

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**July 6, 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:*

*<https://bloomington.zoom.us/j/96958933688?pwd=T21hN3Q2RTRNYmNsVjFHVm81bFRmQT09>  
Meeting ID: 969 5893 3688 Password: 442519*

- I. ROLL CALL**
- II. READING OF THE MINUTES** –June 15, 2020 and June 29, 2020 Special Meeting
- III. EXAMINATION OF CLAIMS** –June 26, 2020 for \$1,440,948.74
- IV. EXAMINATION OF PAYROLL REGISTERS**– June 19, 2020, for \$31,604.04
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A. Director's Report
  - B. Legal Report
  - C. Treasurer's Report
  - D. Business Development Updates

**VI. NEW BUSINESS**

**PUBLIC HEARING**

- A. Resolution 20-35: Approval of the COVID-19 Review Committee Recommendations

**END OF PUBLIC HEARING**

- B. Resolution 20-36: Addendum to CSO Design Agreement
- C. Resolution 20-37: Change Order 7 for West 17<sup>th</sup> Street Reconstruction
- D. Resolution 20-38: Extension of Agreement and Funding for Trades District Lawn Care

**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](mailto:human.rights@bloomington.in.gov).*

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, June 15, 2020, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding Meeting Recording Available at <https://catstv.net/m.php?q=8308>***

**I. ROLL CALL**

Commissioners Present: Don Griffin, Eric Sandweiss, David Walter, Nicholas Kappas, and Cindy Kinnarney (Cindy Kinnarney was present at the meeting, however due to technical issues she was unable to vote until the end of the meeting)

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Jeff Underwood, Controller; Matt Smethurst, Project Manager, Planning & Transportation; B. Square Beacon representative; Mary Morgan, Chamber of Commerce

**II. READING OF THE MINUTES** – Eric Sandweiss moved to approve the June 1, 2020 minutes and the June 1, 2020 executive session summary. Nick Kappas seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – Don Griffin moved to approve the claims register for June 12, 2020, for \$561,503.35. David Walter seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF PAYROLL REGISTERS** – David Walter moved to approve the payroll register for June 5, 2020, for \$29,962.86. Eric Sandweiss seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A.** Director's Report. Eric Sader was available to answer questions.

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

**C.** Treasurer's Report. Jeff Underwood was available to answer questions.

**D.** Business Development Updates. Jeff Underwood was available answer questions.

**VI. NEW BUSINESS**

**A.** Resolution 20-31: Approval of Third Guaranteed Maximum Price (GMP) for the 4<sup>th</sup> Street Garage. Jeff Underwood stated the next phase of this project is earthwork, drilled piers, elevators, hardscape, and site utilities. City staff have negotiated a third GMP with Wilhelm Construction for the construction of the 4<sup>th</sup> Street Garage in an amount not to exceed \$1,557,166. Underwood said construction should start in late July or early August.

Eric Sandweiss said one of the attachments in the packet details cost savings from the original estimate as a result of a decreased footprint. Sandweiss asked if there is a foreseeable future saving with the smaller footprint. Jeff Underwood said the footprint is smaller, but the building is taller and the garage is basically the same size.

Nicholas Kappas asked if Wilhelm was the contractor used for Switchyard Park. Larry Allen stated no, Weddle Bros. was the contractor for Switchyard Park. Kappas also asked

if the city has worked with Wilhelm Construction in the past. Jeff Underwood said the city has done projects with them in the past. He explained the selection process.

Eric Sandweiss asked if there could presumably be increased costs in future contracts based on the delays caused by the COVID -19 shutdowns. Jeff Underwood said it is possible, we have already been put on notice by Garmong of possible delays.

David Walter moved to approve Resolution 20-31 via a roll-call vote. Eric Sandweiss seconded the motion. Walter, Sandweiss, Don Griffin, and Nicholas Kappas voted yes. The motion passed unanimously.

- B. Resolution 20-32: Approval of Change Order for the Construction of Winslow/Henderson Improvements.** Matt Smethurst stated change order #2 is for additional cost of temporary striping, rock excavation, delineator installation. The change order is for an additional amount not to exceed \$17,097.50.

Eric Sandweiss asked for more information on why the change order is needed. Matt Smethurst explained the delineators were added after the project was basically completed. Additional rock excavation was needed due to adding a sidewalk on the southeast corner of Henderson and Winslow. Smethurst said a pedestrian island was damaged multiple times by vehicles, which had to be repaired. Temporary striping was put down because the project went through winter, now the permanent striping needs to be put down. An additional section of sidewalk at the Walnut Street Pike intersection was broken and needed repaired. Smethurst said while negotiating right of way, one of the property owners at the Marathon requested a new curb line along that side of the road because buses were driving through the grass. Extra signs and barricades were needed to block certain sections of the sidewalk that was not originally included on the plans.

Nicholas Kappas asked what the general process is for change orders. Matt Smethurst explained that decisions for change orders are made when a situation arises. He said first the contractor notifies staff then staff will evaluate the situation and determine if the work is necessary. Once a price from the contractor for the extra work is received the City Engineer or Traffic and Transportation Engineer approves the changes. The items are taken to the Board of Public Works for their approval. If the project is also funded with TIF funds, RDC approval is required. Public Works generally budgets a 5-10% contingency plan.

Nicholas Kappas asked what happens if the RDC does not approve a change order and the work has already been completed. Underwood said in the project review and approval form a contingency amount is always included and the review form authorizes the staff to authorize that work. However, the statute requires that we come back and have the commission review and authorize the funds. Underwood said if the RDC did not approve, the city is still obliged to pay.

Eric Sandweiss suggested adding the statement that the Board of Public Works has already approved, in future resolutions.

David Walter moved to approve Resolution 20-32 via a roll-call vote. Eric Sandweiss seconded the motion. Don Griffin, and Nicholas Kappas also voted yes. The motion passed unanimously.

- C. Resolution 20-33: Approval of Change Order for West 17<sup>th</sup> Street Reconstruction Project.** Matt Smethurst stated this change order is necessary for additional excavation and drainage

work for an amount not to exceed \$3,068.50. This has been approved by the Board of Public Works. The completion date should be early August.

Cindy Kinnarney moved to approve Resolution 20-33 via roll-call vote. David Walter seconded that motion. Don Griffin, Nicholas Kappas, and Eric Sandweiss also voted yes.

- D.** Resolution 20-34: To Grant Right of Way to 1730 S. Walnut Street. Larry Allen stated the RDC previously approved a purchase agreement with RealAmerica to develop affordable housing on the site located at 1730 S. Walnut. As part of the purchase agreement, RealAmerica requires a right of entry to the property to perform general due diligence. The purchase agreement says the property is sold “as is”. The due diligence will give them a sense of what is needed when they start the building process.

David Walter moved to approve Resolution 20-34 via roll-call vote. Cindy Kinnarney seconded the motion. Don Griffin, Eric Sandweiss, and Nicholas Kappas also voted yes. The motion passed unanimously.

**E. BUSINESS/GENERAL DISCUSSION**

**F. ADJOURNMENT**

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Don Griffin, President

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Cindy Kinnarney, Secretary

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Date

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, June 29, 2020, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding  
Meeting Recording Available at <https://catstv.net/m.php?q=8364>**

**I. ROLL CALL**

Commissioners Present: Don Griffin, Eric Sandweiss, David Walter, Cindy Kinnarney, and Nicholas Kappas

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Jeff Underwood, Controller;  
Emily Ersnberger, Herald-Times; Ethan Burks, Citizen; Jeff Ryan, Vice President of  
Development, RealAmerica; Bruce Berry, Director of Design, RealAmerica

**II. NEW BUSINESS**

**A.** Review the preliminary design for the housing project to be located at 1730 South Walnut Street. Jeff Ryan and Bruce Berry from RealAmerica gave a presentation on the proposed housing project. The commission discussed the proposal and provided suggestions. The slides from the presentation are attached to the minutes.

**B. BUSINESS/GENERAL DISCUSSION**

**C. ADJOURNMENT**

\_\_\_\_\_  
Don Griffin, President

\_\_\_\_\_  
Cindy Kinnarney, Secretary


\_\_\_\_\_  
Date



1

Retreat @ the Switchyard

1730 South Walnut Street

The Real America logo is positioned in the bottom right corner of the slide. It features the same stylized classical column as seen in the first slide, with "REAL" in green and "AMERICA" in black.

2

# RealAmerica

- Jeff Ryan – Vice President of Development
- Bruce Berry – Director of Design



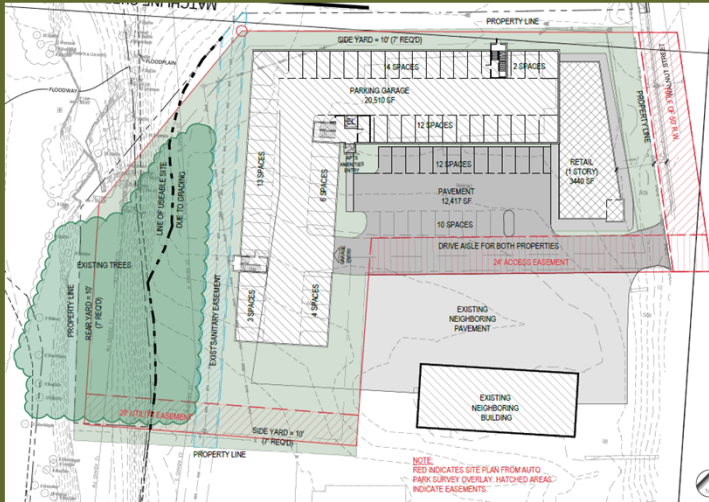
3

# The Site



4

# Retreat @ the Switchyard



5

# Switchyard Park



6



# Retreat @ the Switchyard



7

# Retreat @ the Switchyard



8

# Retreat @ the Switchyard



9

# RealAmerica



10

## Retreat @ the Switchyard

- 64 apartments
  - 50 Affordable
  - 14 Market Rate
- Average Income (30% - 80% AMI)
- 20-25% of the apartments for Stone Belt's clients
- Majority of the apartments are workforce housing (50% - 80% AMI)
- 1-3 bedrooms
- 99 year affordability
- Ground floor commercial



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## Schedule

- Submit Tax Credit Application - September 18, 2020
- Tax Credit Allocation – January 28, 2021
- Closing – July 2021
- Start Construction – July 2021
- Start Leasing – October 2022
- Complete Construction – November 2022
- Complete Lease Up – April 2023



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**20-35**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**WHEREAS**, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$525,656 of supplemental grant funds for COVID-19 prevention, preparation, and response through CARES Act Flexibilities, and

**WHEREAS**, the standard 15% cap on the grant for public service activities has been suspended, and 20% for administration remains available, allocations are as follows:

- \$473,090 for public service activities (90%), locally referred to as social services
- \$52,566 for the administration of the program (10%, or half of the allowed amount); and

**WHEREAS**, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through virtual meetings, advertisement of applications, public notice of eligibility for review and feedback, and the efforts of a special COVID-19 Review Committee; and

**WHEREAS**, the Redevelopment Commission has reviewed the recommendations of the COVID-19 Review Committee for allocation of funds anticipated to be received;

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

The Bloomington Redevelopment Commission hereby approves:

- 1) The COVID-19 Review Committee recommendations of the programs (attached hereto and made a part herein as Exhibit A) that will best serve the local and national objectives of the program.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Cindy Kinnarney, Secretary

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Date

**SOCIAL SERVICE RECOMMENDATIONS**

**Recommendation**

Boys & Girls Club <i>Expanded summer youth program in response to increased need due to COVID.</i>	\$50,000.00
Hoosier Hills Food Bank <i>Increased food costs due to increased public need for food due to COVID.</i>	\$50,000.00
Middle Way House <i>PPE for emergency shelter during client intake due to COVID.</i>	\$5,000.00
Mother Hubbard's Cupboard <i>Salaries for pantry staff to provide increased food assistance needs due to COVID.</i>	\$25,000.00
My Sister's Closet <i>Increase in staff to provide client programming on women's empowerment due to COVID.</i>	\$25,000.00
New Hope for Families <i>Staffing needs in response to COVID and supplies for shelter, childcare and cleaning.</i>	\$33,862.00
New Leaf New Life <i>Increased staffing for expansion of services and programming due to COVID for individuals in and out of incarceration.</i>	\$15,000.00
Shalom Community Center <i>Increased staffing support and supervision for the agencies' programs due to COVID.</i>	\$50,000.00
<b>TOTAL AMOUNT OF FUNDS AVAILABLE</b>	<b>\$473,090.00</b>
<b>TOTAL AMOUNT ALLOCATED</b>	<b>\$253,862.00</b>
<b>TOTAL AVAILABLE FOR 2<sup>ND</sup> FUNDING ROUND</b>	<b>\$219,228.00</b>

**20-36  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

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

WHEREAS, on October 15, 2018, the Redevelopment Commission of the City of Bloomington (“RDC”) approved in Resolution 18-67 a Project Review and Approval Form (“Form”), which sought the support of the RDC regarding the construction of a new 4<sup>th</sup> Street Garage and a Garage within the Trades District (“Project”); and

WHEREAS, the RDC approved the issuance of a tax increment revenue bond for the financing of the Project in Resolution 18-68 (“Bonds”); and

WHEREAS, the RDC approved an amended Form in Resolution 19-26, which detailed the Fourth Street Garage portion of the Project, and listed the Bonds and the Consolidated TIF as potential sources of funding for the Project; and

WHEREAS, in Resolution 19-23, the RDC approved an Agreement with CSO Architects, Inc. (“CSO”), to perform the Phase 1 design of the Trades District Garage, and approved addenda to the Agreement in Resolutions 19-33 and 19-59; and

WHEREAS, the City has negotiated a third addendum to the Agreement with CSO, attached to his Resolution as Exhibit A, to add the Additional Services for the design, construction documents, and construction administration for the redesign of the 4th Street Garage (“Addendum”)

WHEREAS, pursuant to the terms of the Addendum, CSO will perform the design services for an amount not to exceed Two Hundred Eighty-One Thousand Two Hundred Dollars (\$281,200.00); and

WHEREAS, with the Addendum, the total funding for the design services for the 4th Street Garage shall not exceed \$1,072,050.00.

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

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

1. The RDC finds the Additional Services are an appropriate use of the TIF and Bonds, and that the Additional Services serves the public’s best interests.

2. In addition to its prior funding authorization in Resolutions 19-23, 19-33, and 19-59, the RDC approves the payment of an amount not to exceed Two Hundred Eighty-One Thousand Two Hundred Dollars (\$281,200.00) to pay for the Additional Services, to be payable in accordance with the terms of the Agreement and Addendum (“Payment”). The total funding authorization for design services for the Fourth Street Garage shall not exceed One Million Seventy-Two Thousand Fifty Dollars (\$1,072,050.00). This funding authorization shall begin the date of execution of the Addendum, and conclude December 31, 2021, unless extended by the RDC.
3. The Payment authorized above may be made from the Consolidated TIF, the 2019 Bonds, or a combination of the Consolidated TIF and the 2019 Bonds. The Controller shall make the determination of funding source as requests for payment are received in accordance with the terms of the Agreement. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC’s claims process.
4. The RDC hereby authorizes Donald Griffin to sign the Addendum with CSO.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Cindy Kinnarney, Secretary

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Date

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

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

1. **Scope of Services:** Article 4 of the Agreement states: “Additional services not set forth in Article 1, or changes in the Services must be authorized in writing by the City or its designated project coordinator prior to such work being performed, or expenses incurred.” The RDC and CSO believe it is in the best interest of the project to add certain services to the Scope of Services specified in Exhibit A to the Agreement (“Additional Services”). These Additional Services are specified in Exhibit 1, which is attached to this Addendum and incorporated herein.
  
2. **Compensation:** The RDC shall pay CSO an amount not to exceed Two Hundred Eighty-One Thousand Two Hundred Dollars (\$281,200.00) for the Additional Services. Any unused amount attributed in Exhibit 1 to an allowance or alternate shall remain with the RDC.
  
3. In all other respects, the Agreement shall remain in effect as originally written.

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

**CITY OF BLOOMINGTON**

**CSO ARCHITECTS, INC.**

\_\_\_\_\_  
Philippa Guthrie, Corporation Counsel

\_\_\_\_\_  
Alan R. Tucker, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**BLOOMINGTON REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Donald Griffin, President

ATTEST:

\_\_\_\_\_  
Cindy Kinnarney, Secretary

\_\_\_\_\_  
Date



EXHIBIT 1



ADDITIONAL SERVICES

PROJECT: 4<sup>th</sup> Street Garage Redesign

PROJECT NO: 19053

CLIENT: City of Bloomington

INITIATED BY: Joe Raper

DESCRIPTION

We have been asked by CORE / City of Bloomington to provide the following additional services:

Redesign the 4<sup>th</sup> Street Garage to a similar program on the property owned by the City. Maintain the retail, parking office, number of cars, public restrooms and bicycle parking program requirements.

According to the terms of our contract, we consider these services to be additional and are tracking our time for future billing under the following project number: 19053.1

In order for us to proceed, we will need your written authorization. Please return one signed copy of this form for our files. If you disagree with our position, please notify us immediately.

LOCATION: Bloomington, IN

DATE: 3-31-20

ESTIMATE OF HOURS

We estimate the number of hours to complete this task to be:

Principal	_____
Project Manager	_____
Project Architect	_____
Mechanical	_____
Electrical	_____
Plumbing	_____
Structural	_____
Civil/Landscape	_____
Interior Design	_____
Space Planning	_____
<b>Total Hours</b>	_____

COMPENSATION SUMMARY

Flat Fee	\$279,000
Hourly	_____
Additional Reimbursables	\$2,200
<b>Total Compensation</b>	<b>\$281,200</b>

Fee By Discipline:

Civil	\$ 11,500
Landscape	\$ 5,000
Architecture	\$ 50,750
Structural	\$133,000
MEP	\$ 78,750
<b>Total</b>	<b>\$279,200</b>

Reimbursablesfan:

Survey	\$ 1,200
Reimb.	\$ 1,000

Sent By: Joe Raper

Approved By: \_\_\_\_\_



cc: Tracy Carfagna, Patty Adams

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:** 4<sup>th</sup> 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 4<sup>th</sup> Street Parking Garage. The 4<sup>th</sup> 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 4<sup>th</sup> 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.



**20-37**  
**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 17<sup>th</sup> Street between the future Vernal Pike / 17<sup>th</sup> Street Overpass and the roundabout at 17<sup>th</sup> 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, 20-10, 20-33; and
- WHEREAS, Reed in conjunction with the City’s project managers have determined that an additional change order is necessary for additional tree removal and time for the field office, (“Additional Services”) for an amount not to exceed an additional Twelve Thousand Five Hundred Forty Dollars and Seventy-Five Cents (Change Order 7 - \$12,540.75); and
- WHEREAS, this change order bring increases the total for Reed’s contract from \$3,353,416.40 to \$3,365,957.23; and
- WHEREAS, Change Order 7 is attached to this Resolution as Exhibit A; and
- WHEREAS, Changer Order 7 will also be considered by the Board of Public Works during its meeting on July 7, 2020; 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 Twelve Thousand Five Hundred Forty Dollars and Seventy-Five Cents (\$12,540.75) 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. This funding authorization contained in this Resolution is contingent upon the Board of Public Works approval of the addendum to the Agreement on July 7, 2020. In the event that the Board of Public Works does not approve the addendum, the funding authorizations contained in this Resolution shall have no effect. Staff is asked to ensure a fully executed copy of the amended Agreement is retained in the RDC’s records.
6. 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: 7	Requested By: Owner <input checked="" type="checkbox"/>
	Date of Change Order: Wednesday, July 1, 2020	Engineer <input type="checkbox"/>
Contractor:	Engineer's Project #:	Contractor <input type="checkbox"/>
		Field <input type="checkbox"/>
		Other <input type="checkbox"/>
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: Sunday, June 14, 2020	

**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	Additional Months for Field Office	5	\$1,300.00 / Month	\$5,500.00
2	Additional Tree Removal	2	\$7,040.75 / LS	\$7,040.75
3			/	
4			/	
5			/	
6			/	
7			/	
8			/	
9			/	

The original Contract Sum:	\$3,026,526.18
The net change by previously authorized Change Orders:	\$326,890.30
The Contract Sum prior to this Change Order was:	\$3,353,416.48
The Contract Sum will be changed by this Change Order in the amount of:	\$12,540.75
 The new Contract Sum including this Change Order will be:	 \$3,365,957.23
The Contract Time will be changed by:	5 Calendar Days
 The date of Substantial Completion as of the date of this Change Order therefore is:	 Friday, June 19, 2020

(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 &amp; 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 & Sons Construction, Inc.**

**CHANGE ORDER  
REQUEST**

299 W. Moorman Road  
Bloomington, IN 47403

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

**No. 11**

**TITLE:** Change Order Request

**DATE:** 04/20/2020

**PROJECT:** City of Bloomington - Planning  
17th Street Reconstruction Project

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

**DESCRIPTION**

Remove additional trees, cleanup, grind stumps, grade and sod -- see attached breakdown

Num Item	Description	Ref	Qty	Unit	Unit Price	Amount
1	MOT, Protection of work, cleanup, sod, topsoil, remove trees, cleanup		1.000	LS	7,040.75	7,040.75
					<b>Item Total:</b>	<b>\$7,040.75</b>
					<b>Total:</b>	<b>\$0.00</b>
					<b>Total:</b>	<b>\$7,040.75</b>

**APPROVAL**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

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

**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			April 20, 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**

Per request to remove 2 additional trees, removal with use of crane to protect existing propoerties, cleanup, grind stumps below grade, grading, additional topsoil, and sod restoration.

1	DESCRIPTION	Unit Price	Qty	UNIT	SUBTOTAL
2	MOT, Protection of work, cleanup, sod and topsoil				included
3	Remove trees w/ crane, chip cleanup, grind stumps				included
4					
5					
6					
7					
8					
9					
10					
11					
12	Days to add to contract		10	days	
13	Requested change to original contract			\$	7,040.75

**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:

**Proposal**

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

<b>Summary Breakdown</b>			
<b>Item #</b>	<b>Description</b>	<b>Cost</b>	<b>Extended Cost</b>
L-1	Reed-Labor	\$ 1,091.00	
L-2	Plus 25% Markup on Labor	\$ 272.75	
L-T	Reed-Labor; subtotal	\$ 1,363.75	\$ 1,363.75
E-1	Reed-Equipment	\$ 960.00	
E-2	Plus 10% Markup on Equipment	\$ 96.00	
E-T	Reed-Equipment; subtotal	\$ 1,056.00	\$ 1,056.00
M-1	Reed-Material	\$ 335.00	
M-2	Plus 10% Markup on Material	\$ 33.50	
M-T	Reed-Equipment & Material; subtotal	\$ 368.50	\$ 368.50
Sub-1	Subcontractor/ professional Services	\$ 4,050.00	
Sub-2	Plus 5% Markup on Subcontractors	\$ 202.50	
Sub-T	Reed-Subcontractor; subtotal	\$ 4,252.50	\$ 4,252.50
		Subtotal	\$ 7,040.75
1	Material Sales tax	0%	\$ -
2	1.5% Bond	0.00%	
3	Common administrative rounding		
<b>ADD</b>	<b>Total Estimated</b>		<b>\$ 7,040.75</b>

**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 (x1)	8	\$ 45.00	\$ 360.00									
5	O.E. w/ equipment (x1)	8	\$ 62.00	\$ 496.00	8	\$ 50.00	\$ 400.00						
6	Dump Truck x1				4	\$ 110.00	\$ 440.00						
7	Materials												
8	Topsoil				1	\$ 300.00	\$ 300.00						
9	dump fee				1	\$ 35.00	\$ 35.00						
10													
11													
12													
13													
14													
15	Subcontractor/Professional												
17	Ellington Tree												
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
29	Total Man-Hours	16											
30	Supervision_1hr per 8 Mhrs	2	\$ 75.00	\$ 150.00									
31	Permit/ tag trailer												
32	Delivery / Lowboy												
33	Project Management	1	\$ 85.00	\$ 85.00									
34	As-Builts	0	\$ 150.00	\$ -									
35				\$ 1,091.00			\$ 960.00			\$ 335.00			\$ 4,050.00

<p>from </p>	<h2 style="margin: 0;">Invoice / Proposal</h2> <p style="margin: 0;">J.R. ELLINGTON <b>TREE EXPERT CO.</b> 680 W. That Road • Bloomington, IN 47403 <b>812-332-5882</b> Licensed and Certified by Indiana State Chemist</p>	<p>Invoice No. _____</p> <p>Sheet No. _____</p> <p>Date: <u>1/12/20</u></p>
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Proposal Submitted To	Work To Be Performed At
Name <u>City of Bloomington</u>	Name <u>City of Bloomington</u>
Street _____	Street <u>W. 17th St</u>
City <u>Bloomington</u> State <u>IN</u>	City <u>Bloomington</u> State <u>IN</u>
Telephone Number _____	Telephone Number _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

Removal of 2 trees and clean up \$3,500.00

and 1 tree removal - \$1,500.00 - 1/20/20

and 1 tree removal - \$1,500.00 - 1/20/20

and 1 tree removal - \$1,500.00 - 1/20/20

and 1 tree removal - \$1,500.00 - 1/20/20

and 1 tree removal - \$1,500.00 - 1/20/20

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

with payments to be made as follows: \$ \_\_\_\_\_ Deposit, Balance \$ \_\_\_\_\_ Due Upon Completion.

Any alteration or deviation from above specifications involving extra work, will become an extra charge over and above the estimate. Insurance on above work to be taken out by



J.R. Ellington Tree Experts

Respectfully submitted J.R. Ellington



All work to be completed in 60 days subject to weather, accidents or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 60 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above. Upon default of payment partial or full, a lien will be place on the property.

Accepted/Date \_\_\_\_\_ Signature \_\_\_\_\_

*After 30 days, a 1-1/2% service charge per month will be assessed to the account.*

**Reed and Sons Construction, Inc.**

**CHANGE ORDER  
REQUEST**

299 Moorman Road  
Bloomington, IN 47403

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

**No. 12**

**TITLE:** Change Order Request

**DATE:** 06/25/2020

**PROJECT:** City of Bloomington - Planning  
17th Street Reconstruction Project

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

**DESCRIPTION**

Extra Months of Jobsite Trailer

Num Item	Description	Ref	Qty	Unit	Unit Price	Amount
1	Field Office additional months		5.000	Each	1,300.00	6,500.00
<b>Item Total:</b>						\$6,500.00
<b>Total:</b>						\$0.00
<b>Total:</b>						\$6,500.00

**APPROVAL**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

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

**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.

To Be Completed by Requesting Party:

**Project Name:** W. 17<sup>th</sup> Street Reconstruction Project

**Project Manager:** Neil Kopper and Matt Smethurst

**Project Description:**

This project will reconstruct W. 17<sup>th</sup> Street between the future Vernal Pike/17<sup>th</sup> Street Overpass associated with the Interstate 69 Section 5 project and the roundabout at the 17<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> 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 BMCMPPO 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. 17<sup>th</sup> Street Corridor, improving access to the Consolidated TIF (especially to the West 17<sup>th</sup> 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 <sup>1</sup>

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<sup>1</sup> 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	<del>\$3,353,416.48</del> \$3,365,957.23	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	Completed
4g	Change Order 7	\$12,540.75	Completed

**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  
 20-37 Approval of Change Order 7

To Be Completed by Redevelopment Commission Staff:

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

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

**20-38  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF EXTENSION OF AGREEMENT WITH CITY LAWN**

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) approved the acquisition and redevelopment of 12 acres of land included within the City’s Certified Technology Park (“CTP”) to create a geographical center of innovation called the Trades District; and

WHEREAS, as part of the redevelopment of the Trades District, the City sought to improve the Trades District infrastructure and renovate the Dimension Mill (the “Project”); and

WHEREAS, in Resolution 19-30, the RDC approved a contract with City Lawn, LLC (“City Lawn”) to perform the mowing for the Trades District to maintain the Project; and

WHEREAS, Staff and City Lawn have negotiated an addendum to the agreement to extend the lawn mowing services to the RDC in the Trades District (“Additional Services”); and

WHEREAS, the Addendum to provide the Additional Services is attached to this Resolution as Exhibit A, and is for an amount not to exceed an additional Six Thousand Dollars (\$6,000.00); and

WHEREAS, the RDC has available funds in its 444 account to pay for the Services;

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

1. The RDC finds the above described expenditures to be an appropriate use of the available funds, and finds that the Services serve the public’s best interest.
2. The RDC hereby approves the Addendum to the Agreement attached to this Resolution as Exhibit A, and authorizes funding for the Additional Services from its “444” maintenance account in amount not to exceed Six Thousand Dollars (\$6,000.00).
3. Pursuant to the terms of the Addendum, the RDC also approves the extension of the agreement through December 31, 2020.
4. The funding authorization contained in this Resolution shall terminate on December 31, 2020, unless extended by the RDC.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Cindy Kinnarney, Secretary

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Date

**ADDENDUM TO AGREEMENT BETWEEN CITY OF BLOOMINGTON REDEVELOPMENT  
COMMISSION AND CITY LAWN SERVICE**

This Addendum supplements the Agreement between City of Bloomington Redevelopment Commission and City Lawn, LLC (“Agreement”) that was executed on April 1, 2019, as follows:

1. Scope of Services: Article 4 of the Agreement states: “Additional services not set forth in Article 1 . . . must be authorized in writing by the Commission . . . .” The Commission and City Lawn desire to add additional services to the Scope of Services specified in Article 1 to the Agreement.
2. Renewal Term: Article 25 of the Agreement permitted three additional renewal terms of the Agreement. The RDC and City Lawn hereby agree to an additional term ending December 31, 2020, unless otherwise extended with thirty-day written notice prior to the end of the term.
3. In all other respects, the Agreement shall remain in effect as originally written.

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

**REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Donald Griffin, President

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

**CITY LAWN, LLC**

\_\_\_\_\_  
Randy Younger, Owner

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