow Road from Henderson Street to Highland Avenue. The project also includes multiple improved crosswalks to facilitate crossings of these streets in order to access the paths.

This project implements elements of numerous adopted City plans and has been prioritized for federal funding by the Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO). The facilities constructed by this project will provide numerous connections between residents, businesses, transit routes, schools, and other existing transportation infrastructure.

Under Indiana Code § 36-7-14-39(J), this Project will serve the Consolidated TIF by improving connectivity along Rogers Road, Henderson Street, and Winslow Road, which increases the potential for additional development in the Consolidated TIF near those areas.

Project Timeline:

Start Date: March 1, 2017
End Date: December 31, 2021

Financial Information:

Estimated full cost of project:	\$4,530,872.19
Sources of funds:	
Federal Funding	\$2,392,934 ¹
2016 G.O. Bond D	\$966,500.00
Planning & Transportation 2019 Budget	\$340,594
City of Bloomington Utilities	\$185,920.60 (approximate)
Consolidated TIF	\$644,923.59 (previously est. at \$689,534.10)

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	Estimated Timeline
1	Preliminary Engineering	\$704,805	3/2017 – 12/2020
2	Right-of-Way Acquisition	\$319,290	2019
3	Tree Clearing	\$21,304	2019
4	Lighting	\$21,737.67	2020
5	Construction	\$3,131,235.52	4/2020 – 11/2020
6	Construction Engineering	\$332,500	4/2020 – 6/2021

TIF District: Consolidated TIF (Walnut-Winslow Area)

Resolution History: 20-04: Approval of Project Review and Approval Form
20-11: **Approval of Construction Funding**

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

¹ INDOT administers the distribution of federal funding to local transportation projects.