

AGENDA
REDEVELOPMENT COMMISSION
June 15, 2020 at 5:00 p.m.

*Per the Governor's Executive Orders 20-04, 20-08, and 20-09, this meeting will be conducted electronically.
The public may access the meeting at the following link:*

Join Zoom Meeting
<https://bloomington.zoom.us/j/97297926282?pwd=ZW9hYVJMRVFpZFExemNzRWQ1cnBIQT09>
Meeting ID: 972 9792 6282
Password: 440694

- I. ROLL CALL**
- II. READING OF THE MINUTES** –June 1, 2020 and June 1, 2020 executive session
- III. EXAMINATION OF CLAIMS** –June 12, 2020, for \$561,503.35
- IV. EXAMINATION OF PAYROLL REGISTERS**– June 5, 2020, for \$29,962.86
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director's Report
 - B. Legal Report
 - C. Treasurer's Report
 - D. Business Development Updates
- VI. NEW BUSINESS**
 - A. Resolution 20-31: Approval of Third Guaranteed Maximum Price for the 4th Street Garage
 - B. Resolution 20-32: Approval of Change Order for the Construction of Winslow/Henderson Improvements
 - C. Resolution 20-33: Approval of Change Order for West 17th Street Reconstruction Project
 - D. Resolution 20-34: To Grant Right of Entry to 1730 S. Walnut Street and Associated Parcels
- 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.

EXECUTIVE SESSION

The Redevelopment Commission of the City of Bloomington, Indiana, met on Monday, June 1, 2020, at 5:15 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street, and via ZOOM.

Commissioners Present (via ZOOM): Donald Griffin, Nicholas Kappas, Cindy Kinnarney, Eric Sandweiss, and David Walter.

Commissioners Absent: Sue Wanzer.

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

Others Present: Larry Allen, Assistant City Attorney, City Legal Department; Jeff Underwood, Controller; and Alex Crowley, Director, Economic and Sustainability.

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 6:15 p.m.

Donald Griffin, President

Cindy Kinnarney, Secretary

Date

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, July 1, 2019, 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: Donald Griffin, Sue Sgambelluri, David Walter, Mary Alice Rickert, and Eric Sandweiss

Commissioners Absent: Sue Wanzer

Staff Present: Eric Sader, Assistant Director; Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND

Others Present: Larry Allen, Attorney, City Legal Department; Randy Cassady, citizen; Neil Kopper, Interim Engineer, Planning & Transportation; Mary Morgan, Greater Bloomington Chamber of Commerce; Joe Ryan, citizen

II. READING OF THE MINUTES – Mary Alice Rickert moved to approve the June 17, 2019, minutes. Eric Sandweiss seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – David moved to approve the claim register for June 28, 2019, for \$963,023.17. Mary Alice Rickert seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS – David Walter moved to approve the payroll register for June 21, 2019, for \$30,873.86. Sue Sgambelluri seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Eric Sader reported the 2019 Community Survey results are available at Bloomington.in.gov/communitysurvey.

B. Legal Report. Larry Allen was available to answer questions.

C. Treasurer's Report. Jeff Underwood was not available to answer questions.

D. CTP Update. Alex Crowley was not available to answer questions.

VI. NEW BUSINESS

A. Resolution 19-42: CMc Contract for 4th Street Parking Garage. Larry Allen stated a project review and approval form was approved at the last meeting, which had the basic outlines of the CMc contract. Staff has negotiated an agreement with Wilhelm for services not to exceed \$20,000, with the construction compensation to be 2.25% of the cost of the work.

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

Sue Sgambelluri moved to approve Resolution 19-42. Mary Alice Rickert second the motion. The board unanimously approved.

B. Resolution 19-60: Amended Project Review and Approval Form for 17th Street Multimodal Improvements. The RDC previously approved a project review and approval form for the 17th Street Multimodal Improvements. Neil Kopper stated since that time, the

City has applied for federal funding for a project on the 17th Street Corridor that includes a multipath use on the north side of the street, replacing the traffic signal at 17th & Kinser, and small realignments at 17th & College. Kopper said when using federal funding it is more efficient to do larger projects. The timeline for construction will be moved from 2020 to 2022. Kopper also said that since the scope of work has changed, staff is requesting approval of the amended project review and approval form.

Eric Sandweiss asked if the new scope of work will require acquisition of rights-of-way. Kopper said significant right-of-way acquisition is expected. Sandweiss asked how the acquisition will be funded. Kopper said federal funds will be used for construction and TIF funds will be used for design and rights-of-way acquisition.

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

David Walter moved to approve Resolution 19-60. Sue Sgambelluri seconded the motion. The board unanimously approved.

- C. Resolution 19-61: Right of Entry for Telamon. The RDC previously approved a right of entry agreement with Pedcor to temporarily relocate its construction trailer onto the property at 621 North Rogers. As part of Pedcor's construction, they have granted an easement to Telamon Corporation to construct and locate a solar-powered carport on Pedcor's property. In order to complete the project, Pedcor and Telamon have requested the ability to temporarily access the RDC Property and store solar and construction materials.

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

Sue Sgambelluri moved to approve Resolution 19-61. Mary Alice Rickert seconded the motion. The board unanimously approved.

- D. Resolution 19-62: Approval of Contract for Seasonal Planting in the Trades District. As part of the upkeep of the newly renovated infrastructure in the Trades District, it is now time to plant flowers and keep them watered throughout the season. City Staff has negotiated with Nature's Way Inc., to provide these services for an amount not to exceed \$2,675.00

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

Eric Sandweiss moved to approve Resolution 19-62. Mary Alice Rickert seconded the motion. The board unanimously approved.

- E. **BUSINESS/GENERAL DISCUSSION** – Eric Sandweiss asked someone from the City to comment on the press release received late today, regarding Tasus plan to postpone the Trades District plan build-out. Larry Allen stated that he had not yet seen the press release but was aware that Tasus had sent an agreement termination notice to the City, which he had received that day. The notice was sent within the prescribed due diligence period required under the agreement.

Sandweiss asked that the commission be updated before the next meeting. Allen said that he will update the commission when he has more information.

A citizen from the public asked to talk to one commissioner after the meeting, regarding RDC work.

F. ADJOURNMENT

Don Griffin, President

Mary Alice Rickert, Secretary

Date

**20-31
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF THIRD GUARANTEED MAXIMUM PRICE FOR THE
4TH STREET PARKING GARAGE**

- WHEREAS, on October 15, 2018, the Redevelopment Commission of the City of Bloomington (“RDC”) approved in Resolution 18-67 a Project Review and Approval Form (“Form”), which sought the support of the RDC regarding the construction of a new 4th Street Garage (“Project”); and
- WHEREAS, the RDC approved the issuance of a tax increment revenue bond for the financing of the Project in Resolution 18-68 (“Bonds”); and
- WHEREAS, the City of Bloomington Common Council voted to move forward with bonding for the 4th Street Garage in Council Resolution 19-06; and
- WHEREAS, the RDC approved the Construction Manager as Constructor (CMc) contract with F.A. Wilhelm Construction Co., Inc., (“Wilhelm”) in Resolution 19-42 (“Agreement”); and
- WHEREAS, as part of the Agreement, Wilhelm was to present a Guaranteed Maximum Price (“GMP”) for significant phases of the Project, the first of which was the demolition of the current 4th Street Parking Garage, which was approved by the RDC in Resolution 19-67; and
- WHEREAS, the next phase of this project is earthwork, drilled piers, elevators, hardscape, and site utilities (“Services”); and
- WHEREAS, City staff have negotiated a third GMP with Wilhelm for the construction of the garage in an amount that shall not exceed One Million Five Hundred Fifty-Seven Thousand One Hundred Sixty-Six Dollars (\$1,557,166.00), which is attached to this Resolution as Exhibit A; and
- WHEREAS, there are sufficient funds in the Bond to pay for the Services pursuant to the terms of the Agreement for the Project; 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 Redevelopment Commission reaffirms its support for the Project, as set forth in the Amended Form, and reiterates that it services the public's best interest.
2. The RDC reaffirms that the Project has a valid public purpose and is an appropriate use of the Bonds.
3. The RDC hereby approves the Guaranteed Maximum Price (GMP) attached to this Resolution as Exhibit A and authorizes the City of Bloomington to expend an amount not to exceed One Million Five Hundred Fifty-Seven Thousand One Hundred Sixty-Six Dollars (\$1,557,166.00) to pay for the Services for the new 4th Street Parking Garage, pursuant to the terms of the GMP.
4. The Payment authorized above may be made from the 2019 Bonds. 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 prior to expiration, the authorizations provided under this Resolution shall expire on December 31, 2021.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date

 **Document A133™ – 2009 Exhibit A**

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

4th Street Parking Garage
105 W. 4th Street
Bloomington, IN 47404

THE OWNER:

(Name, legal status and address)

Bloomington Redevelopment Commission("RDC")
401 N. Morton St., Ste. 220
Bloomington, IN 47404

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

F.A. Wilhelm Construction Co., Inc.
3914 Prospect St.
Indianapolis, IN 46203

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One Million Five Hundred Fifty-Seven Thousand One Hundred Sixty-Six Dollars (\$ 1,557,166.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

The Guaranteed Maximum Price Amendment #3 (GMP#3) – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020, copy attached, is included as a part of this Exhibit A Amendment providing the Statement of Work, Costs, Clarifications, and Exclusions.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
------	----------------

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020	
--	--

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
NA			

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

Section	Title	Date	Pages
---------	-------	------	-------

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

Init.

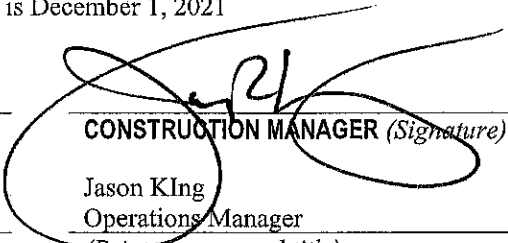
Substantial Completion Date for the new parking garage is December 1, 2021

OWNER *(Signature)*

Donald Griffin, President
Bloomington Redevelopment Commission
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Jason King
Operations Manager
(Printed name and title)



Init.

Additions and Deletions Report for AIA® Document A133™ – 2009 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:30:30 ET on 06/11/2020.

PAGE 1

4th Street Parking Garage
105 W. 4th Street
Bloomington, IN 47404

...

Bloomington Redevelopment Commission("RDC")
401 N. Morton St., Ste. 220
Bloomington, IN 47404

...

F.A. Wilhelm Construction Co., Inc.
3914 Prospect St.
Indianapolis, IN 46203

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One Million Five Hundred Fifty-Seven Thousand One Hundred Sixty-Six Dollars (\$ 1,557,166.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

The Guaranteed Maximum Price Amendment #3 (GMP#3) – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020, copy attached, is included as a part of this Exhibit A Amendment providing the Statement of Work, Costs, Clarifications, and Exclusions.

PAGE 2

As provided in the following:
Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

...

Attached GMP#3 – Drilled Piers,
Elevators, Site Utilities, Earthwork, and
Hardscape dated June 2, 2020

...

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

NA

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

As provided in the following:

Attached GMP#3 – Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape dated June 2, 2020

PAGE 3

Substantial Completion Date for the new parking garage is December 1, 2021

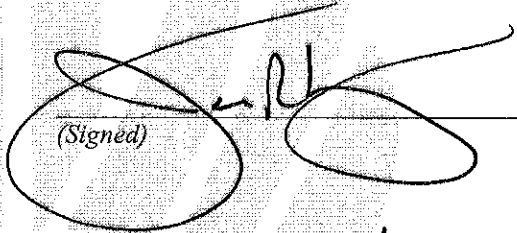
Donald Griffin, President
Bloomington Redevelopment Commission

Jason King
Operations Manager

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jason King, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 08:30:30 ET on 06/11/2020 under Order No. 5118095722 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

~~OPERATIONS MANAGER~~

(Title)

6/11/2020

(Dated)

F. A. WILHELM CONSTRUCTION

2 June 2020

Mr. Mick Renneisen, Deputy Mayor
City of Bloomington
401 North Morton St.
Bloomington, IN 47404

**Re: City of Bloomington 4th Street Parking Garage
GMP#3- Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape**

Mr. Renneisen,

Enclosed is our Guaranteed Maximum Price (GMP) dated 2 June 2020 for the City of Bloomington 4th Street Parking Garage-GMP#3- Drilled Piers, Elevators, Site Utilities, Earthwork, and Hardscape. Contained within this packet is a Guaranteed Maximum Price (GMP) of **One Million Five Hundred Fifty-Seven Thousand One Hundred and Sixty-Six Dollars; \$1,557,166**. This value is all inclusive of subcontractor bids, Wilhelm General Conditions, and Construction Manager (CM) Site Services.

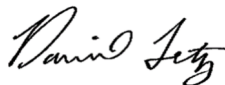
Enclosed are the following sections:

1. GMP#3- Cost Summary
2. GMP#3- Bid Recap Summary
3. GMP#3- Recommendation of Award
4. GMP#3- General Conditions
5. GMP#3- CM Site Services
6. GMP#3- Assumptions and Clarifications
7. GMP#3- Contract Adjustment Exhibits
8. GMP#3- Contract Document List
9. Construction Schedule
10. Proposed Voluntary Alternates

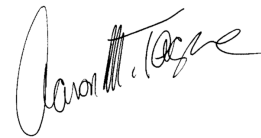
Sincerely,



Jason King
Project Executive
F.A. Wilhelm Construction Company



Dan Fetz
Preconstruction Manager
F.A. Wilhelm Construction Company



Aaron Tague
Project Manager
F.A. Wilhelm Construction Company

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



TABLE OF CONTENTS

1. GMP#3- Cost Summary
2. GMP#3- Bid Recap Summary
 - a. BP#02- Drilled Piers
 - b. BP#03- Elevators
 - c. BP#04- Earthwork, Site Utilities, and Hardscape
3. GMP#3- Recommendation of Award
4. GMP#3- General Conditions
5. GMP#3- CM Site Services
6. GMP#3- Assumptions and Clarifications
7. GMP#3- Contract Adjustment Exhibits
 - a. Exhibit A- PCO-001
 - b. Exhibit B- PCO-002
 - c. Exhibit C- PCO-003
 - d. Exhibit D- Contingency Reconcile Log
8. GMP#3- Contract Document List
9. Construction Schedule
10. Proposed Voluntary Alternates



F. A. WILHELM CONSTRUCTION

SECTION 01: GMP#3 COST SUMMARY

City of Bloomington- 4th Street Parking Garage- GMP#3
 GMP Cost Summary
 June 2nd, 2020
 SECTION 01



Bid Package	Bid Package Description	Apparent Low Bidder	GMP #1- 07/19/19	GMP #2- 10/31/19	GMP #3- 06/02/20	GMP #4- pending	Total Under Contract	FAW Budget
			Bid Price	Bid Price	Bid Price	Bid Price		
01	Demolition	Denney Companies	\$1,025,400	\$0	\$0	\$0	\$1,025,400	\$1,025,400
02	Drilled Piers (Original Design-Contract Cancelled)	Illini Drilled Foundations	\$0	\$482,060	\$0	\$0	\$482,060	\$450,000
02	Drilled Piers (Re-Bid)	Berkel & Company Contractors, Inc.	\$0	\$0	\$254,400	\$0	\$254,400	\$450,000
03	Elevators	Otis Elevator Company	\$0	\$0	\$182,095	\$0	\$182,095	\$180,000
04	Site Earthwork, Utilities, & Hardscape	Milestone LP	\$0	\$0	\$900,417	\$0	\$900,417	\$816,698
05	Garage Cast-in-Place Concrete		\$0	\$0	\$0	pending	\$0	
06	Ready-Mix Material		\$0	\$0	\$0	pending	\$0	
07	Concrete Reinforcing & Post Tensioning		\$0	\$0	\$0	pending	\$0	
08	Architectural Precast & Stairs		\$0	\$0	\$0	pending	\$0	
09	Masonry		\$0	\$0	\$0	pending	\$0	
10	Structural & Misc. Steel		\$0	\$0	\$0	pending	\$0	
11	General Trades		\$0	\$0	\$0	pending	\$0	
12	Sealants, Waterproofing, Expansion Joints, & Insulation		\$0	\$0	\$0	pending	\$0	
13	Glazing		\$0	\$0	\$0	pending	\$0	
14	Fire Protection		\$0	\$0	\$0	pending	\$0	
15	Plumbing, Mechanical, & HVAC		\$0	\$0	\$0	pending	\$0	
16	Electrical		\$0	\$0	\$0	pending	\$0	
Contract Adjustment/Reconciliation			-	-	-	-	\$0	-
PCO-001 (Idle Site Costs: 12/19 - 7/20) Material Only			-	-	\$38,400	\$0	\$38,400	-
PCO-002 Move Barricade and SWWP at Walnut			-	-	\$4,328	\$0	\$4,328	-
PCO-003 (Delete South Parcel Demo & Building Pad Prep)			-	-	-\$39,248	\$0	-\$39,248	-
GMP#1 Contingency Reconcile Log (Allowance Reconciliation)			-	-	-\$333,620	\$0	-\$333,620	-
GMP#2- Drilled Pier Contract Cancellation			-	-	-\$482,060	\$0	-\$482,060	-
			-	-	-	-	-	-
			\$1,025,400	\$482,060	\$524,712	\$0	\$2,032,172	
Sales Tax			exempt	exempt	exempt	exempt		\$0
CM Site Services 1.5%			\$189,850	\$532,861	\$243,946	pending	\$966,657	
General Conditions 1.5%			\$163,387	\$149,204	\$700,389	pending	\$1,012,980	
Preconstruction Services 1.5%			in GC's	in GC's	in GC's	in GC's	\$0	
CM Contingency			5.00%	\$51,270	\$24,103	\$26,236	pending	\$101,609
Permits 1.5%			\$10,000	\$10,000	\$20,000	pending	\$40,000	
Builder's Risk Insurance			by owner	\$0	\$0	\$0	pending	\$0
General Liability Insurance			0.33%	\$4,752	\$3,954	\$5,000	pending	\$13,706
CM Fee			2.25%	\$32,505	\$27,049	\$34,206	pending	\$93,760
Payment & Performance Bond			0.51%	\$5,230	\$2,459	\$2,676	pending	\$10,364
GMP TOTAL			\$1,482,393	\$1,231,690	\$1,557,166	pending	\$4,271,249	
			GMP#1	GMP#2	GMP#3	GMP#4		



F. A. WILHELM CONSTRUCTION

SECTION 02- GMP #3 BID RECAP BP#2- Drilled Piers

PROJECT NAME City of Bloomington- 4th Street Parking Garage- GMP#3

BID PACKAGE: #2
SCOPE OF WORK: Drilled Piers (Re-Bid)

SCOPE DESCRIPTION	1	2	3	4	5
	Berkel Anthony Butler 502-225-0053	Illini Drilled Foundations Julie Hines 217-442-8765	Goettle Kyle Carmody 513-604-3024	Keller North America Andrew Proffitt 502-955-8474	Beaty Construction Jeff Meyer 317-835-2254
Base Bid Amount (Quote):	\$ 153,900	\$ 310,860	\$ 467,000	\$ 483,000	\$ 505,250
BP#2- Drilled Piers Scope					
Scope of Work					
Drilled Piers:					
30" diameter drilled pier	Included	Included	Included	Included	Included
42" diameter drilled pier	Included	Included	Included	Included	Included
48" diameter drilled pier	Included	Included	Included	Included	Included
54" diameter drilled pier	Included	Included	Included	Included	Included
60" diameter drilled pier	Included	Included	Included	Included	Included
66" diameter drilled pier	Included	Included	Included	Included	Included
72" diameter drilled pier	Included	Included	Included	Included	Included
30" diameter rock socket	Included	Included	Included	Included	Included
42" diameter rock socket	Included	Included	Included	Included	Included
48" diameter rock socket	Included	Included	Included	Included	Included
54" diameter rock socket	Included	Included	Included	Included	Included
60" diameter rock socket	Included	Included	Included	Included	Included
66" diameter rock socket	Included	Included	Included	Included	Included
72" diameter rock socket	Included	Included	Included	Included	Included
Furnish and Install Reinforcing Steel	Included	Included	Included	Included	Included
Furnish and Install Ready-Mix	Included	Included	Included	Included	Included
Removal of Spoils	Included	Included	Included	Included	Included
Pier Layout	Included	Included	Included	Included	Included
Miscellaneous Earthwork	Included	Included	Included	Included	Included
Tower Crane Drilled Piers	Included	Included	Included	Included	Included
Schedule of Quantities					
Total Drilled Pier Length	318/LF	485/LF	464.2/LF	493.6/LF	503/LF
Total Ready-Mix Volume	176/CY	250/CY	259/CY	300/CY	235/CY
Total Rebar Quantity	16.5/FTN	25/FTN	19/FTN	12.49/FTN	24/FTN
Spoil Volume	224/CY	300/CY	320/CY	300/CY	335/CY
Allowances & Scope Adjustments					
Allowance- Drilled Pier Contingency Allowances	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500
Allowance- Environmental	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Allowance- Unforeseen Subsurface Conditions	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Pea Gravel for Top 3'	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Sales Tax Excluded	Yes	Yes	Yes	Yes	Yes
Base Bid	\$ 153,900	\$ 310,860	\$ 467,000	\$ 483,000	\$ 505,250
Scope Adjustment	\$ 100,500	\$ 105,500	\$ 105,500	\$ 105,500	\$ 105,500
Total Cost	\$ 254,400	\$ 416,360	\$ 572,500	\$ 588,500	\$ 610,750
Alternates					
Alternate 1- Payment and Performance Bond	\$ 2,350	\$ 7,000	\$ 4,660	\$ 1,932	No Bid
Alternate 2- South Elevator	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 2.1- Additional Elevator Stop if Alternate #3 is Accepted	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 3- Add Parking Level	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 4- White Box Commercial Space	\$ -	\$ -	\$ -	\$ -	\$ -

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 02- GMP #3 BID RECAP BP#3- Elevators

PROJECT NAME: City of Bloomington- 4th Street Parking Garage- GMP#3

BID PACKAGE: #3
SCOPE OF WORK: Elevators

	SCOPE DESCRIPTION	1		2	
		Otis Elevator Co. Marvin Christman 317-347-2015		KONE Inc. Benjamin Elfreich 630-629-3100	
	Base Bid Amount (Quote):	\$	178,595	\$	189,000
	BP#3- Elevators Scope				
	3500 lbs, MRL Traction Elevator, 150 fpm		Included		Included
	Hoistway Entrances/Sills, S.S. No. #4		Included		Included
	Elevator Guide Rails		Included		Included
	Stainless Steel Elevator Doors		Included		Included
	Cab Enclosures, and Finishes		Included		Included
	Elevator Controls, Electrical, Communications, & Safety		Included		Included
	Inspections, Operating Permits		Included		Included
	1 Year Warranty		Included		Included
	Allowances and Scope Adjustments				
	Temporary Use During Construction	\$	2,500	\$	2,500
	Elevator Protection During Construction	\$	1,000	\$	1,000
	Base Bid	\$	178,595	\$	189,000
	Scope Adjustment	\$	3,500	\$	3,500
	Total Cost	\$	182,095	\$	192,500
	Alternates				
	Alternate 1- Payment and Performance Bond	\$	2,160	\$	945
	Alternate 2- South Elevator	\$	181,405	\$	189,000
	Alternate 2.1- Additional Elevator Stop if Alterante #3 is Accepted	\$	15,210	\$	8,750
	Alternate 3- Add Parking Level	\$	14,690	\$	8,750
	Alternate 4- White Box Commercial Space	\$	-		

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 02- GMP #3 BID RECAP BP#4- Earthwork, Site Utilities, and Hardscape

PROJECT NAME: City of Bloomington- 4th Street Parking Garage- G

BID PACKAGE:

#4

SCOPE OF WORK:

Site Utilities & Earthwork

1

2

SCOPE DESCRIPTION	Milertane Contractors, LP		Crider & Crider, Inc.	
	Ad Chandler 812-330-2037		Jeff Crider 812-336-4452	
	Bidding		Bidding	
Base Bid Amount (Quote):	\$	860,917	\$	915,500
Selective Site Demolition				
Demolition and Removal of Existing Site Hardscape		Included		Included
Disposal of Debris		Included		Included
Earthwork				
Material Import as Required per Existing Conditions		Included		Included
Cut/Fill/Grading as Required		Included		Included
Building Pad Stone Base & Compaction		Included		Included
Excavation & Backfill of Concrete Foundations		Included		Included
Site Utilities				
Storm Utilities and Structures		Included		Included
Trench Drain		Included		Included
Fire Service		Included		Included
PIV		Included		Included
Sanitary Service and Piping		Included		Included
Domestic Water Service		Included		Included
Selective Demolition for Utilities		Included		Included
Site Hardscape				
Concrete Pavement, Sidewalks, and Curbs		Included		Included
Concrete Foundations, Retaining Walls for Commercial Ramps		Included		Included
Concrete Stairs on Grade		Included		Included
Asphalt Pavement		Included		Included
ADA Pavers		Included		Included
Fine Grading, Stone Base, and Fill Required for Hardscape		Included		Included
Sawcutting of Hardscape Joints		Included		Included
Joint Sealants/Expansion Control for Hardscape		Included		Included
Decorative/Stamped Concrete Pavement		Included		Included
Tree Grates		Included		Included
Allowances and Scope Adjustments				
Rock Excavation & Removal (100/cy @ \$175/cy)	\$	17,500	\$	17,500
Dewatering of Foundation Excavation	\$	12,000	\$	12,000
Environmental Allowance for Contaminants (Downtime and Disposal)	\$	10,000	\$	10,000
Base Bid	\$	860,917	\$	915,500
Scope Adjustment	\$	39,500	\$	39,500
Total Cost	\$	900,417	\$	955,000
Alternates				
Alternate 1- Payment and Performance Bond	\$	2,928	\$	3,662
Alternate 2- South Elevator	\$	-	\$	-
Alternate 2.1- Additional Elevator Stop if Alternate #3 is Accepted	\$	-	\$	-
Alternate 3- Add Parking Level	\$	-	\$	-
Alternate 4- White Box Commercial Space	\$	-	\$	-

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 03- GMP#3- RECOMMENDATION FOR AWARD

**Re: City of Bloomington
GMP#3- Drilled Piers, Elevators, Earthwork, Site Utilities, and Hardscape
Recommendation for Award**

Mr. Renneisen,

Wilhelm Construction is pleased to make the following recommendation for contract award for the City of Bloomington 4th Street Parking Garage- Bid Package 2- Drilled Piers. Wilhelm has prequalified each bidder on the basis of safety, relevant project experience, insurance, and bonding and determined that all bidders were capable and qualified to successfully complete the Driller Pier scope of work for this project- please see bid tabulation below.

BIDDER	RESPONSIVE?	BASE BID + ALLOWANCES/ADJUSTMENTS
BP#02-Berkel & Company Contractors LaGrange, KY	Yes	\$254,400
BP#03-Otis Elevator Company Indianapolis, IN	Yes	\$182,095
BP#04-Milestone Contractors, LP. Columbus, IN	Yes	\$900,417

It is our recommendation that Bid Package #2 be awarded to **Berkel & Company Contractors**, Bid Package #3 be awarded to **Otis Elevator Company**, and Bid Package #4 be awarded to **Milestone Contractors, LP.** as we have determined that these are lowest, most responsive, and most responsible bidder for this project.

Wilhelm has thoroughly reviewed the scopes of work and project approaches and have confidence in their abilities to execute this work.

Regarding the bid alternates Wilhelm recommends the following for all Bid Packages contained herein:

Alternate 1- Payment and Performance Bond- **Reject**

Should you have any questions regarding this recommendation please don't hesitate to contact us directly.

Best Regards,

F.A. Wilhelm Construction Co., Inc.



F. A. WILHELM CONSTRUCTION

SECTION 04- GMP#3- GENERAL CONDITIONS

ESTIMATE PRICING WORKSHEET

project: City of Bloomington- 4th St. Garage

work scope: GENERAL CONDITIONS GMP#3 3 GMP#3

months: 18.0

weeks: 77.00 30.00



	LINE ITEM DESCRIPTION	ITEM QUANTITY		MATERIAL		LABOR		LINE ITEM TOTALS	
		QUANTITY	UNIT	UNIT PRICE	MATERIAL DOLLARS	UNIT PRICE	LABOR DOLLARS	UNIT PRICE	LINE ITEM TOTAL DOLLARS
	project manager	40.00	wks			\$3,600.00	\$144,000	\$3,600.00	\$144,000
	project engineer	30.00	wks			\$2,600.00	\$78,000	\$2,600.00	\$78,000
	supervision	78.00	wks			\$3,600.00	\$280,800	\$3,600.00	\$280,800
	safety	10.00	wks			\$2,600.00	\$26,000	\$2,600.00	\$26,000
	project executive	8.00	wks			\$5,600.00	\$44,800	\$5,600.00	\$44,800
	preconstruction services	1	ls			\$25,000.00	\$25,000	\$25,000.00	\$25,000
	scheduler		wks			\$3,200.00			
	BIM Coord		wks						
	staff travel	34	wks	\$1,000.00	\$34,180			\$1,000.00	\$34,180
	office rental	18	mo	by owner	\$0			\$0.00	\$0
	copier	18	mo	\$500.00	\$9,000			\$500.00	\$9,000
	internet	18	mo	\$400.00	\$7,200			\$400.00	\$7,200
	monthly supplies	18	mo	\$600.00	\$10,800			\$600.00	\$10,800
	restroom tank service	18	mo	\$950.00	\$17,100			\$950.00	\$17,100
	power monthly (excludes hookups)	18	mo	\$200.00	\$3,600			\$200.00	\$3,600
	water	18	mo	\$125.00	\$2,250			\$125.00	\$2,250
	furniture	1	ls	in GMP#1	\$0			\$0.00	\$0
	plans and drawings	1	ea	\$5,000.00	\$5,000			\$5,000.00	\$5,000
	procure PM fee	1	ea	\$6,000.00	\$6,000			\$6,000.00	\$6,000
	TOTALS				\$95,130		\$598,600		\$693,730
	add sales tax on material (yes/no ?):	yes		7.00%	\$6,659				\$6,659
	total including sales tax				\$101,789				\$700,389

addition OK

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 05- GMP#3- CM SITE SERVICES

PROJECT NAME: City of Bloomington- 4th Street Parking Garage- GMP#3

BID PACKAGE:
SCOPE OF WORK: CM Site Services

SCOPE DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	
Base Bid Amount (Quote):					
CM Site Services					
Port-a-Johns	18.00	mo			
Quantity	6.00	ea			
Total Unit Rental	108.00	ea	\$300.00	\$	32,400
Dumpsters	40.00	ea	\$450.00	\$	18,000
Site Fencing- Additional to GMP#1, PCO-001	1.00	ls		\$	22,534
Jersey Barriers					in above
Maintenance of Traffic					in above
Signage					in above
Misc. Labor to Move Barriers, Fencing	120.00	hrs	\$50.00	\$	6,000
Temporary Power/Lighting					in GMP#2
Project Signage- Main Sign					in GMP#2
Project/Site Safety Equipment	1.00	ls	\$3,000.00	\$	3,000
General Project Cleanup- Material	1.00	ls	\$6,000.00	\$	6,000
General Project Cleanup- Labor	616.00	hrs	\$50.00	\$	30,800
Street Sweeping Services	1.00	ls	\$7,500.00	\$	7,500
Utility Locates, Potholing	40.00	hrs	\$400.00	\$	16,000
Tower Crane					
Anchor Stools					in GMP#2
Freight-In					in GMP#2
Freight-Out					in GMP#2
Assembly					in GMP#2
Dismantle					in GMP#2
Monthly Rental (additional based on schedule revision)	1.50	mo	\$14,000.00	\$	21,000
Crane OT Premium (additional based on schedule revision)	60.00	hrs	\$40.00	\$	2,400
Tower Crane Foundation Design	1.00	ls	\$3,000.00	\$	3,000
Weekend Assembly/Disassembly Premium					in GMP#2
FFA Permit					in GMP#2
Lane Closures/Traffic Control					in GMP#2
Tower Crane Base Enclosure					in GMP#2
Fencing Around Tower Crane Base					in GMP#2
Tower Crane Operator (additional based on schedule revision)	250.00	hrs	\$70.00	\$	17,500
Electrical Consumption Cost for Tower Crane	1.50	mo	\$1,000.00	\$	1,500
West Alley Covered Walkway					
Scaffolding Rental & Erection	1.00	ls	\$20,000.00	\$	20,000
Plywood Cover Board	85.00	sheets	\$65.00	\$	5,525
Labor to Maintain	256.00	hrs	\$50.00	\$	12,800
Walkway Lighting	1.00	ls	\$3,000.00	\$	3,000
Tower Crane Footing				\$	-
Allowance if Design Changes w/ New Building Height	1.00	ls	\$5,000.00	\$	5,000
Foundation Concrete Material					in GMP#2
Foundation Reinforcing & Column Dowels					in GMP#2
Foundation Concrete- Form, Pour, Place, Finish					in GMP#2
Foundation Excavation & Backfill					in GMP#2
54" diameter drilled shafts (included in BP#2 Scope)	(2.00)	ea	\$11,950.00	\$	(23,900)
Tower Crane Drilled Pier Allowance if Design Changes	1.00	ls	\$3,000.00	\$	3,000
Temp Pole, 480V, 3Ph Power Suuply	1.00	ls	\$15,480.00	\$	12,900
Duke Electrical Drop for Tower Crane	1.00	ls	\$12,000.00	\$	12,000
Tax on Consumables	1.00	ls	\$5,987.63	\$	5,988
Total Cost				\$	243,946

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



SECTION 06: ASSUMPTIONS AND CLARIFICATIONS- 1 or 3

GENERAL

1. Guaranteed Maximum Price (GMP)#3- Drilled Piers, Elevators, Earthwork, Site Utilities, and Hardscape is based upon the following documents issued by CSO Architects titled 100% CD Review Set dated April 20th, 2020.
2. GMP#3- Drilled Piers, Elevators, Earthwork, Site Utilities, and Hardscape is based upon the Project Bid Manual prepared by Wilhelm Construction issued April 21st, 2020.
3. GMP#3 does not include cost for material testing, geotechnical investigations, environmental testing and analysis, environmental remediation or abatement. These services are to be provided by others.
4. Patriot Engineering will perform “pre-drilling” services on behalf of the owner and coordinate their findings with Wilhelm and Illini Drilled Foundations. The intent of this service is to accurately gauge the correct elevation of competent limestone materials. This investigation will take place prior to our subcontractor mobilizing on-site.
5. GMP#3 pricing for drilled shafts is inclusive of top and bottom of pier elevation listed on drawings S100 and test borings performed by Patriot Engineering. Any drilling in excess of what we have assumed in our contingency allowance will result in additional costs as indicated by unit prices provided at bid time. Unused portions of the contingency allowance will be returned to the owner.
6. Our GMP proposal assumes that any environmental conditions that may exist will not impact our workflow or result in downtime for our foundations contractor. We will follow the recommendation of the authorities having jurisdiction over this matter, however, for this GMP we have included an allowance of \$15,000 for costs that may arise as a result of potential contaminants or other hazardous “non-clean” existing materials. Testing for contaminants and disposal of contaminated materials is not included in this GMP.
7. We have not included costs to handle, dispose, or remediate any material not defined as “clean fill”.
8. This pricing is based upon (1) mobilization for the foundations contractor- if other mobilizations are required this will result in additional costs.
9. Normal working hours have been assumed for this phase of the project.
10. Utility Relocations are not included in this GMP Proposal.
11. This GMP proposal does not include any costs for utility tap fees- it is our understanding that the watermain has already been tapped by the City of Bloomington.
12. Costs for lane and sidewalk closures are assumed to be by Bloomington and are excluded in the GMP Proposal.
13. *We have not included a cost for the various bid alternates due to the fact that we do not have the entire scope at this time to complete the alternates. We have provided the costs as it relates to the Bid Alternate 2, 2.1, and 3 on the Bid Recap summary. These alternates will have impacts on other trade scopes and are not complete.*
14. This GMP proposal is based upon the attached schedule- see Section 09 Schedule.



SECTION 06: ASSUMPTIONS AND CLARIFICATIONS- 2 of 3

15. Wilhelm has included all costs associated with providing a tower crane in previously awarded GMP#2. This includes the following: tower crane foundation, electrical services, assembly of crane, crane removal, monthly rental for 8 months, operator, foundation design, electrical service, etc.... As a result of the redesign, and size increase of the parking garage we anticipate the need for additional tower crane use. GMP#3 includes these additional expenses in addition to previously approved costs in GMP#2- these costs spread between the (2) GMP amendments shall be treated as cumulative.
16. Wilhelm has included all costs for General Conditions for the remainder of the project per the attached schedule. Additional delays for whatever reason that prevent us from starting on-site per the date provided in the schedule will result in a day for day delay. Any delays outside of the control of Wilhelm may result in added General Conditions expenses for staff, rentals, and other consumables.
17. This GMP proposal has accounted for costs incurred due to idle site conditions spanning from approximately late December of 2019 to June 15th of 2020.
18. This GMP adjusts previously approved contracts, change orders to actual for GMP#1 Demolition, and GMP#2 Drilled Piers. We have reconciled South Property demolition (not performed), allowances, and GMP#2 foundations bid that was approved and subsequently cancelled due to property acquisitions issues.
19. This GMP proposal includes an additional \$25,000 for Preconstruction Services as a result of the redesign efforts. Our original Preconstruction Services lump sum fee was accounted for in GMP#1.
20. This proposal does not include any costs for a covered pedestrian corridor along Walnut Street until construction starts- if this is required this will need to be added to our GMP amount.
21. To account for scope that is undefined at this point in time we have established the following allowances:
 - a. BP#02- Drilled Pier Contingency Allowance \$17,500
 1. This allowance shall be used to cover additional costs, if required, to pay for additional drilling of soils, limestone, premium drilling if bearing material is unsuitable, for whatever reason, to meeting specified bearing capacity.
 - b. BP#02, BP#04- Environmental Allowance- \$15,000
 1. This allowance shall be used to cover the costs of dumpsters to stockpile contaminated material while they are being tested for contaminants. This allowance does not include testing for contaminants, remediation, or disposal of contaminants. That work would be performed by the owner environmental contractor/testing agent. This allowance is carried in BP#02 and BP#04 for \$5,000 and \$10,000 respectively.
 - c. BP#02- Unforeseen Subsurface Conditions- \$75,000
 1. This allowance shall be used to cover additional costs due to subsurface conditions including water which may require pumping, treatment,



SECTION 06: ASSUMPTIONS AND CLARIFICATIONS- 3 of 3

permits, admixtures in ready-mix, concrete pumping, and alternative placement methods such as tremie in lieu of free-fall method.

d. BP#02- Pea Gravel Material- \$3,000

1. This allowance shall be used to cover additional costs due to purchase pea gravel for placement in top segment of drilled pier for safety.

e. BP#03- Temporary Elevator Use & Protection- \$3,500

f. BP#04- Rock Excavation & Removal- \$17,500

1. This allowance shall be used to cover costs incurred for removal of rock not reasonably inferred on the contract documents. Any costs for rock excavation, trucking, breaking, lean fill shall qualify. This allowance is based on removal & disposal of 100 cubic yards at a unit price of \$175 per cubic yard.

g. BP#04- Foundation Dewatering- \$12,000

1. This allowance shall be used to cover costs incurred for dewatering/pumping of excavated foundations from ground water or rainwater.



F. A. WILHELM CONSTRUCTION

SECTION 07- GMP#3 CONTRACT ADJUSTMENT EXHIBITS Exhibit A



F. A. Wilhelm Construction Co., Inc.
3914 Prospect Street
Indianapolis, IN 46206
TELEPHONE (317) 359-5411

CHANGE ESTIMATE

To: Josh Scism
Core Planning Strategies

Estimate: FAW PCO-001
Job No.: FAW# 10392
Date: December 23rd, 2019
Job Name: City of Bloomington – 4th Street Garage



Scope: PCO-001 - Idle Site Weekly Spend

Scope includes:

- Initial set up and minimum site stabilization measures as recommended from BRCJ in preparation for idle site approximately \$1,391. – *CM Recommended.*
- Traffic Control rental per week, approximately \$817 per week. *CM recommended to leave in place no modifications.*
- Office equipment – Copier, approximately \$69 per week. *CM recommended to leave in place.*
- Port-o-lets – approximately \$48 per week. *CM recommended to call off rent.*
- Project manager – approximately \$1,841 per week. Half time utilization. GMP#3 Administration and Subcontracting through February 2020. *CM Recommended in order to maintain current planned startup mid-February.*
- Superintendent – approximately \$3,681 per week. Full time utilization. GMP#3 Planning and Scheduling through February 2020. *CM Recommended in order to prepare for current planned startup mid-February.*
- Travel costs for Preconstruction Manager and Project Manager to attend weekly OAC Meetings – approximately \$263 per week. *CM Recommended if OAC Meetings continue weekly.*
- **GMP#3 Note- Includes Idle Site Cost (PCO-001) at a rate of \$6,400/month. Additional Project Manager time is included in General Conditions**

Initial Spend = \$1,391
Weekly Spend at current configuration (no changes) = \$6,806

Exclusions:

Change Total: Spend to be picked up in GMP#3

Schedule: 0 Days Working

Taxes Not Included

For the above subject the contract amount will be no change increase decreased in the sum of: GMP#3

Dollars

F.A. Wilhelm Construction Co., Inc.

By: Aaron M. Tague – Project Manager

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 07- GMP#3 CONTRACT ADJUSTMENT EXHIBITS Exhibit B



F. A. Wilhelm Construction Co., Inc.
3914 Prospect Street
Indianapolis, IN 46206
TELEPHONE (317) 359-5411

CHANGE ESTIMATE

To: Josh Scism
Core Planning Strategies

Estimate FAW PCO-002
Job No.: FAW# 10392
Date: January 8th, 2020
Job Name: City of Bloomington – 4th Street
Garage

Scope: PCO-002 - Move Barricade and SWPPP at Walnut

Scope includes:

FAW to provide equipment and operator as well as supervision. This includes the furnish and install of sandbags, silt log and dandy backs at inlets.
B&B Contracting to remove the barricade fence and reinstall with our help in moving barricades.
Wilhelm and B&B are set up to perform this work on Thursday, 1/9/20.

Exclusions:

Schedule:
No Change.

Change Total: **\$4,328**

Schedule: 0 Days
Working

Taxes Not Included

For the above subject the contract amount will be no change increase decreased in the sum of: \$4,328

Four Thousand Three Hundred Twenty-Eight and XX/100 Dollars

F.A. Wilhelm Construction Co., Inc.

By: _____
Aaron M. Tague – Project Manager

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 07- GMP#3 CONTRACT ADJUSTMENT EXHIBITS Exhibit C



F. A. Wilhelm Construction Co., Inc.

3914 Prospect Street
Indianapolis, IN 46206
TELEPHONE (317) 359-5411

CHANGE ESTIMATE

To: Josh Scism
Core Planning Strategies

Estimate FAW PCO-003
Job No.: FAW# 10392
Date: February 7th, 2020
Job Name: City of Bloomington – 4th Street
Garage

Scope: PCO-003 - Delete South Parcel Demo and Building Pad Prep

Scope includes:

The South Parcel is no longer within the project limits. The new Parking Garage is in redesign to accommodate a new site plan which does not include the South Parcel.
In order to remove this contracted scope of work from the contract, Denney is offering a credit.

This will also allow the Denney contract value to be finalized to allow them to bill out for the completion of this phase of work.

Remove the demolition of the South Parcel from the scope of work. Credit = \$27,400

Remove the associated building pad preparation at this location from the scope of work. Credit = \$11,848

Total Credit = \$39,248

Exclusions:

Schedule:
No Change.

Change Total: <\$39,248>

Schedule: 0 Days
Working

Taxes Not Included

For the above subject the contract amount will be

no change decreased decreased

 in the sum of: \$39,248

Thirty-Nine Thousand Two Hundred Forty-Eight and XX/100 Dollars

F.A. Wilhelm Construction Co., Inc.

By: _____
Aaron M. Tague – Project Manager

BUILDING TOGETHER

317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

SECTION 08- GMP#3 DOCUMENT LIST

Sheet #	Name	Date
C101	Existing Site Condition Plan	4/20/20
C201	Stormwater Pollution Prevention Plan Notes	4/20/20
C202	Stormwater Pollution Prevention Plan	4/20/20
C203	Stormwater Pollution Prevention Plan Details	4/20/20
C301	Selective Site Demolition Plan	4/20/20
C401	Site Grading Details	4/20/20
C501	Site Utilities Plan	4/20/20
C601	Site Details	4/20/20
L100	Materials Plan	4/20/20
L110	Layout Plan	4/20/20
L120	Landscape Plan	4/20/20
L501	Site Details	4/20/20
L502	Site Details	4/20/20
L502	Wall Elevations	4/20/20
S001	Structural General Notes	4/20/20
S100	Foundation Plan	4/20/20
S301	Foundation Details	4/20/20
S302	Foundations Details	4/20/20
S501	Column Schedule and Details	4/20/20
A101	Level 1 Floor Plan	4/20/20
A202	Enlarged Plans	4/20/20
A211	Southwest Stair & Elevation Plans	4/20/20
A214	Northwest Stair & Elevator Plans	4/20/20
A320	Southwest Stair and Elevator Sections	4/20/20
A321	Southwest Stair and Elevator Sections	4/20/20
A322	Northwest Stair and Elevator Sections	4/20/20
A323	Northwest Stair and Elevator Sections	4/20/20
P300	Underfloor Plan – Plumbing	4/20/20
P301	Level 0B to 1 Floor Plan – Plumbing	4/20/20
F300	Underfloor Plan – Fire Protection	4/20/20
F301	Level 0B to 1 Floor Plan – Fire Protection	4/20/20
Project Manual	4 th Street Parking Garage- Foundation and Site Specifications	04/20/20

BUILDING TOGETHER

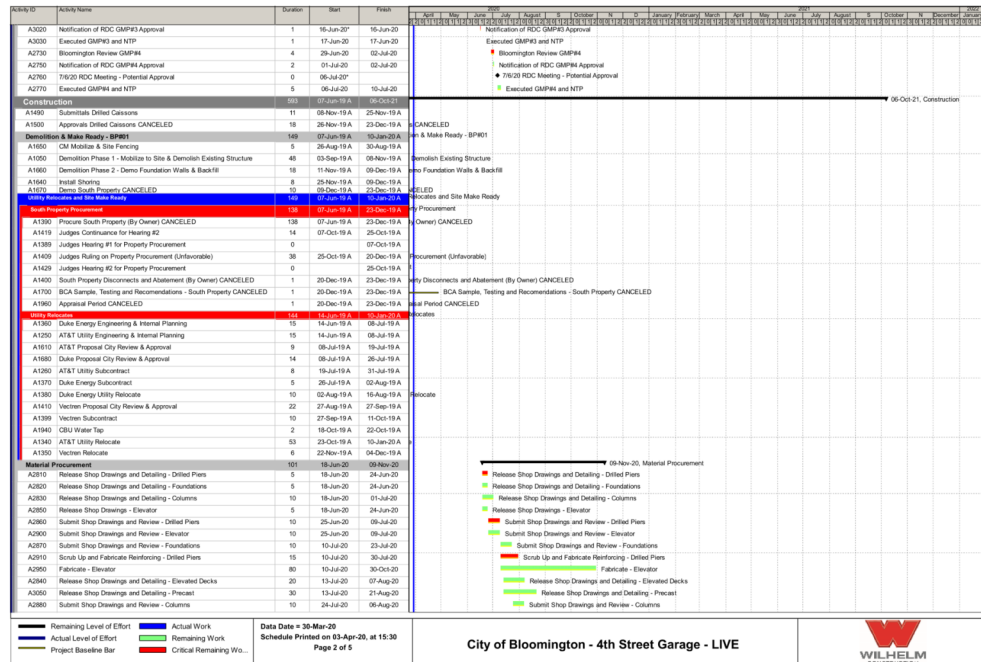
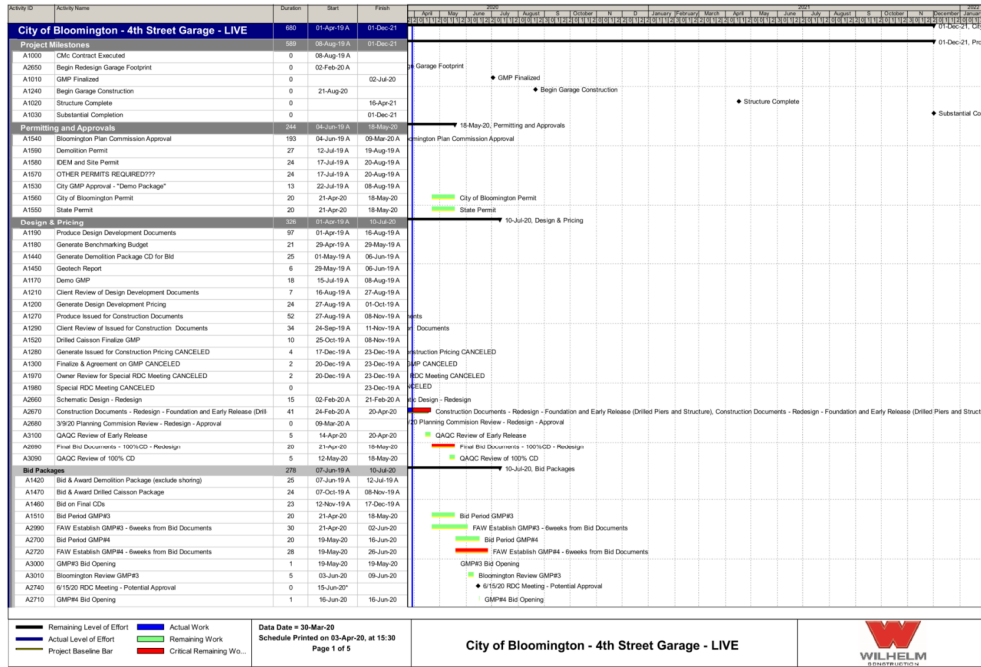
317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



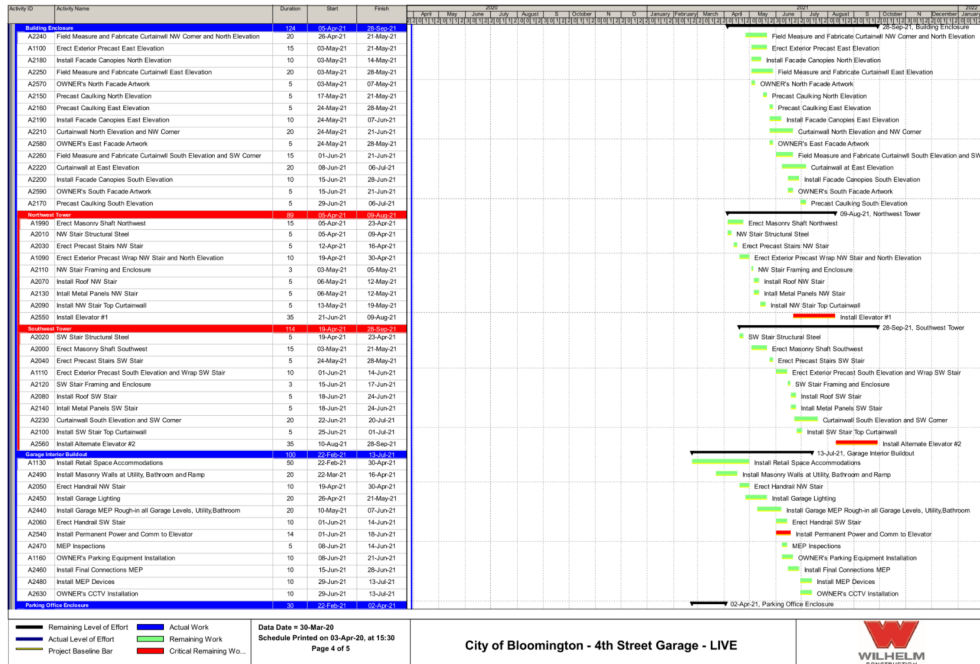
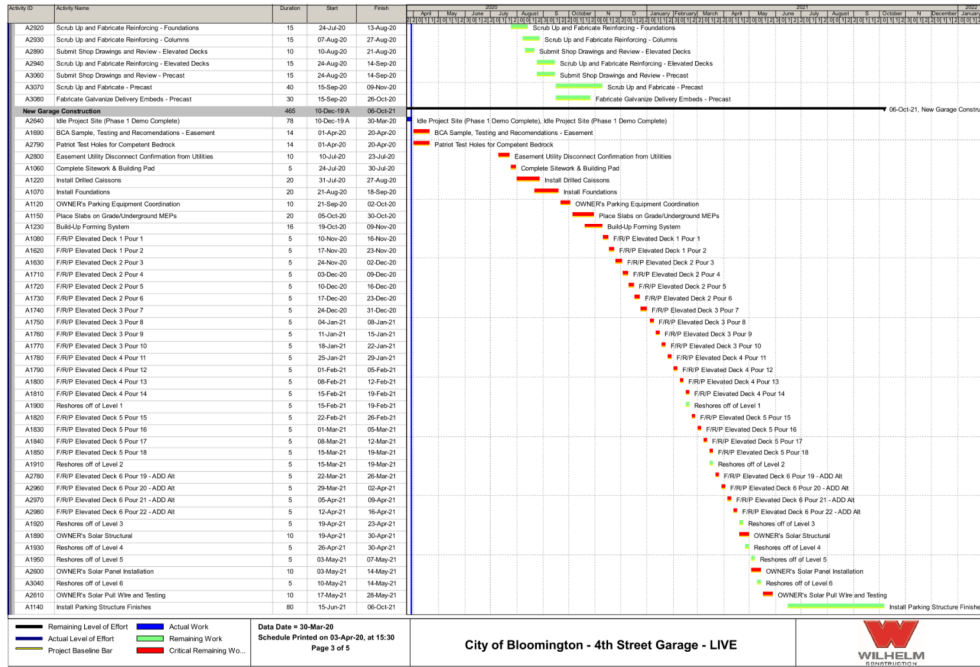
F. A. WILHELM CONSTRUCTION

SECTION 09- CONSTRUCTION SCHEDULE



F. A. WILHELM CONSTRUCTION

SECTION 09- CONSTRUCTION SCHEDULE



BUILDING TOGETHER

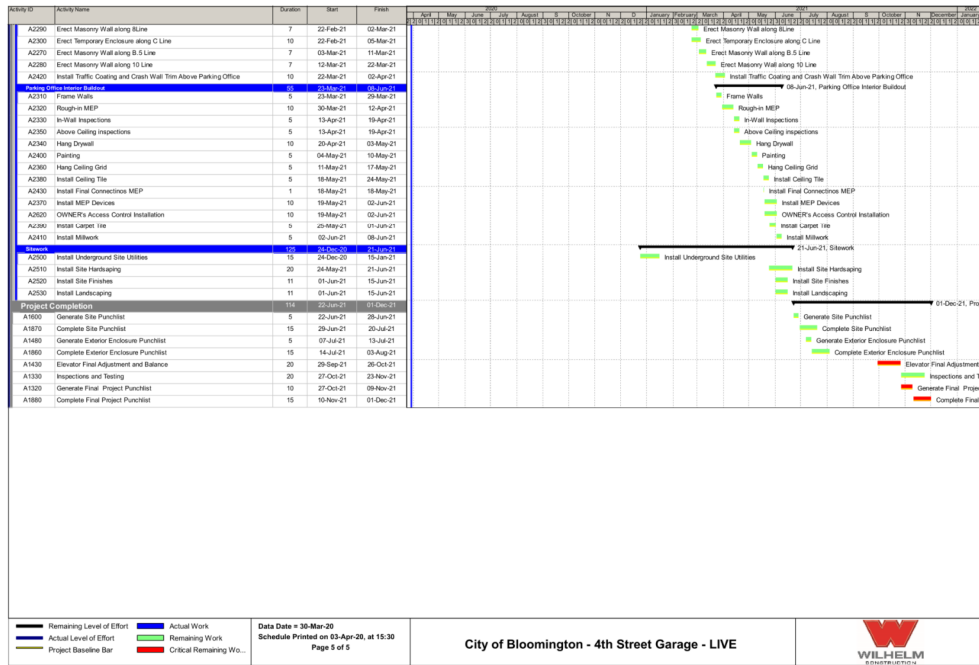
317-359-5411 | fawilhelm.com

3914 Prospect Street, Indianapolis, IN 46203



F. A. WILHELM CONSTRUCTION

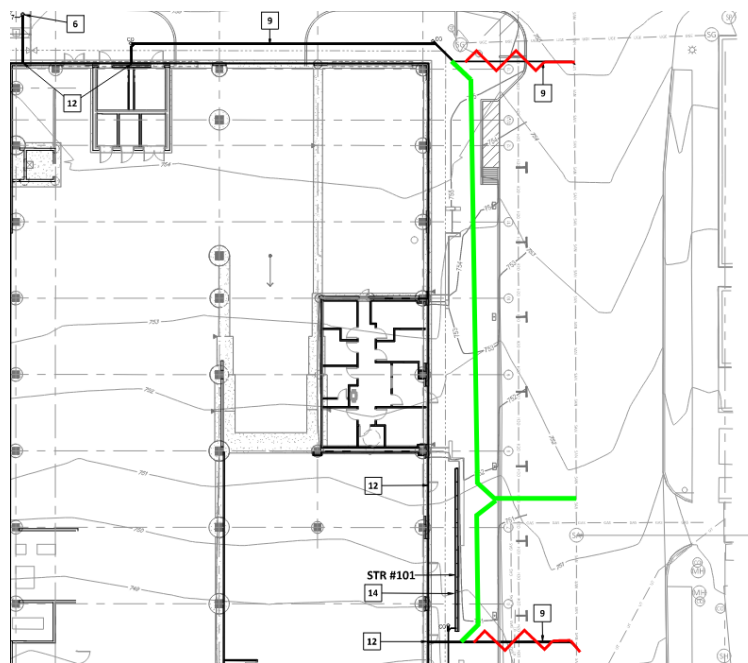
SECTION 09- CONSTRUCTION SCHEDULE



SECTION 10- PROPOSED VOLUNTARY ALTERNATES

Please see below for a list of voluntary alternates provided by the apparent low bidders which present additional cost savings. These will need to be vetted by the design team prior to any approvals. These alternates are not included in our GMP#3 Proposal.

1. Voluntary Alternate 01 – Regular Concrete Pavement In lieu of Stamped
Deduct \$9,160
2. Voluntary Alternate 02- Sanitary Tie-In Revisions (see below)
Deduct \$6,690



City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

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

To Be Completed by Requesting Party:

Project Name: 4th Street Parking Garage

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

Project Description:

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

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

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

Project Timeline: **Start Date:** **Spring 2019**
 End Date: **Fall 2021**

Financial Information:

Estimated full cost of project:	\$18,540,000
Sources of funds:	2019 TIF Revenue Bonds; Consolidated TIF

Project Phases:

<u>Phase/Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1 Design Contract		
1a. Demolition Design	\$ 36,000	2019
1b. Construction Design	\$ 675,100	2019-20
1c. Site Investigation/Study Allowances	\$23,500	2019
1d. Parksmart Fees	\$8,000	2020-21
1e. Utility Locates Allowance	\$14,000	2019-20
1f. Reimbursable Allowance	\$11,250	2019-21
1g. Alternates – Signage and Solar	\$23,000	2020
2 Construction Manager Contract	\$20,000 + 2.25%	2019 – 2020
3 Demolition of Old Fourth Street Garage	\$1,482,393	Summer - Fall 2019
4 Construction	\$ TBD	Fall 2019 – 2020
4a. Foundation and Site Conditions	\$1,231,690	Nov. 2019 – Spring 2020
4b. Piers, Hardscape, Utilities, Elevators	\$1,557,166	June 2020 –2021
5 Public Art	\$ TBD	Fall 2019 - 2020
6 Contingency	\$ TBD	Fall 2019 – 2020
7 Utility Relocation	\$63,830.36	Fall 2019

TIF District: Consolidated TIF (Expanded Downtown)

Resolution History: 18-68 – Approval of Initial Resolution for Garage Bonds
 19-26 – Project Review and Approval Form
 19-33 – Addendum to CSO Architects Contract
 19-58 – Approval of Amendment Project Review and Approval Form
 19-59 – Second Addendum to CSO Contract - Construction Design
 19-66 – Approval of Funding for AT&T Relocation Services
 19-67 – Approval of Demolition Guaranteed Maximum Price
 19-97 – Approval of Pier and Site Conditions Guaranteed Maximum Price
20-31 – Approval of Third Guaranteed Maximum Price

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

20-32
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF CHANGE ORDER FOR THE CONSTRUCTION OF
WINSLOW/HENDERSON IMPROVEMENTS

- WHEREAS, pursuant to Indiana Code § 36-7-14, et seq., the Redevelopment Commission of the City of Bloomington (“RDC”) the City of Bloomington Common Council created the Thomson/Walnut Winslow economic development area (“Thomson TIF”), which was later consolidated into the Consolidated Economic Development Area (“Consolidated TIF”); and
- WHEREAS, the Consolidated TIF is an allocation area for the purposes of tax increment financing; and
- WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to reimburse the City for expenditures made for local public improvements that are physically located or connected to the Consolidated TIF; and
- WHEREAS, in Resolution 16-06, the RDC approved a Project Review and Approval Form (“Form”) to support a project that would construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements at East Winslow Road and South Walnut Street Pike (“Project”); and
- WHEREAS, in Resolutions 17-98 and 19-25, the RDC approved reimbursement for right-of-way acquisitions; and
- WHEREAS, in Resolution 19-57, the RDC approved the construction Agreement for the Project with Conexco, Inc. (“Conexco”) and approved Change Order #1 in Resolution 20-22, which brought the total Agreement amount to \$528,439.00; and
- WHEREAS, the City now seeks approval for Change Order #2 for the additional cost of temporary striping, rock excavation, and installing delineators (“Additional Services”), which is attached to this Resolution as Exhibit A.
- WHEREAS, Change Order #2 is for an additional amount not to exceed seventeen thousand ninety-seven dollars and fifty cents (\$17,097.50), which would bring the total cost of the project to five hundred fifty-five thousand two hundred seventeen dollars and fifty cents (\$555,217.50).; and
- WHEREAS, there are sufficient funds in the Consolidated TIF to reimburse the construction costs; and
- WHEREAS, an Amended Project Review and Approval Form (“Amended Form”) is attached to this Resolution as Exhibit B;

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

1. The RDC reaffirms its approval of the Project, as set forth in more detail in the Amended Form, and the RDC finds that the Construction of the Project serves the public's best interests.
2. The RDC hereby approves Change Order #2, including the payment for the Additional Services in an amount not to exceed Seventeen Thousand Ninety-Seven Dollars and Fifty Cents (\$17,097.50). The total funding for this Project is amended in an amount not to exceed Five Hundred Fifty-Five Thousand Two Hundred Seventeen Dollars and Fifty Cents (\$555,217.50).
3. The payment authorized by this resolution may be made from the Consolidated TIF (Fund 439-15-159001-53990). The payment(s) should be paid pursuant to the terms of the Agreement with Conexco. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
4. The funding authorization contained in the paragraph shall terminate on December 31, 2020, unless otherwise extended by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date



CHANGE ORDER

Project Name:	Change Order Number: 2	Requested By:	<input checked="" type="checkbox"/>
Winslow-Henderson Path Project	Date of Change Order: Friday, May 15, 2020	Owner	<input type="checkbox"/>
Contractor:	Engineer's Project #:	Engineer	<input type="checkbox"/>
Conexco, Inc.	NTP Date: Tuesday, August 20, 2019	Contractor	<input type="checkbox"/>
3606 North State Road 59	Allowable Calendar Days: 120 (includes holiday's)	Field	<input type="checkbox"/>
Brazil, Indiana 47834	Original Completion Date: Wednesday, December 18, 2019	Other	<input type="checkbox"/>

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	Delineators, Installed	25	/ Lump Sum	4,375.00
2	Rock Excavation		/ Lump Sum	3,235.00
3	Repair Pedestrian Island		/ Lump Sum	2,800.00
4	Repair Storm Box		/ Lump Sum	715.00
5	Temporary Striping for Winter		/ Lump Sum	1,765.00
6	Cut Concrete Around Traffic Pole NE Corner Henderson		/ Lump Sum	367.50
7	Sidewalk Removal & Grade Work Walnut St. Pike		/ Lump Sum	1,500.00
8	New Curb and Bus Stop Southside of Winslow		/ Lump Sum	1,500.00
9	Extra Signs and Barricades Sidewalk Closure		/ Lump Sum	840.00

The original Contract Sum:	\$528,439.00
The net change by previously authorized Change Orders:	\$9,681.00
The Contract Sum prior to this Change Order was:	\$538,120.00
The Contract Sum will be changed by this Change Order in the amount of:	\$17,097.50
 The new Contract Sum including this Change Order will be:	 \$555,217.50
The Contract Time will be changed by:	0 Calendar Day(s)
 The date of Substantial Completion as of the date of this Change Order therefore is:	 Wednesday, December 18, 2019

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND OWNER

<u>Planning & Transportation</u> ENGINEER	<u>Conexco, Inc.</u> CONTRACTOR	<u>Board of Public Works</u> OWNER
401 North Morton Street ADDRESS	3606 North State Road 59 Brazil, Indiana 47834 ADDRESS	401 North Morton Street ADDRESS
Neil Kopper TYPED / PRINTED NAME	_____ TYPED / PRINTED NAME	Kyla Cox Deckard TYPED / PRINTED NAME
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE

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: Winslow & Henderson Multiuse Path and Intersection Improvements

Project Manager: Neil Kopper/Matt Smethurst

Project Description:

This project will construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements for East Winslow Road at South Walnut Street Pike. A map depicting the location of this project is attached. This project may also include short sidewalk sections to connect to adjacent facilities.

The bicycle and pedestrian facilities included in this project will provide numerous connections between residents, businesses, transit routes, and other existing transportation infrastructure. The intersection improvements are proposed in order to enhance safety at a location that has experienced 18 right angle crashes within a 5 year period.

Furthermore, this project will support an application for Low Income Housing Tax Credits by demonstrating a public infrastructure commitment within 0.25 miles of the housing site. The Low Income Housing Tax Credits would be used to construct Crawford Apartments II, which would be adjacent to the proposed multiuse path on South Henderson Street.

The project is expected to take three steps. First, the proposed improvements will be analyzed and designed. Second, any necessary right of way will be purchased. Third, the improvements will be constructed.

There is some sidewalk infrastructure currently in place along East Winslow Road and South Henderson Road. It is expected that this existing sidewalk infrastructure will be completely removed and that the new multiuse paths will be constructed in its place. Accordingly, this project is more akin to new construction than the improvement of existing infrastructure.

To the extent this is an improvement of existing infrastructure (for instance, the intersection improvements for East Winslow Road and South Walnut Street Pike), it satisfies all four factors of the TIF Test.

1. It is substantial work that involves the addition of new parts.
2. The improved intersections should have increased value, as it will be safer.
3. The improved intersections 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: March 2016
 End Date: December 2020

Financial Information:

Estimated full cost of project:	\$846,620.00 \$863,717.50
Sources of funds:	
Consolidated TIF	\$846,620.00 \$863,717.50

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	Preliminary Engineering	\$132,000.00	March 2016 – December 2020 ¹
2	Right of Way Acquisition	\$176,500.00	March 2017 to December 2019
3	Construction – Conexco, Inc.	\$538,120.00 \$555,217.50	March 2017 – December 2020

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

TIF District: Consolidated TIF (Walnut-Winslow)

Resolution History: 16-06 Approval of Original Project Review and Approval Form
16-18 Preliminary Engineering Contract Approval
17-17 Amendment of Project Review and Approval Form
17-98 Reimbursement of Right of Way Acquisition
19-25 Reimbursement of Right of Way Acquisition
19-57 Approval of Funding for Construction
20-22 Approval of Change Order #1
20-32 Approval of Change Order #2

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

20-33
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF CHANGE ORDER 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 20-10; and
- WHEREAS, Reed in conjunction with the City’s project managers have determined that an additional change order is necessary for additional excavation and drainage work, (“Additional Services”) for an amount not to exceed an additional three thousand sixty-eight dollars and fifty cents (Change Order 6 - \$3,068.50); and
- WHEREAS, this change order bring increases the total for Reed’s contract from \$3,350,347.90 to \$3,353,416.40; and
- WHEREAS, Change Order 6 is 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 Three Thousand Sixty-Eight Dollars and Fifty cents (\$3,068.50) 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

CHANGE ORDER



Project Name:
West 17th Street Reconstruction

Change Order Number: 6

Date of Change Order: Wednesday, May 20, 2020

Contractor:

Engineer's Project #:

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

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

Requested By:

Owner	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
Contractor	<input type="checkbox"/>
Field	<input type="checkbox"/>
Other	<input type="checkbox"/>

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	Compacted #53 Aggregate Stone	87	\$24.00 / TON	\$2,088.00
2	Common Excavation	48	\$10.00 / CYD	\$480.00
3	Geogrid Type IB	143	\$3.50 / SYD	\$500.50
4			/	
5			/	
6			/	
7			/	
8			/	
9			/	

The original Contract Sum:	<u>\$3,026,526.18</u>
The net change by previously authorized Change Orders:	<u>\$323,821.80</u>
The Contract Sum prior to this Change Order was:	<u>\$3,350,347.90</u>
The Contract Sum will be changed by this Change Order in the amount of:	<u>\$3,068.50</u>
 The new Contract Sum including this Change Order will be:	 <u>\$3,353,416.40</u>
The Contract Time will be changed by:	<u>0 Calendar Days</u>
 The date of Substantial Completion as of the date of this Change Order therefore is:	 <u>Sunday, June 14, 2020</u>

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been previously approved.)
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
Neil Kopper TYPED / PRINTED NAME	_____ TYPED / PRINTED NAME	Kyla Cox Deckard TYPED / PRINTED NAME
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE

Reed and Sons Construction, Inc.

**CHANGE ORDER
REQUEST**

299 Moorman Road
Bloomington, IN 47403

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

No. 9

TITLE: Change Order Request

DATE: 02/03/2020

PROJECT: City of Bloomington - Planning
17th Street Reconstruction

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

DESCRIPTION

Additional Geogrid and excavation due to unsuitable soils.

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Line 24A - Additional Compacted Agg. #53 stone		87.000	Ton	24.00	2,088.00
2		Remove excess soils		48.000	CYD	10.00	480.00
3		Add Geogrid type IB		143.000	SYD	3.50	500.50
						Item Total:	\$3,068.50
						Total:	\$0.00
						Total:	\$3,068.50

APPROVAL

By: _____

By: _____

Date: 02/03/2020

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			January 29, 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

Upon proof roll prior to asphalt paving due to additional existing soft soils additional depth of stone and and a new proposed unit price item "Type IB Geogrid" is required for preparation 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 as observed by the Resident Representative. Added Unit prices were established on Change order proposal dated October 26th, 2019 for geogrid and additional excavation. Added below is additional quantities to add to previously established unit prices for work performed on 11/26/2019 and 12/04/2019 prior to paving on 12/05/2019.

	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	Quantities as documented per Bucko Reed and Tom Mobley on site at time of construction.				
3	ITEM 24A COMPACTED AGGREGATE NO. 53 STONE BASE_ADD to original quantities	\$ 24.00	87.00	ton	\$ 2,088.00
4	NEW ITEM EXCAVATION, COMMON - REMOVE EXCESS SOIL_ADD to original contract	\$ 10.00	48.00	cyd	\$ 480.00
5	NEW ITEM GEOGRID TYPE IB_ADD to original contract	\$ 3.50	143.00	syd	\$ 500.50
6					
7					
8	Add 5 days to original Contract				
9	Requested change to original contract			\$	3,068.50

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: June 14, 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/Inspection	\$478,500	2018 – 2020
3a	Supplement 1 to Construction Inspection Services	\$88,000	July 2020
4	Construction	\$3,350,347.90 \$3,353,416.40	2018 – 2020
4a	Change Order 1 to Construction Agreement	\$4,090	Completed
4b	Change Order 2 to Construction Agreement	\$122,354	Completed
4c	Change Order 3	\$75,920.40	Completed
4d	Change Order 4	\$140,399.20	Completed
4e	Change Order 5	(\$18,942.00)	Completed
4f	Change Order 6	\$3,068.50	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 Inspection/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
 20-25 First Amendment to Construction Inspection Contract
 20-33 Approval of Change Order 6

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

20-34
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

TO GRANT RIGHT OF ENTRY TO 1730 S. WALNUT ST. AND ASSOCIATED PARCELS

WHEREAS, the City of Bloomington established the Redevelopment Commission of the City of Bloomington (“RDC”), with the powers and authorities set forth in Indiana Code 36-7-14; and,

WHEREAS, pursuant to those powers and authorities, the Redevelopment Commission published a Notice of Offering for the Showers Administration Building and associated parcels (“Property”), and received bids on that property; and

WHEREAS, in Resolution 20-27, the RDC approved a Purchase Agreement for the Property with RealAmerica; and

WHEREAS, as part of the Purchase Agreement, RealAmerica requires a right of entry to the Property to perform general due diligence;

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

1. The Agreement for Right of Entry which is attached to this Resolution as Exhibit A is approved.
2. This Right of Entry shall terminate ninety (90) days from its date of approval, unless otherwise extended by City staff with notice to the RDC at its next regularly scheduled meeting.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date

**AGREEMENT
For
RIGHT OF ENTRY**

RealAmerica Development, LLC (“RealAmerica”), needs to perform the following work:

- 1. Testing of the soil conditions at 1730 S. Walnut Street.**
- 2. Review inside the building at 1730 S. Walnut Street.**
- 3. General due diligence related to the properties.**

This work will require a grant of Right of Entry upon and across certain land owned by the undersigned:

NAME OF OWNER(S): Bloomington Redevelopment Commission

in Monroe County, Indiana, described as: 53-08-09-208-002.000-009
53-08-09-208-003.000-009

Legal Descriptions: 015-50425-00 AUTO PARK LOT A (.60A)
015-50415-01 AUTO PARK LOT B; (.92A)

building and related parcels
1730 S. Walnut Street, Bloomington, IN 47401

NOW, THEREFORE, it is agreed by and between RealAmerica and the Bloomington Redevelopment Commission, in consideration of the agreements contained herein, that the Bloomington Redevelopment Commission hereby grant(s) a Right of Entry upon and across the land affected by the work, as described above; furthermore:

- 1. This Right of Entry hereby grants to RealAmerica, its employees, agents, and contractors the right to enter upon the Redevelopment Commission’s property to perform the work only in the area described above.
- 2. The Redevelopment Commission will provide RealAmerica with the known location of any utility and/or infrastructure improvements on the property.
- 3. This right of entry shall expire upon the completion of the work described above.
- 4. RealAmerica agrees to repair or cause to be repaired any and all damage incurred by the undersigned’s land, fences, sidewalks, building, and other property, as a result of the work performed and to restore such property to as good a condition as it was prior to the execution of this Right of Entry and prior to the commencement of the work described above. RealAmerica agrees to hold the Redevelopment Commission, its employees, and its authorized agents harmless from any and all claims arising out of my allowance of and/or participation in the work described above.

Agreement for Right of Entry, 1730 S Walnut Street

IN WITNESS WHEREOF, the undersigned has/have set his/her/their hand and seal this _____ day of June, 2020.

Donald Griffin, RDC President

Signature

Printed Name

Agreement for Right of Entry, 1730 S Walnut Street

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of June, 2020.

My Commission Expires:

Residing in _____ County

Notary Public
Name Printed: _____

Agreement for Right of Entry, 1730 S Walnut Street

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of June, 2020.

My Commission Expires:

Residing in _____ County

Notary Public
Name Printed: _____