

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**March 21, 2022 at 5:00 p.m.**  
**Bloomington City Hall, 401 North Morton Street**  
**McCloskey Conference Room, Suite 135**

**The meeting will also be available via zoom**  
**<https://bloomington.zoom.us/j/82315826473?pwd=MmhjMWs1Q2tJaEYxenVVNXhQZnBsQT09>**

**Meeting ID: 823 1582 6473**  
**Passcode: 523474**

- I. ROLL CALL**
- II. READING OF THE MINUTES** – March 7, 2022 and Executive Summary for March 7, 2022
- III. EXAMINATION OF CLAIMS** –March 4, 2022 for \$153,387.04
- IV. EXAMINATION OF PAYROLL REGISTERS**–March 11, 2022 for \$34,420.85
- 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 22:15: Approval of Agreement with Axis Architecture for Trades Tech Center
  - B.** Resolution 22:16: Amendment to Agreement with JS Held for Hopewell
  - C.** Resolution 22-17: Additional CDBG Funds for Emergency Home Repairs
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

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

## EXECUTIVE SESSION

The Redevelopment Commission of the City of Bloomington, Indiana, met on Monday, March 7, 2022, at 4:30 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, Suite 135, Bloomington, Indiana, and via ZOOM.

Commissioners Present: Deb Hutton, Cindy Kinnarney, Deborah Myerson, and David Walter.

Staff Present: John Zody, Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND; Jeffrey Underwood, Controller/Treasurer

Others Present: Randy Cassidy, newly appointed Redevelopment Commissioner; Larry Allen, Assistant City Attorney, City Legal Department; 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 5:00 p.m.

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Cindy Kinnarney, President

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Deborah Myerson, Secretary

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Date

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, March 7, at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room 401 North Morton Street, Room 135, and via zoom, with Cindy Kinnarney, President, presiding <https://catstv.net/m.php?q=10901>***

**I. ROLL CALL**

Commissioners Present: David Walter, Deborah Myerson, Deb Hutton, Cindy Kinnarney, and Martha Street, MCCSC Representative

Commissioners Absent: None

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director; Christina Finley, Financial Specialist, HAND; Cody Toothman, Program Manager, HAND; Jeff Underwood, City Controller

Others Present: Randy Cassady, New Council Appointee to RDC; Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development (ESD); Lauren Clemens, Assistant Director of Sustainability, ESD; Dave Askins, B Square Bulletin; Jen Pearl, BEDC

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the February 21, 2022 minutes and the executive summary for February 21, 2022. David Walter seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – David Walter moved to approve the claim register for February 18, 2022, for \$363,999.52. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for February 25, 2022, for \$34,420.85. Deborah Myerson seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody reported the City Council unanimously passed the Community Development Block Grant (CDBG) allocation recommendations. He also reported working on the 2022 annual action plan, which is required by HUD.

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: Alex Crowley was available to answer questions.

**VI. NEW BUSINESS**

A. Resolution 22-12: Approval to Increase the Funding Amount for the Owner Occupied Rehabilitation (OOR) at 1911 East Hunter Avenue. John Zody stated that current OOR program guidelines have a not-to-exceed funding amount of \$38,500. Anything over that amount must explicitly be approved by the RDC. HAND entered into a funding agreement on November 17, 2021, with the property owner at 1911 East Hunter Avenue that provided \$37,000 in HOME funds under the OOR program. HAND bid out electrical upgrades for the property and approved a change order for the upgrades in order to comply with the requirements of the Monroe County Building Department, which depleted the majority of the contingency fund. An additional

foundation repair to the property requires a new footing to meet the requirements of the Indiana Residential Code and adequately support the house at a cost of \$2,487.27, which would put the total costs of the project over the \$38,500 threshold. Staff may encounter additional unforeseen expenses to complete this project. Staff is requesting additional funds not-to-exceed \$5,000. There are currently HOME funds available to fund the additional \$5,000 request. Commissioners requested that staff attach bid documents to future funding increase requests. Zody stated in the future a bid will be attached to any rehab increase requests.

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

Deb Hutton moved to approve Resolution 22-12. David Walter seconded the motion. The motion was unanimously approved.

- B. Resolution 22-13: Agreement for Sustainability Consultant for Hopewell at the Legacy IU Health Hospital Site. Alex Crowley stated that the RDC and City have an opportunity to increase the sustainability and sustainable development as we prepare for the disposition of parcels for the Hopewell development at the legacy hospital site. Crowley said the best way to achieve that goal is to hire a third party consultant. The City has identified Guidon Design as the best consultant. Guidon will research how other communities have achieved better sustainable development outcomes for similar new developments. Guidon will then host an educational workshop on sustainable development, the financial impacts of different sustainable development scenarios, and they will combine their research and results from the workshops into recommended requirements to achieve Bloomington's desired outcomes.

Staff have negotiated an agreement with Guidon to provide the professional consultant services for sustainability for an amount not-to-exceed \$12,482.00.

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

Deborah Myerson moved to approve Resolution 22-13. Deb Hutton seconded the motion. The motion was unanimously approved.

- C. Resolution 22-14: Right of Entry to the Combine for Access to Trades District Lots. Alex Crowley stated that The Combine would like to use the vacant Trades District Lots for a special event that will include a drone show. The activities would take place on April 8, 2022, with a rain delay date of April 9, 2022.

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

Deb Hutton moved to approve Resolution 22-13. David Walter seconded the motion. The motion was unanimously approved.

## **VII. BUSINESS/GENERAL DISCUSSION**

## **VIII. ADJOURNMENT**

David Walter moved to adjourn. Deb Hutton seconded the motion. The motion was unanimously approved.

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Cindy Kinnarney, President

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Deborah Myerson, Secretary

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Date

**22-15**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES  
WITH AXIS ARCHITECTURE INTERIORS, LLC FOR TRADES DISTRICT TECH CENTER**

- WHEREAS, on August 3, 2020, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing services related to a match required by the terms of a federal EDA CARES Act grant to construct a tech center in the Trades District (“Project”); and
- WHEREAS, the grant application for the Project required the City to provide a “Preliminary Engineering Report” (“PER”) on the design and construction of the Project in order that the EDA may conduct an engineering review as part of its grant approval process; and
- WHEREAS, the City issued an RFQ soliciting proposals from qualified architectural and engineering firms to assist the City in preparing the PER (Phase I of the Project), and if the Project is awarded an EDA grant, to design the Tech Center building (Phase II of the Project); and
- WHEREAS, in Resolution 22-06, the RDC approved an Amended Form, which added an estimate for the Phase II design services; and
- WHEREAS, Staff identified Axis Architecture Interiors, LLC (“Axis”) as the best provider of the Phase II Services; and
- WHEREAS, Staff have negotiated an agreement for Phase II of the Project with Axis, which is attached to this Resolution as Exhibit A, to provide Services in an amount not to exceed \$403,082.50; and
- WHEREAS, Staff has brought the RDC an Amended Project Review and Approval Form that updates the cost estimate for the Project, and is attached to this Resolution as Exhibit B; and
- WHEREAS, the RDC has available funds within the Consolidated TIF to pay for the Services;

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

1. The RDC reaffirms its approval of the Project to construct a Technology Center in the Trades District.

2. The RDC hereby approves the Agreement, which is attached to this Resolution as Exhibit A, for Phase II design work to be compensated in an amount not to exceed \$403,082.50, to be paid in accordance with the terms of the Agreement.
3. All invoices shall be reviewed and approved by the Department of Economic and Sustainable Development and the Controller's office pursuant to the RDC and City of Bloomington's normal acquisition procedures, and the funding used for the Services shall come from the Consolidated TIF (Downtown).
4. The funding authorizations contained in this Resolution shall terminate on April 30, 2025, unless otherwise extended by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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Date

**AGREEMENT  
BETWEEN  
CITY OF BLOOMINGTON  
AND  
AXIS ARCHITECTURE INTERIORS, LLC  
FOR  
PHASE II ARCHITECTURAL/ENGINEERING SERVICES**

This Agreement, entered into on this **16th** day of **March**, 2022, by and between the City of Bloomington and the Bloomington Redevelopment Commission (collectively the “City”), and Axis Architecture Interiors, LLC (“Consultant”),

**WHEREAS**, the City and Consultant entered into that Certain *Agreement Between City of Bloomington and Axis Architecture Interiors, LLC for Architectural/Engineering Services* (“Original Agreement”) on August 28, 2020; and

**WHEREAS**, under the terms of the Original Agreement, Consultant completed specified Services collectively referred to as “Phase I” for the preparation of materials for the City’s submission of an application for grant funds from the US Economic Development Agency to construct the City of Bloomington Trades District Technology Center (“Project”); and

**WHEREAS**, the Original Agreement provides in Article 1 as follows: “In the event the City’s Grant Application is successful, the parties will enter into a new or amended Agreement, as needed, regarding Phase II”; and

**WHEREAS**, the City has been awarded grant funds from the US Economic Development Agency through the CARES Act to aid COVID-19 economic recovery; and

**WHEREAS**, Phase II of the Project requires professional design services for the construction of the Project; and

**WHEREAS**, the City requires the services of a professional consultant in order to perform the Phase II professional design services for the Project (the “Services” as further defined below); and

**WHEREAS**, it is in the public interest that such Services be undertaken and performed; and

**WHEREAS**, Consultant is willing and able to provide such Services to the City.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

**Article 1. Scope of Services**

Consultant shall provide the Services as specified in Exhibit A, “Services,” attached hereto and incorporated into this Agreement. This project has been divided into two phases, Phase I and Phase

II. Phase I has now been completed and the specific Services to be provided under this Agreement are the Phase II services. Consultant shall diligently provide the Services under this Agreement and shall complete the Services described in this Agreement in a timely manner consistent with the Standard of Care identified in Article 2.

Consultant shall complete the Services required under this Agreement on or before April 21, 2025, unless the parties mutually agree to a later completion date. Completion shall mean completion of all work related to the Services.

In the performance of Consultant's work, Consultant agrees to maintain such coordination with the City as may be requested and desirable, including primary coordination with the City's Project Manager. Consultant agrees that any information or documents, including digital GIS information, supplied by the City pursuant to Article 3, below, shall be used by Consultant for this project only, and shall not be reused or reassigned for any other purpose without the written permission of the City.

#### **Article 2. Standard of Care**

Consultant shall be responsible for completion of the Services in a manner that meets the professional standards consistent with the Consultant's profession in the location and at the time of the rendering of the services. Consultant shall perform all services under this Agreement in a skillful and competent manner in accordance with normally accepted standards of the architectural and engineering professions and with that degree of care and skill which a professional engineer or architect would exercise under the same or similar circumstances. The City shall not unreasonably withhold its approval as to the adequacy of Consultant's performance. Upon notice to Consultant and by mutual agreement between the parties, Consultant will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.

#### **Article 3. Responsibilities of the City**

The City shall provide all necessary information regarding requirements for the Services. The City shall furnish such information as expeditiously as is necessary for the orderly progress of the work, and Consultant shall be entitled to rely upon the accuracy and completeness of such information. The City's Project Manager shall act on its behalf with respect to this Agreement.

#### **Article 4. Compensation**

The City shall pay Consultant for all fees and expenses in an amount not to exceed a total of **Four Hundred Three Thousand Eighty-two dollars and fifty cents (\$403,082.50)** based on the fee payment schedule set forth in Exhibit A. The price set forth in this Article 4 supersedes the quoted price in Consultant's proposal in Exhibit A. The fee represents the sum of the following calculations:

Total Budget (\$5,081,100) x Design Fee (7.5%) - Phase 1 (\$38,000) + LEED  
Design Surcharge (\$60,000) = \$403,082.50.

The City and Consultant agree that construction premium costs currently exhibited in the market are not considered applicable to the Total Budget as they do not represent incremental design work for the Consultant. They are therefore not included for consideration within the Design Fee calculation. Additionally, the City recognizes that the incremental work associated with the second



submission of Phase 1 to adjust designs to reduced grant funding should not be considered a reduction within the above calculation and therefore accepts those unexpected costs as legitimately incremental.

There shall be two (2) cost estimates and a final bidding process for the project performed as part of the architect's Services. The first cost estimate shall be prepared by the architect and the consultant team as a preliminary estimate for the project based on a cost per square foot for each discipline that shall include site/civil, structural, architecture, interiors, mechanical and electrical. Such costs shall include estimates for construction overhead/profit, general conditions, and a contingency. At the end of the design development phase, the second estimate shall be prepared by a third-party cost estimate consultant, selected by the architect, who shall prepare a detailed cost estimate that shall be divided into Construction Specification Sections and the overall estimate shall include construction overhead/profit and general conditions along with a contingency. If either of the estimates or the final bidding process indicate that the project costs will exceed those set forth in the budget for the project and if the owner then decides, at any of those three (3) specified times, to redesign the project to reduce costs to the level set forth in the project budget, then the architect shall negotiate and determine with City the additional architect fees required to redesign the project to meet the owner's cost budget.

Invoices may be sent via first class mail postage prepaid or via email. Payment will be remitted to the Consultant within forty-five (45) days of receipt of invoice. Consultant shall submit an invoice to the City upon the completion of the Services described in Article 1. Such invoices shall be prepared in a form supported by such documentation as the City may reasonably require.

Tasks shall be invoiced separately, either as separate lines on a single invoice, or on separate invoices at the City's direction. The invoice shall be sent to:

City Project Manager (EDA Grant)  
% Alex Crowley  
City of Bloomington  
401 N. Morton, Suite 150  
Bloomington, Indiana 47404

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 Manager prior to such work being performed, or expenses incurred. The City shall not make payment for any unauthorized work or expenses.

Consultant shall maintain accounting records of its costs in accordance with generally accepted accounting practices. Access to such records will be provided during normal business hours with reasonable notice during the term of this Agreement and for 3 years after completion.

#### **Article 5. Appropriation of Funds**

Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient, through failure of any entity, including the City itself, to appropriate funds or otherwise, then the City shall have the right to terminate this Agreement without penalty as set forth in Article 7 herein.

**Article 6. Schedule**

Consultant shall perform the Services according to the schedule set forth in Article 1 and Exhibit A. The time limits established by this schedule shall not be exceeded, except for reasonable cause as mutually agreed by the parties.

**Article 7. Termination**

In the event of a party's substantial failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party.

The City may terminate or suspend performance of this Agreement at the City's prerogative at any time upon written notice to Consultant. Consultant shall terminate or suspend performance of the Services on a schedule acceptable to the City and the City shall pay the Consultant for all the Services performed up to the date that written notice is received. In the event of restart, an equitable adjustment shall be made to Consultant's compensation and the schedule of services. Upon termination or suspension of this Agreement, all finished or unfinished reports, drawings, collections of data and other documents generated by Consultant in connection with this Agreement shall become the property of the City, as set forth in Article 11 herein.

**Article 8. Identity of the Consultant**

Consultant acknowledges that one of the primary reasons for its selection by the City to perform the duties described in this Agreement is the qualification and experience of the principal personnel whom Consultant has represented will be responsible there for. Consultant thus agrees that the work to be done pursuant to this Agreement shall be performed by the principal personnel described in Exhibit A, and such other personnel in the employ under contract or under the supervision of Consultant. The City reserves the right to reject any of the Consultant's personnel or proposed outside professional subconsultants, and the City reserves the right to request that acceptable replacement personnel be assigned to the project.

**Article 9. Opinions of Probable Cost**

All opinions of probable construction cost to be provided by Consultant shall represent the best judgment of Consultant based upon the information currently available and upon Consultant's background and experience with respect to projects of this nature. It is recognized, however, that neither Consultant nor the City has control over the cost of labor, materials or equipment, over contractors' method of determining costs for services, or over competitive proposals, market or negotiating conditions. Accordingly, Consultant cannot and does not warrant or represent that the proposals or construction proposals received will not vary from the opinions of probable construction cost estimates provided pursuant to this Agreement.

**Article 10. Reuse of Instruments of Service**

All documents, including but not limited to, drawings, specifications and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to this project. They are not intended or represented to be suitable for reuse by the City or others on modifications or extensions of this project or on any other project. The City may elect to reuse

such documents; however any reuse or modification without prior written authorization of Consultant will be at the City's sole risk and without liability or legal exposure to Consultant. The City shall indemnify, defend, and hold harmless the Consultant against all judgments, losses, claims, damages, injuries and expenses arising out of or resulting from such unauthorized reuse or modification.

**Article 11. Ownership of Documents and Intellectual Property**

All documents, drawings and specifications, including digital format files, prepared by Consultant and furnished to the City as part of the Services shall become the property of the City. Consultant shall retain its ownership rights in its design, drawing details, specifications, databases, computer software and other proprietary property. Intellectual property developed, utilized or modified in the performance of the Services shall remain the property of Consultant.

**Article 12. Independent Contractor Status**

During the entire term of this Agreement, Consultant shall be an independent contractor, and in no event shall any of its personnel, agents or subcontractors be construed to be, or represent themselves to be, employees of the City. Consultant shall be solely responsible for the payment and reporting of all employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

**Article 13. Indemnification**

Consultant shall defend, indemnify, and hold harmless the City of Bloomington, the City, and the officers, agents and employees of the City and the City from any and all claims, demands, damages, costs, expenses or other liability arising out of the Agreement or occasioned by the reckless or negligent performance of any provision thereof, including, but not limited to, any reckless or negligent act or failure to act or any misconduct on the part of the Consultant or its agents or employees, or any independent contractors directly responsible to it (collectively "Claims"). If Consultant is a design professional, architect, landscape architect, surveyor, engineer, geologist, or geotechnical / environmental consultant contracting to provide professional services, then Consultant shall not have the duty to defend against a professional liability claim or indemnify against liability other than liability for damages and losses arising out of third-party claims to the extent the damages and losses are caused by Consultant's willful misconduct or negligence.

**Article 14. Insurance**

During the performance of any and all Services under this Agreement, Consultant shall maintain the following insurance in full force and effect:

- a. General Liability Insurance, with a minimum combined single limit of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.
- b. Automobile Liability Insurance, with a minimum combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
- c. Professional Liability Insurance ("Errors and Omissions Insurance") with a minimum limit of \$1,000,000 annual aggregate.
- d. Workers' Compensation Insurance in accordance with the statutory requirements of Title 22 of the Indiana Code.

All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. The City of Bloomington, the City, and the officers, employees and agents of each shall be named as insureds under the General Liability, Automobile, and Worker's Compensation policies, and such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the City's will be called upon to contribute to a loss hereunder.

Consultant shall provide evidence of each insurance policy to the City prior to the commencement of work under this Agreement. Approval of the insurance by the City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from Consultant's provision of the Services or its operations under this Agreement. If Consultant fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the City's required proof that the insurance has been procured and is in force and paid for, the City shall have the right at its election to terminate the Agreement.

**Article 15. Conflict of Interest**

Consultant declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Consultant agrees that no person having any such interest shall be employed in the performance of this Agreement.

**Article 16. Waiver**

No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.

**Article 17. Severability**

The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

**Article 18. Assignment**

Neither the City nor the Consultant shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

**Article 19. Third Party Rights**

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and Consultant.

**Article 20. Governing Law and Venue**

This Agreement shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.

**Article 21. Non-Discrimination**

Consultant shall comply with City of Bloomington Ordinance 2.21.020 and all other federal, state and local laws and regulations governing non-discrimination in all regards, including, but not limited to, employment.

Consultant understands that the City of Bloomington prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the City. If Consultant believes that a City employee engaged in such conduct towards Consultant and/or any of its employees, Consultant or its employees may file a complaint with the City department head in charge of the Consultant's work, and/or with the City human resources department or the Bloomington Human Rights Commission. The City takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any City employee engaged in such prohibited conduct.

**Article 22. Compliance with Laws**

In performing the Services under this Agreement, Consultant shall comply with any and all applicable federal, state and local statutes, ordinances, plans and regulations, including but not limited to any and all regulations for protection of the environment. Where such statutes, ordinances, plans or regulations of any public authority having any jurisdiction over the project are in conflict, Consultant shall proceed using its best judgment only after attempting to resolve any such conflict between such governmental agencies, and shall notify the City in a timely manner of the conflict, attempts of resolution, and planned course of action.

**Article 23. E-Verify**

Consultant is required to enroll in and verify the work eligibility status of all newly-hired employees through the E-Verify program. (This is not required if the E-Verify program no longer exists). Consultant shall sign an affidavit, attached as Exhibit B, affirming that Consultant does not knowingly employ an unauthorized alien. "Unauthorized alien" is defined at 8 U.S. Code 1324a(h)(3) as a person who is not a U.S. citizen or U.S. national and is not lawfully admitted for permanent residence or authorized to work in the U.S. under 8 U.S. Code chapter 12 or by the U.S. Attorney General.

Consultant and any subcontractors may not knowingly employ or contract with an unauthorized alien, or retain an employee or contract with a person that the Consultant or subcontractor subsequently learns is an unauthorized alien. If the City obtains information that the Consultant or subcontractor employs or retains an employee who is an unauthorized alien, the City shall notify the Consultant or subcontractor of the contract violation and require that the violation be remedied within 30 days of the date of notice. If the Consultant or subcontractor verified the work eligibility status of the employee in question through the E-Verify program, there is a rebuttable presumption

that the Consultant or subcontractor did not knowingly employ an unauthorized alien. If the Consultant or subcontractor fails to remedy the violation within the 30 day period, the City shall terminate the contract, unless the City Commission or City that entered into the contract determines that terminating the contract would be detrimental to the public interest or public property, in which case the City may allow the contract to remain in effect until the City procures a new Consultant. If the City terminates the contract, the Consultant or subcontractor is liable to the City for actual damages.

Consultant shall require any subcontractors performing work under this contract to certify to the Consultant that, at the time of certification, the subcontractor does not knowingly employ or contract with an unauthorized alien and the subcontractor has enrolled in and is participating in the E-Verify program. Consultant shall maintain on file all subcontractors' certifications throughout the term of the contract with the City.

**Article 24. Notices**

Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

**City:**

City of Bloomington  
Redevelopment Commission  
ATTN: Cindy Kinnarney  
401 N. Morton, Suite 220  
Bloomington, Indiana 47402

**Consultant:**

Axis Architecture Interiors, LLC  
ATTN: Drew White  
618 E. Market Street  
Indianapolis, Indiana 46202

With a copy to:

City of Bloomington  
Redevelopment Commission  
ATTN: City Project Manager  
% Alex Crowley  
401 N. Morton, Suite 100  
Bloomington, Indiana 47402

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the City and Consultant.

**Article 25. Intent to be Bound**

The City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners to the other party to this Agreement, and to the successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement.

**Article 26. Integration and Modification**

This Agreement, including all Exhibits incorporated by reference, represents the entire and integrated agreement between the City and the Consultant. It supersedes all prior and

contemporaneous communications, representations and agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified only by a written amendment signed by both parties hereto.

**Article 27. Non-Collusion**

Consultant is required to certify that it has not, nor has any other member, representative, or agent of Consultant, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer. Consultant shall sign an affidavit, attached hereto as Exhibit F, affirming that Consultant has not engaged in any collusive conduct. Exhibit C is attached hereto and incorporated by reference as though fully set forth.

**Article 28. Time is of the Essence:** Time is of the essence of this agreement and each of its terms.

**Article 29. Force Majeure:** Neither party shall be considered in breach of this Agreement for failure to perform its obligations due to a cause beyond its reasonable control, including but not limited to, any act of God, any military action or act of civil or regulatory authority, terrorism, change in law or regulation, fire, storm, flood, earthquake or other natural disaster, health crisis, disruption or utility outage, labor problem, unavailability of supplies, or any other cause which could not have been prevented by such party with reasonable care (each a "Force Majeure Event"). The affected party shall provide prompt written notice to the other party of any Force Majeure Event, and all obligations under this Contract shall be suspended for as long as such Force Majeure Event continues, provided that the affected party continues to exercise diligent efforts to recommence performance to whatever extent possible. If the period of nonperformance exceeds seven (7) days from the receipt of written notice of the Force Majeure Event, the other party may, by giving written notice, terminate this Agreement.

**CITY OF BLOOMINGTON**

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Beth Cate, Corporation Counsel

**AXIS ARCHITECTURE INTERIORS, LLC**

DocuSigned by:

*Drew White*

A1729C482603406

\_\_\_\_\_  
Drew White, Founding Partner

**CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION**

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

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

**EXHIBIT A**

**“Services”**



# TRADES DISTRICT TECHNOLOGY CENTER - DESIGN PROPOSAL

# AXIS



August 25th, 2020

Alex Crowley  
Director, Economic & Sustainable Development  
City of Bloomington  
401 N. Morton Street, Suite 240  
Bloomington, IN 47404



Re: Request for Qualifications / Trades District Technology Center

Dear Alex,

Thank you for considering us for this important project. The Axis Architecture + Interiors team understands the impact this development would have on the Bloomington community. This type of project is especially suited for our firm. We thrive when given the opportunity to think creatively with a team and to help make a meaningful contribution in support of job-creation.

Axis, REA and BRCJ have all worked on the Trades District project site. We have studied it for two different projects (Tasus and Advise Insurance) and REA created the master plan. As a team, we are invested in this project and can hit the ground running. We will be the best team to work within your quick timeline to create a successful design and unique experience for the Bloomington community.

Having completed several Class A, award-winning office spaces for growing and established companies, we are the experts in innovative, people-centric environments. We've worked with and helped companies develop new ways to work, to engage employees, to keep up with the ever-changing environment surrounding workplace best practices. We are good at this. Really good. In addition, we have experiences for project types as diverse as multi-family developments, medical offices, fire stations and urban infill projects. This experience helps us to think outside of the box to provide buildings, plazas and green space that is functional, practical, flexible and ultimately cost effective.

We've compiled a team that brings value at every project phase. We have a history of delivering great projects and iconic design within our partner's budget. We look forward to a partnership that will make us all proud.

Sincerely,

Drew White, FAIA  
Founding Partner  
Axis Architecture + Interiors  
618 E. Market St.  
Indianapolis, IN 46202

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PROJECT COMPENSATION 6

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SIMILAR PROJECTS 9

AWARDS 21

# TEAM DESCRIPTION



# ABOUT AXIS



THE MARRIETA / INDIANAPOLIS INDIANA



# AXIS ARCHITECTURE + INTERIORS

*We create smart, people-centric places.*

Kevin Cooper and Drew White founded Axis in 1995 to elevate design – and dialogue about design – in Indianapolis. Today, Axis serves civic, corporate, healthcare, housing, industrial, and retail clients across the Midwest. We believe every individual deserves access to good design. That's why we're on a mission to provide spaces that feel as good as they look.

We work in an open environment and believe in collaboration and innovation. Our design philosophy also allows us to form successful, long-lasting partnerships with our clients.

Our scope of work includes master planning, design of buildings and interior environments, furniture selection and specification, exhibition and experimental spaces, workplace consultancy, residential design, and lifestyle planning. Information modeling software (BIM) and virtual reality allow us to generate design concepts in the moment. Axis also believes the quality of a project should not be directly related to how much it costs, but how wisely time, money, and effort are spent.

We approach each project with a progressive mindset and have a process – not a formula – that ensures every project is personal. From the very beginning, we listen. Really listen. That's because we are creating environments that inspire, engage, and empower.

## ADDRESS

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618 East Market Street  
Indianapolis, Indiana 46202  
317.264.8162  
[www.axisarch.com](http://www.axisarch.com)

## FOUNDED

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1995

## AXIS STUDIO

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24 Total Staff  
10 Registered Architects  
9 Associate Architects  
4 Interior Designers  
1 Studio Coordinator

## REA // Landscape Architecture

Established in 1979, Rundell Ernstberger Associates (REA) is a interdisciplinary firm providing urban design, landscape architecture, and planning services. Our work is focused on providing transformational site planning, design and placemaking solutions that are integral to our clients' economic development and community enhancement strategies. The present staff of 26 includes registered landscape architects and certified planners in our offices in Indianapolis, Indiana and Louisville, Kentucky.

REA is known for our diversity of planning and design projects, including urban design and mixed use, multi-modal transportation, green infrastructure, placemaking and public spaces, campus and academic environments, healthcare facilities, corporate environments, public gardens, recreation, trails and greenways, and specialty landscapes. Our diverse and award-winning portfolio of innovative, creative, and sustainable urban design work; extensive experience working with multi-disciplinary teams on complex public space, active transportation and urban infrastructure projects; and a history of working as a team with public/ private partnerships to plan, design and implement transformative and highly impactful projects.

Recognized by our peers as one of the leading site planning and design firms in the Midwest, REA has received more than 100 local, national and international design awards in the last 40 years. This is a testament to our robust collaboration with clients and commitment to design excellence and technical follow-through on each project.

## Bledsoe Riggert Cooper James // Site and Civil Engineering

Bledsoe Riggert Cooper James is a full service land surveying, civil engineering, and GIS firm providing professional services throughout the states of Indiana, Illinois, Kentucky, Ohio, Tennessee, and West Virginia. We are a Bloomington, Indiana based firm established in 1992 with additional offices in Bedford and Paoli. We have seven registered professional land surveyors supervising up to ten survey crews, two registered professional engineers, two graduate civil engineers, one graduate landscape architect, three CAD Technicians, and four GIS programmers. Our land surveying services include boundary surveys, topographic surveys, land title surveys, property line locates, construction layout and staking, lot surveys, plat preparation, mortgage surveys, control route surveys, plot plans, and aerial photogrammetric control.

Bledsoe Riggert Cooper James is committed to providing a high level of service with honesty, integrity, and professionalism in a timely manner through emphasis on personalized services and direct involvement of our top level management personnel and experienced staff.

## Loftus // MEP Engineering

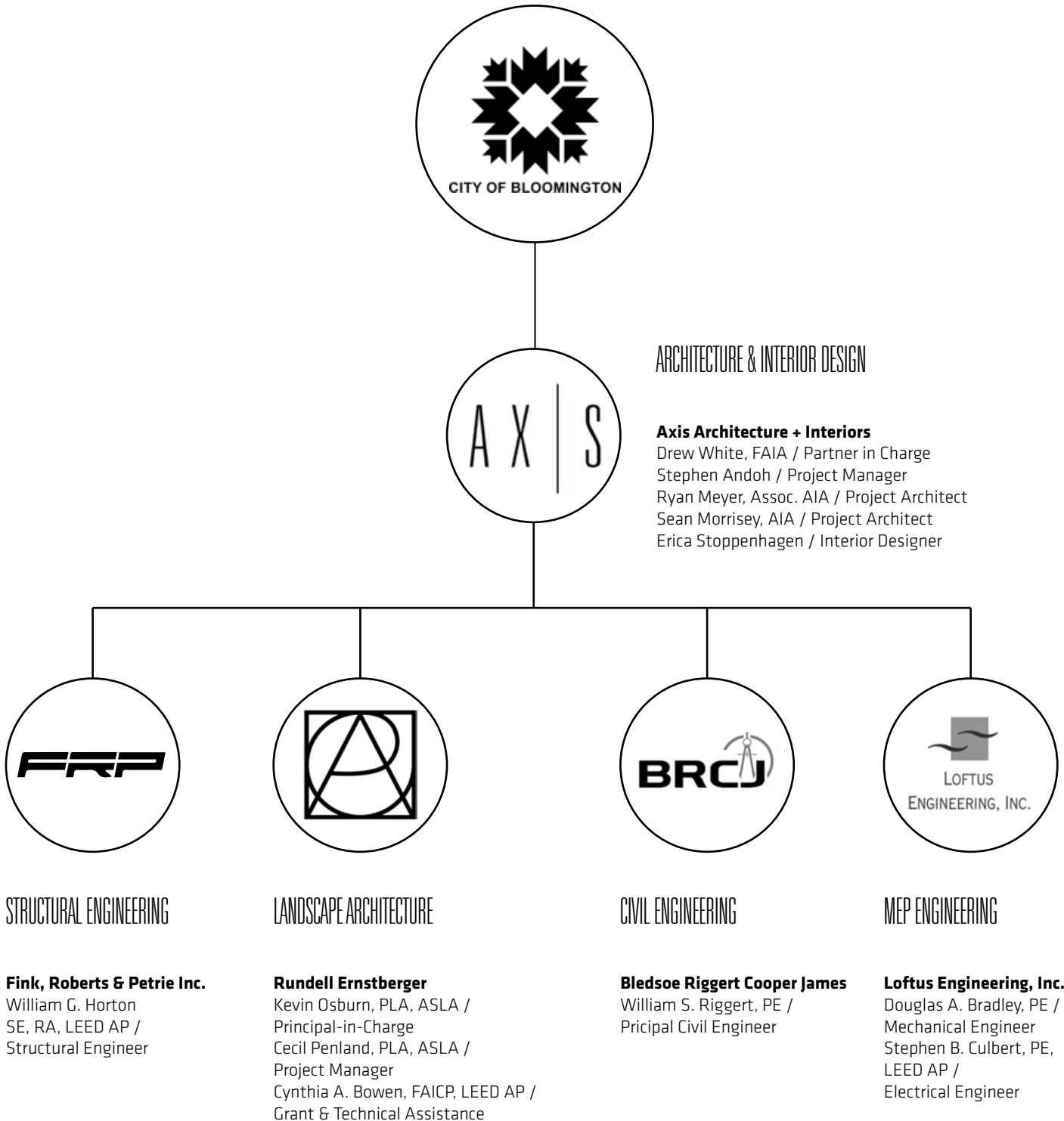
Loftus Engineering, Inc. is a professional consulting firm providing engineered solutions to mechanical, electrical and plumbing challenges. We specialize in mechanical and electrical design and construction services for educational, municipal, commercial, and institutional projects. Loftus Engineering, Inc. is a Woman-Owned Business Enterprise (WBE) certified by the State of Indiana and the City of Indianapolis. The firm's majority owner and president is Karen Loftus, a professional engineer with over 25 years of experience in managing and designing a wide variety of mechanical and electrical engineering projects.

Successful building projects require special attention to detail, while maintaining an overall understanding of the goals and budget of a project. This understanding comes from ongoing communication with all members of the project team, beginning at conceptual design and continuing through construction, commissioning and closeout.

## Fink, Roberts, & Petrie, Inc. // Structural Engineering

FRP is probably best recognized for its structural engineering design of large complex projects over the past five decades. Some of our structural engineering projects include Lucas Oil Stadium, Circle Centre Mall, Indiana Convention Center, Victory Field, Bankers Life Fieldhouse, and the Conrad Hotel. In addition to these well-known high-profile projects, FRP works extensively with Owners and physical plant administrators directly to handle their specific needs. These projects range from small building additions to structural studies to structural repair or reinforcement of existing building components.

# ORGANIZATIONAL CHART





# PROJECT UNDERSTANDING

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In preparation and with an understanding of the importance of knowing the Trades District site and its influences, Axis Architecture + Interiors, Rundell Ernstberger Associates, and Bledsoe Riggert Cooper James all have direct experience with the Trades District in the following manner.

- // Axis designed an office headquarters project in the Trades District on Sites 6a and 6b for Tatus Corporation. The Tatus project was a two level 35,000 square foot building with a below grade parking level. The project also included a research/technology space.
- // Axis designed a conceptual office building for Advise Insurance in the Trades District on sites 6a and 6b. The project included a 10,000 square foot floorplate expandable to three levels with below grade and surface parking options. The project also included a future development site intended for startup technology organizations.
- // REA completed the Trades District Massing Plan in 2019 with development/architectural guidelines.
- // Bledsoe Riggert Cooper James is involved in infrastructure civil engineering currently with the construction of the Trades District Parking Garage.

Our team of consultants is prepared to mobilize and will be ready to start on September 1st allowing for a thoughtful and successful EDA grant application. We understand the deadline for the grant is September 18th and our team will focus on the Preliminary Engineering Report (PER) requirements. Our team has reviewed the Services Agreement and we are prepared to execute the agreement on August 31st before 5pm. In Phase One (Pre-Application Support) we will deliver the basic elements of the PER as indicated in Appendix B. We have team members who have worked on EDA grant support in the past which will allow us to move efficiently and productively through the process.

Once the EDA grant has been awarded to the City of Bloomington, in Phase 2 (Building Design) our team is fully prepared to further develop a 25,000-40,000 sq. ft. Class A building and associated site improvements that will be a tech-focused accelerator and commercialization center. The design will be sensitive to the adjacent context, respect the historical influences of the Dimension Mill/Showers Building and comply with zoning/massing plan guidelines. The project design will focus on green building design, post-COVID influences, technology infrastructure, large meeting spaces with flexibility, lab space, and amenities that connect to the outdoors and enhance the Trades District experience. We are also excited about the potential of conducting workplace strategy sessions with each of the proposed tenants to better understand their needs and challenges when combining “techie” space with office space.

## Potential Problems

The schedule for Phase 1 will be challenging.

## Identify and discuss methods to mitigate those problems

Our team familiarity with the Trades District sites combined with our experience with the EDA grant application process will allow us to be efficient and effective in addressing the Phase 1 schedule challenge. We will require the City of Bloomington to make reasonable and timely decisions during the Phase 1 process. A detailed design and execution schedule will be provided for Phase 1 and Phase 2 and it will summarize responsibilities and required decision points for the design team and the City of Bloomington.

# PROJECT COMPENSATION

## Project Compensation & Hourly Rates

Having participated in several Federally funded projects, we understand the process for this project and the quantity of work required to meet the EDA Grant filing requirements.

We propose to do Phase II work as a percentage of the construction cost which we can negotiate as the project scope and cost become known.

### PHASE I

Architecture, Interior Design MEP, Civil, Structural and Landscape Architecture: **\$46,000**

### PHASE II

We will credit a portion of phase 1 if selected for phase 2. If a survey is needed, it will be provided at an additional cost.

**Proposed Design Fee: 7.5% - 8.5%**

In addition, our current hourly billing rates are as follows:

Principal	\$275/hour
Associate Principal	\$225/hour
Project Manager	\$185/hour
Project Architect	\$150/hour
Interior Designer	\$130/hour
Architectural Associate	\$110/hour
Administration	\$80/hour
Code Review Consultant	\$150/hour

We will bill monthly on the basis of work completed, and our invoices will be due upon receipt. We reserve the right to charge interest on unpaid balances due beyond thirty (30) days.

## Reimbursable Expenses

The project compensation stated above does not include reimbursable expenses. Reimbursable expenses include plotting, blueprinting, laser printing, photocopies, postage, mileage, etc. Reimbursables will be billed monthly in addition to the fee listed above. We anticipate our reimbursable expenses to not exceed \$2500.

# A POST-COVID WORK ENVIRONMENT

## STRATEGIES FOR RESILIENCE POST COVID

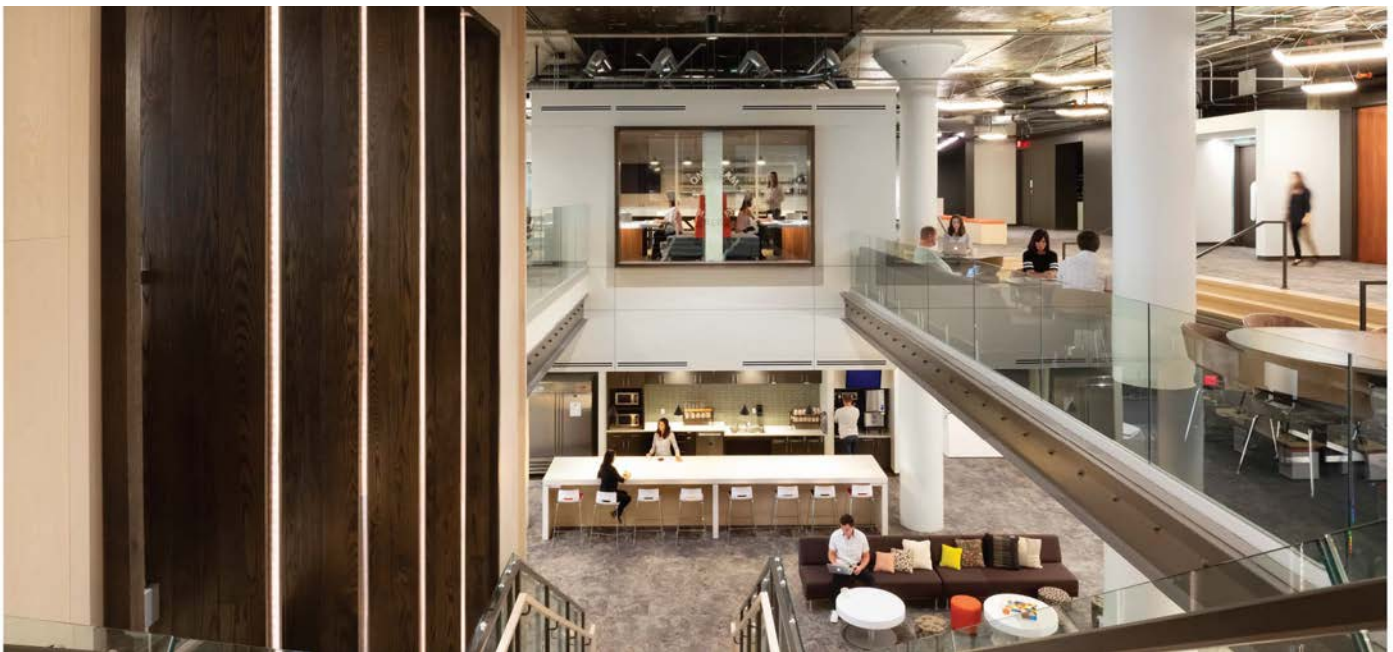
In a time where people have options and choice in where and how to work, what will bring them back to the workplace? To public spaces? After the pandemic has passed, what behavioral patterns will remain?

Recent global events have accelerated market trends focused on a flexible, resilient workplace. As architects, engineers, and designers we are re-thinking strategies to create more resilient office buildings and spaces which are prepared for the inevitable impact of outside factors and that will thrive in response.

Listed below are what we refer to as Areas of Impact:

- Building Entry
- IoT (Internet of Things) Integration
- Parking Access
- Bicycle Facilities
- Vertical Transportation
- Restrooms
- Filtration + Ventilation
- Exterior Spaces
- Wayfinding, Signage + Graphics
- Exterior + Interior Circulation
- Outdoor Amenity Spaces
- FITWEL + WELL Building Certification

Each of the Areas of Impact deserves attention and discussion in the role they will play in creating a resilient building. We welcome the opportunity to talk through in more detail each Area of Impact in the today (Pre-Covid), the tomorrow, and the future.



# SIMILAR PROJECTS





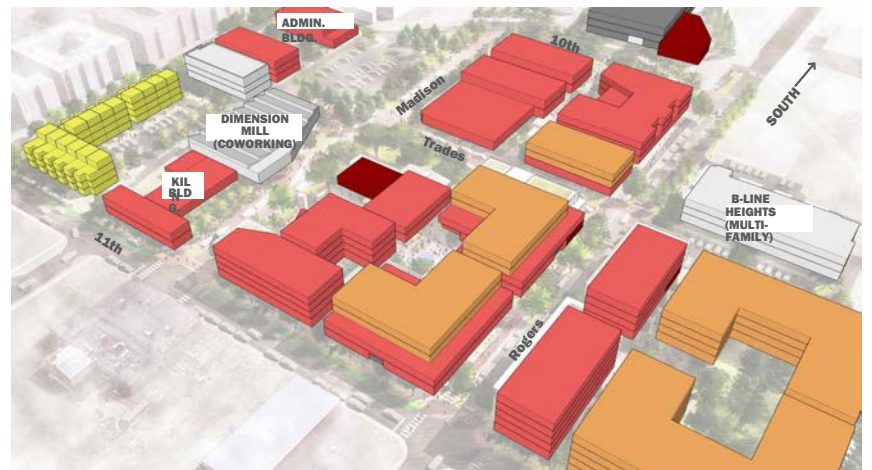
# Trades District Master Plan

REA was commissioned by the City of Bloomington to create a plan for the Trades District, a sub-area of the larger Bloomington Certified Technology Park. The Trades District is envisioned to be a high activity, innovation center comprised of office, restaurant, and housing development with a focus on tech employment.

REA's plan reflects recent investments by the City and private developers, as well as a potential development program and capture rates prepared by Greenstreet. The plan includes a variety of office spaces to support job density and business growth; mixed housing products including condominiums, apartments, and townhomes; enhanced streetscapes to reinforce district character; a series of public and private open spaces to provide places of interest and opportunities for gathering; and use of natural topography to diminish the impact of structured parking facilities.

Deliverables included a market analysis, existing conditions assessment, master plan and presentation renderings, and development guidelines to support implementation of the plan vision. These guidelines highlight building form, massing, setbacks, open space, and architectural character to reinforce a more organic development pattern reflective of surrounding downtown character. They will be used by the City to inform changes to the unified development ordinance or be included in covenants, conditions, and restrictions (CCRs) as the City conveys property to developers. Ultimately, the master plan will be used to better communicate the City's intent for this transformational area and market redevelopment opportunities to local, regional, and national developers.

Construction of a 360 car parking garage to serve anticipated development in the district began in December 2019. In January 2020, it was announced that a collective of local businesses was purchasing and renovating the Showers Kiln Building to provide office space on short-term leases for businesses growing out of The Mill co-working space.



# Tasus Tsuchiya Automotive Systems

The Tasus project was the design and construction of a new headquarters facility located in Bloomington, Indiana as part of a newly named development area called The Trades District. The project site is on 10th Street at the intersection of a new street called Madison Street, west of Morton Street. The parcel is roughly 19,400 square feet in size. We anticipated the building to be 3 to 4 stories in height and roughly 40,000 square feet. It included public lobby space, general office areas, and prototyping lab spaces, to name but a few.

The Design Team was responsible for civil, architectural, interior design and structural design.



FEDERALLY FUNDED PROJECT



JULIA M. CARSON TRANSIT CENTER / INDIANAPOLIS, INDIANA



# Julia M. Carson Transit Center

As the bus system in Indianapolis grew, the Indianapolis Public Transportation Corporation (IndyGo) studied potential sites for their first transit center, a multi-modal hub that would increase efficiency and spur ridership. In 2014, they found an ideal site – a parking lot immediately south of the City-County Building. Here, a new transit center would serve as a gateway to downtown and embody IndyGo’s values: dignity-of-ridership and accessibility-for-all.

The site includes 19 bus bays. A continuous string of glass and metal canopies connect the bus bays, shelter riders from precipitation, and direct safe flow across the site. The transit center also provides ample bike parking, connects passengers to city-wide bikeshare and electrical carshare services, and borders the beloved Indianapolis Cultural Trail. The \$26.5 million building also serves as an iconic gateway to Indianapolis, especially for cars driving west on U.S. Route 40, the National Road. The building’s curved, upturned roof; glass walls; and bright interior establish a welcoming character, and its multiple entrances make passenger flow easy and efficient. The design reflects, in contemporary ways, the Modernist aesthetic of the adjacent City-County Building. The transit center achieved LEED® Gold certification, and its sustainable strategies include the diversion of all stormwater to underground detention or planters, which provide a natural setting in an urban landscape. IndyGo and IndyGo riders report better connectivity, easier route finding, and an accommodating and comfortable environment. The sculptural design, airy interior, and connectivity enhance the entire experience of a rider. Fittingly, the transit center is named for the late Julia M. Carson, the U.S. Congresswoman who, for many years, worked tirelessly for the people of Indianapolis, and helped secure funding for this important city hub.

**Completion:**  
2016

- Awards:**
- AIA Indiana - Honor Award / 2017
  - Monumental Affair - Architecture Honor Award / 2017
  - AIA Indianapolis - Honor Award / 2019
  - AIA Indianapolis - Award of Excellence / 2016
  - ASLA Award of Excellence / 2016



SUSTAINABLE PROJECT - LEED PLATINUM

The Nature  
Conservancy   
Protecting nature. Preserving life.™

THE NATURE CONSERVANCY / INDIANAPOLIS, INDIANA

# The Nature Conservancy

This urban infill project in downtown Indianapolis achieved LEED® Platinum certification with only a Class A office budget. The project transformed a one-acre, largely impervious site with nominal greenspace and a vacated, structurally unsound building into its current state. The new, two-story, 20,000-square-foot building puts The Nature Conservancy's beliefs into action.

The \$4.4 million building features a series of steel and cedar bris-soleis, which serve as passive sun shades. The southern facade is also delineated with Indiana limestone, salvaged bricks from a previous on-site structure, aluminum storefront, and recyclable fiber cement board. The eastern and western facades are clad in cement board, and avoid the extremes of sun exposure. The narrow floor plate and operable windows also provide cross-ventilation, and a modular green roof system reduces the heat island effect and gathers rain water. Green roofs cover roughly 90 percent of the total roof area.

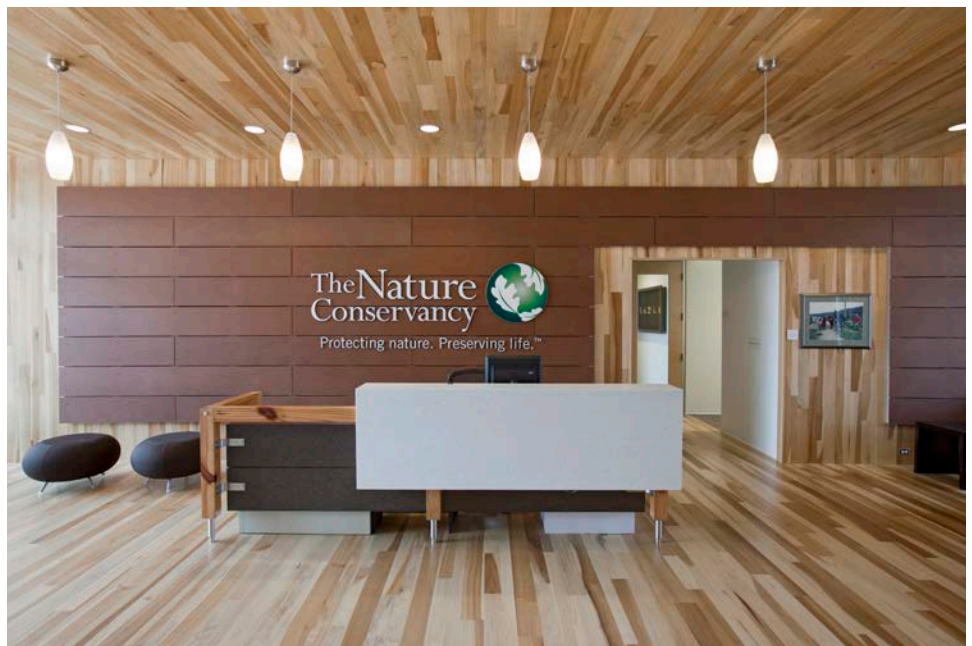
Under the belief that the most sustainable material is "no material," the structural frame is exposed in many areas. The green roof, day-lit spaces, and views to the city establish the connection between indoors and outdoors. Ample public and private gardens, which represent the four eco-regions of Indiana, encompass the building and give insight to The Nature Conservancy's business.



## Completion: 2010

### Awards:

- AIA Indianapolis - Merit Award / 2011
- AIA Indiana - Honor Award / 2010
- IIDA Indiana - Sustainable Design Award / 2011
- Monumental Affair - Architecture Award / 2010
- Monumental Affair - Interior Design Award / 2010
- Monumental Affair - Landscape Architecture Award / 2010
- INASLA Award of Excellence / 2010





SWITCHYARD PARK / BLOOMINGTON, INDIANA

# Switchyard Park

Upon completion of the three-mile B-Line Trail in Bloomington, Indiana, the city turned its attention to Switchyard Park. The park, located on the southern end of the Trail, transforms a former rail yard with significant environmental and ecological challenges into a destination urban park.

The master plan for the 58-acre park focused on restoration, conservation, and green infrastructure strategies. Axis worked with design lead Rundell Ernstberger Associates to incorporate sustainable design in many ways, including LEED certified buildings, constructed wetlands, storm water runoff, and habitat preservation.

Axis designed the pavilion, splash pad restroom building, performance stage, and picnic shelter. We also renovated an existing building into a Bloomington Police Department substation. The pavilion building and the substation were designed to achieve LEED Silver and Certified ratings, respectively. Both buildings have solar power components and rainwater capturing systems, as well as other sustainable elements.

One of the goals was to create a “campus” or “band” with the various buildings. Several common materials were used throughout the park, including exposed steel structures, metal panel facade materials, wood soffit and facade accents, and limestone facades and details. The materials make a subtle nod to the industrial nature of the rail yard, and will last for generations.

Switchyard Park features year-round activities and programming such as concerts, performances, festivals, markets, weddings, and corporate events. It also has Wi-Fi and enhanced connections to vehicular and pedestrian traffic. Overall, Switchyard Park can serve as a catalyst for economic development and community revitalization.

**Awards:**  
ASLA Award of Excellence



CLASS A OFFICE SPACE



RENAISSANCE RENOVATION / INDIANAPOLIS, INDIANA

# Renaissance Renovation Interior Design

The 25,000-square-foot design is composed of an eco-system of collaborative and focused spaces with a mix of private offices and open neighborhoods of workstations giving each person the power of choice of where and how to work.

A visual connection to the Indianapolis skyline will be the first thing a visitor will experience when walking through the main doors. One can see through a large, glass window tucked behind existing cross-bracing, through the main conference room, and then the social hub to the downtown skyline.

The ceiling design connects the spaces together through a ceiling bulkhead with a subtle reveal. The DIRTT system allows for a polished wall with minimal reveals, embedded technology and back-painted glass for a writable surface.

The finishes used throughout the space celebrate contrast. Dark tones emphasize design elements, while light tones act as a backdrop allowing design features to stand out. It is a result of color and material interacting through contrast, texture, and volume. The finishes on the floor are light with subtle transitions of texture.

**Completion:**  
2020



# AWARDS



HAWTHORNE COMMUNITY CENTER / INDIANAPOLIS, INDIANA



**618 Studio**

AIA Indiana - Merit Award / 2002  
Monumental Affair - Architecture Award / 2002

**Bradley and Montgomery (BaM)**

AIA Indianapolis - Citation Award / 2005  
IIDA Indiana - Corporate/Commercial Award / 2005  
Monumental Affair - Architecture Award / 2005

**Business Furniture - multiple projects**

AIA Indiana - Merit Award / 2010  
AIA Indianapolis - Honor Award / 2011  
IIDA Indiana - Corporate/Commercial Award / 2011  
AIA Indianapolis - Merit Award / 2017  
IIDA Indiana - Corporate/Commercial Award / 2017

**Confidential Corporate Client**

AIA Indiana - Merit Award / 2018  
AIA Indianapolis - Citation Award / 2019

**Cummins - Irwin Office Building**

IIDA Indiana - Corporate/Commercial Award / 2015

**Cummins LiveWell Center**

AIA Indiana - Merit Award / 2017  
AIA Indianapolis - Honor Award / 2017  
AIA Indianapolis - Award of Excellence / 2017  
IIDA Indiana - Healthcare Award / 2017

**Doney Penthouse**

AIA Indiana - Citation Award / 2003  
Monumental Affair - Interior Design Award / 2003

**Eli Lilly and Company - Lilly LIFE Center**

IIDA Indiana - Healthcare Award Runner-Up / 2015

**Eli Lilly and Company - M28**

IIDA Indiana - Best of Corporate / 2011  
IIDA Indiana - Best of Show / 2011  
AIA Indianapolis - Citation Award / 2013  
Monumental Affair - Architecture Award / 2013

**Form + Function**

IIDA Indiana - Citation Award / 2000  
Monumental Affair - Interior Design Award / 2000

**Frankey's**

AIA Indiana - Citation Award / 2007  
AIA Indianapolis - Citation Award / 2009

**Indiana Veterans Memorial Cemetery**

AIA Indianapolis - Merit Award / 2005  
AIA Indiana - Merit Award / 2005

**Indianapolis Fire Department - Station No. 14**

AIA Indianapolis - Citation Award / 2001  
AIA Indiana - Merit Award / 2002  
Monumental Affair - Architecture Award / 2002

**Indy Mod**

AIA Indiana - Citation Award / 2014

**Jarden Home Brands**

AIA Indiana - Honor Award / 2015  
AIA Indianapolis - Honor Award / 2017  
IIDA Indiana - Corporate/Commercial Award / 2017

**Julia M. Carson Transit Center**

AIA Indiana - Honor Award / 2017  
Monumental Affair - Architecture Honor Award / 2017  
AIA Indianapolis - Honor Award / 2019  
AIA Indianapolis - Award of Excellence / 2019

**The Marietta**

AIA Indiana - Citation Award / 2019

**The Nature Conservancy**

AIA Indiana - Honor Award / 2010  
Monumental Affair - Architecture Award / 2010  
AIA Indianapolis - Merit Award / 2011  
IIDA Indiana - Sustainable Design Award / 2011

**People's Health & Dental Center**

AIA Indiana - Citation Award / 2011  
AIA Indianapolis - Honor Award / 2011  
Monumental Affair - Architecture Award / 2012

**Rose Residence**

AIA Indianapolis - Citation Award / 2003  
AIA Indiana - Achievement Award / 2004

**Salesforce Marketing Cloud - multiple projects**

AIA Indiana - Merit Award / 2006  
Monumental Affair - Downtown Development / 2006  
Monumental Affair - Interior Design Award / 2006  
Monumental Affair - Innovative Reuse Award / 2009  
Monumental Affair - Interior Design Award / 2009

**Shelbyville Fire Department - Station No. 1**

AIA Indiana - Honor Award / 2007  
AIA Indianapolis - Citation Award / 2009

**Strain Residence**

AIA Indianapolis - Citation Award / 2003  
Monumental Affair - Architecture Award / 2004

**Tangoe**

IIDA Indiana - Economical Design Award / 2017  
IIDA Indiana - Best in Show / 2017

**Ursula David Homes - Private Residence**

AIA Indiana - Citation Award / 2009

**Wheeler Arts Community**

AIA Indiana - Merit Award / 2001  
Monumental Affair - Community Development / 2001  
Monumental Affair - Interior Design Award / 2001  
Monumental Affair - Construction Award / 2001

**White River State Park Visitors Center**

AIA Indiana - Merit Award / 2004

# APPENDIX A / RESUMES





MY STYLE IS RATIONAL,  
CLEAN, AND HONEST.

// Drew White, FAIA, LEED AP  
Founding Partner



## EDUCATION

Master of Architecture / University of Illinois at Chicago (1985)  
Bachelor of Science in Architecture / The Ohio State University (1983)

## EXPERIENCE

Axis Architecture + Interiors / Founding Partner (1995 - present)  
CSO Architects (1993 - 1995)  
JBA Architects / Senior Designer (1990 - 1993)  
Skidmore, Owings & Merrill / Junior Designer (1985 - 1990)

## AFFILIATIONS & COMMUNITY INVOLVEMENT

Registered Architect: GA, IA, IL, IN, KY, MI, MO, NE, NY, OH, TN, WI  
American Institute of Architects / College of Fellows  
American Institute of Architects, Indiana Chapter / Member, Former President  
American Institute of Architects, Indianapolis Section / Member, Former President  
American Institute of Architects, Strategic Council / Former Senior Representative  
Indiana Modern / Former Chairman  
Indianapolis Museum of Art, Design Arts Society / Former Vice President  
Indianapolis Art Center Architecture Camp / Headmaster

## PROJECTS

Business Furniture / various projects  
Cummins - COM Building / renovation  
Cummins - Irwin Office Building / renovation  
Cummins LiveWell Center  
Eli Lilly and Company - Lilly LIFE Center  
Eli Lilly and Company - M28 / renovation  
ExactTarget (now Salesforce Marketing Cloud) / various projects  
Goodwill Industries Office + Charter School  
Indiana Veterans Memorial Cemetery  
Jarden Home Brands / interior renovation  
Julia M. Carson Transit Center  
Tangoe / interior renovation  
The Nature Conservancy  
People's Health Center  
Rolls-Royce - NB6  
White River State Park - Farm Bureau Insurance Lawn (permanent stage)  
White River State Park Visitor's Center



I LIKE TO EXPLORE HOW  
SOCIOCULTURAL FACTORS  
INFLUENCE THE BUILT  
ENVIRONMENT.

// Stephen Andoh, AIA, LEED AP



## EDUCATION

Post Graduate Diploma in Architecture / Kwame Nkrumah University, Ghana (1987)  
Bachelor of Science in Design / Kwame Nkrumah University, Ghana

## EXPERIENCE

Axis Architecture + Interiors / Project Manager (2010 - present)  
DLZ Indiana / Project Manager (2000 - 2010)  
Karlsberger Associates / Designer (1996 - 2000)

## AFFILIATIONS & COMMUNITY INVOLVEMENT

Registered Architect: IN  
LEED Accredited Professional  
American Institute of Architects, Indiana Chapter / Member  
American Institute of Architects, Indianapolis Section / Member

## PROJECTS

Indianapolis Public Schools - Arsenal Technical High School  
Indianapolis Public Schools - No. 47  
Indianapolis Public Schools - No. 67  
Kokomo Fire Department - Station No. 2  
Lincoln Apartments Veterans Housing  
OneAmerica / various projects  
Tindley Preparatory Academy  
White River State Park - Farm Bureau Insurance Lawn (permanent stage)



I FOCUS ON DEVELOPING  
MEANINGFUL DESIGN  
SOLUTIONS THAT ARE  
ROOTED WITH A SENSE  
OF PLACE.

// Sean Morrissey, AIA  
Project Architect



## EDUCATION

Master of Architecture / Clemson University (2014)  
Bachelor of Science in Architecture / Ball State University (2011)

## EXPERIENCE

Axis Architecture + Interiors / Project Architect (2019 - present)  
The Miller Hull Partnership (Seattle, WA) / Project Architect (2016 - 2019)  
OZ Architecture (Denver, CO) / Intern Architect (2014-2016)  
Axis Architecture + Interiors / Intern Architect (2013, 2011-2012, 2010)

## AFFILIATIONS & COMMUNITY INVOLVEMENT

American Institute of Architects  
Registered Architect: Washington State  
Young Architects Forum  
ACE Mentorship Program (Seattle - Previous)  
AIA Seattle Design and Wellbeing Committee Member (Previous)

## PROJECTS

Old Town Development Headquarters Building  
Murphy Park Community and Aquatics Center  
Traders Point Junior High School  
International Arrivals Facility at Sea-Tac Int. Airport (Miller Hull Partnership)  
East Kapolei Middle School Campus (Miller Hull Partnership)  
Seattle Waterfront Overlook Walk and Building B (Miller Hull Partnership)  
University of Colorado, CASE Building (OZ Architecture)  
Denver Design District (OZ Architecture)  
South Metro Fire and Rescue Authority Station #31 and 32 (OZ Architecture)  
6 E Washington Street  
IUPUI Housing and Offices  
IndyGo Transit Center  
618 Studio  
Wayne Township Fire Department Station #82  
Tindley Charter Middle School  
IndyGo Red Line Stations (Competition)



# MY STYLE OF DESIGN IS CONTEMPORARY AND CONTEXTUAL.

// Ryan Meyer, Associate AIA,  
LEED AP



## EDUCATION

Master of Architecture / University of Cincinnati (2009)  
Bachelor of Science in Architecture / University of Cincinnati (2007)

## EXPERIENCE

Axis Architecture + Interiors / Architectural Associate (2015 - present)  
David Brody Bond (2010 - 2015)  
William McDonough + Partners (2007)  
Studios Architecture (2006)

## AFFILIATIONS & COMMUNITY INVOLVEMENT

LEED Accredited Professional

## PROJECTS

10 Press - warehouse convert to studios\*  
IAC Headquarters  
Indianapolis Public Library - Brightwood branch  
Jack Elstro Park  
The Levinson - mixed-use project in Noblesville  
Mooresville Bicentennial Park  
National Great Blacks in Wax Museum\*  
National Museum of African American History\*  
Richard B. Lugar Plaza  
St. Elizabeth's Gateway Pavilion\*  
South African Embassy\*  
Tarkington Park  
Waterside (GM Stamping Plant) - redevelopment study

\* Project completed while working at a previous firm.



I BELIEVE EVERY SPACE  
DESERVES A GOOD,  
WELL-THOUGHT OUT  
DESIGN.

// Erica Stoppenhagen  
Interior Designer



## EDUCATION

Bachelor of Science in Interior Design / Ball State University (2015)

## EXPERIENCE

Axis Architecture + Interiors / Interior Designer (2015 - present)

## PROJECTS

CarDon & Associates - Cedar Village Senior Living Community

Crawfordsville Fire Department - Station No. 2

Direct Connect Logistix (DCL)

Goodwill Industries of Central Indiana

Hammond Fire Department - Station No. 8

Lancaster Lofts

Milliman

Monticello Fire Department - Station No. 1

Wabash National

Waterside

West Lafayette City Hall

Zotec



# KEVIN OSBURN, PLA, ASLA

Principal-in-Charge, Landscape Architecture & Site Design



Kevin is the President and Managing Principal at REA, with over 30 years of experience in the design, management, and implementation of the firm's most complex urban design and public space projects. With an award-winning portfolio that includes urban open spaces and plazas, multi-modal streetscape networks, destination parks, green infrastructure, and mixed use developments, Kevin brings a committed focus to the integration of aspirational design, transformative placemaking, distinctive and enduring detailing, and environmental performance to create inspiring places that foster community, connectivity, and enhanced quality of life. He has extensive experience leading multidisciplinary teams and the firm's community-based design process that engages stakeholders and empowers constituents in the creation of a consensus vision for significant public projects.

Select experience includes the **Trades District Master Plan**, **Switchyard Park**, and the **Gateways Master Plan** for the City of Bloomington; **Campus Martius Park** in Detroit, MI; **Block 9 Plaza** in Fargo, ND; and the **Twin Aire Redevelopment Plan** in Indianapolis.

## EDUCATION

Ball State University  
Bachelor of Landscape  
Architecture, 1990

## PROFESSIONAL REGISTRATION

Indiana, Illinois, Michigan,  
Pennsylvania, Arkansas

## MEMBERSHIPS

American Society of  
Landscape Architects

Urban Land Institute

Placemaking Committee for the  
Indianapolis Regional  
Center Plan 2020

Association of Pedestrian and  
Bicycle Professionals

Board Member, Indianapolis  
Parks Foundation

Congress for the New Urbanism

Stanley K. Lacy Executive  
Leadership Series, Class XXXIII

## RECOGNITION

2013 Outstanding Alumni  
Achievement Award,  
College of Architecture & Planning,  
Ball State University

2018 INASLA Claire Bennett  
Legacy Award

## SELECT EXPERIENCE



**Trades District Master Plan**  
*Bloomington, IN*



**Switchyard Park**  
*Bloomington, IN*



**Gateways Master Plan**  
*Bloomington, IN*



**Nature Conservancy  
Headquarters, Indianapolis, IN**



**Richard G. Lugar Plaza**  
*Indianapolis, IN*



**Tarkington Park**  
*Indianapolis, IN*



**Discovery Park, Purdue University**  
*West Lafayette, IN*



**Campus Martius Park**  
*Detroit, MI*



**Monon Boulevard & Midtown  
Plaza, Carmel, IN**





# CECIL PENLAND, PLA, ASLA

Project Manager, Landscape Architecture & Site Design



Cecil is a registered landscape architect and Principal at REA, where he manages a variety of projects from the early stages of initial design throughout construction administration. Cecil has been an integral part of several projects including streetscapes, parks, commercial and campus developments, and an array of master planning efforts. These projects have ranged from small, site specific projects to large, comprehensive planning studies, and have entailed the development of presentation graphics, 3D models, site designs, cost estimates, construction documents, and construction administration.

Cecil has led the design and construction documents for Bloomington's **Switchyard Park**, that has a spray plaza, a multi-use pavilion, performance lawns and stage, playground, and dog parks. Cecil's other recent work has included **Daleville Town Hall Park**, **Muncie Arts & Cultural Trail**, **Prairie Creek Park**, and **Jack Elstro Plaza**.

### EDUCATION

Ball State University  
*Bachelor of Landscape Architecture*

### PROFESSIONAL REGISTRATION

Indiana

### MEMBERSHIPS

American Society of Landscape Architects

Town of Dublin, Indiana Parks Ad-Hoc Committee

### SELECTED EXPERIENCE



**Switchyard Park**  
*Bloomington, IN*



**Jack Elstro Plaza**  
*Richmond, IN*



**Julia Carson Transit Center**,  
*Indianapolis, IN*



**Ball State University, AJ Courtyard**,  
*Muncie IN*



**Daleville Town Hall Park**  
*Daleville, IN*



**BSU East Mall Master Plan**  
*Muncie, IN*



**Cannan Commons**  
*Muncie, IN*



**Muncie Arts & Culture Trail**  
*Muncie, IN*



**Prairie Creek Park**  
*Frankfort, IN*



# CYNTHIA A. BOWEN, FAICP, LEED AP

Grant Writing & Technical Assistance



Cynthia is a certified planner with significant design and policy-oriented experience. She has completed more than 100 multi-discipline, diverse projects in her 24 year career and has extensive knowledge and experience with grant writing, TIF District development, community input and developing consensus around planning and design issues. Her national and international urban planning and design experience includes preparation of plans and strategies for major property redevelopments, mixed-use communities, and downtown districts. Cynthia is currently the national Immediate Past President of the American Planning Association, giving her a broad perspective on national issues, trends, and initiatives in urban planning and design.

Cynthia has prepared OCRA, STP, TIGER and EDA grant applications that have resulted in funding for projects as well as created tax increment financing (TIF) districts that have created dedicated funding sources for projects identified in redevelopment plans in accordance with various state laws. Some of her grant writing includes clients and projects **International Market Place**, Indianapolis, IN; **Streetscape Enhancement**, Monroe, OH; **Twin Aire Redevelopment Plan/SEND**, Indianapolis, IN; **City of Elkhart**, IN; **Monument Circle**, Indianapolis, IN; **Jefferson Street United Merchants Partnership**, Nashville, TN and the **City of West Dayton**, Dayton, OH.

## SELECTED EXPERIENCE

### EDUCATION

Ball State University  
*Bachelor of Science,  
Urban Planning & Development*

*Bachelor of Science,  
Environmental Design*

### PROFESSIONAL REGISTRATION

Fellow of the American Institute of  
Certified Planners  
LEED Accredited Professional

### MEMBERSHIPS

American Planning Association  
Indiana Chapter of the American  
Planning Association  
US Green Building Council



**Twin Aire Redevelopment Plan**  
*Indianapolis, IN*



**Market Street Design**  
*Indianapolis, IN*



**Monument Circle Reconstruction**  
*Indianapolis, IN*



**Forward Monroe: Comprehensive  
Plan & Streetscape  
Enhancements, Monroe, OH**



**IMC Mixed-Use District Plan**  
*Indianapolis, IN*



**Central Clarksville Master Plan**  
*Clarksville, IN*



**I-69 Interchange Area Master  
Plan, Pike County, IN**



**University Parkway Corridor Plan**  
*Vanderburgh County, IN*



**Greater West Dayton Corridors  
Plan, Dayton, OH**



## **WILLIAM S. RIGGERT, PE – Principal Civil Engineer**

Bill was born and raised in Wisconsin and graduated from the University of Wisconsin, Madison. He spent several years working for the U.S. Navy in civil engineering, project management, and construction administration in Louisiana and Indiana. Before joining the company in 1995, Bill served the City of Bloomington, first as City Engineer and later as Assistant Director of Utilities. Throughout his career, Bill has had a great deal of experience with public works projects, site development, and infrastructure improvements. He is also active in the community, serving on a number of local government boards.

### **EDUCATION**

University of Wisconsin, Madison, WI  
Bachelor of Science Degree in Civil and Environmental Engineering, 1981

### **REGISTRATION**

Indiana PE - #PE60870231  
Illinois PE - #062.063340  
Wisconsin PE - #28079

### **PROFESSIONAL AFFILIATIONS**

American Society of Civil Engineers

### **RELEVANT PROJECT EXPERIENCE**

#### **BT Downtown Transit Center**

As a subconsultant we provided land surveying and civil engineering services for the site design associated with Bloomington Transit's Downtown Transit Center, including temporary erosion control; grading; stormwater collection, conveyance, and treatment; utility relocations for communications, electric, and natural gas; and water, fire protection, and wastewater service lines.

#### **The Mercury Building, Morton Street Parking Garage, and Hilton Garden Inn**

As a subconsultant we provided land surveying and civil engineering services for the redevelopment of the old Register Parking Garage site bounded by College Avenue and Morton Street between 6th and 7th Streets into the City's Morton Street Parking Garage surrounded by the Hilton Garden Inn and The Mercury mixed use building. The project included selective site demolition; utility relocations for communications, electric, and natural gas; water and sanitary sewer main upgrades; storm sewer system improvements; streetscape; a courtyard; and water, fire protection, and wastewater service lines for the buildings.

#### **Smallwood Plaza, Smallwood Pike, and the Morton 400 Building**

As a subconsultant we provided land surveying and civil engineering services for the redevelopment of the old Sarkes Tarzian site bounded by College Avenue and Morton Street between 8th and 9th Streets into the Smallwood Plaza and Morton 400 apartment and commercial space building and the renovation of the historic Smallwood Pike building for Bub's Burgers. This project included selective site demolition; utility relocations for communications, electric, and natural gas; water and sanitary sewer main upgrades; storm sewer system improvements; streetscape; a courtyard; and water, fire protection, and wastewater service lines for the buildings.

#### **SpringHill Suites**

As a subconsultant we provided land surveying and civil engineering services for the SpringHill Suites hotel at 501 N. College Avenue. The project included a parking garage and commercial along Morton Street. Our scope of work addressed erosion control, selective site demolition, extension of a new water main along College Avenue, a new storm sewer along 9th Street, streetscape, as well as water, fire protection, and wastewater service lines.



## William G. Horton, S.E., R.A., LEED AP

*Fink Roberts & Petrie, Inc.  
President*

Mr. Horton has been with Fink Roberts & Petrie, Inc. since 1989. Prior to joining FRP, Mr. Horton served as Structural Project Engineer with Chris P. Stefanos Associates in Chicago and with Walker Parking Consultants in Indianapolis. His project experience includes hospitals, university facilities, athletic venues, low and high rise offices, commercial and residential buildings, and parking structures. Mr. Horton has been involved in the structural design of buildings constructed with cast-in-place concrete, precast concrete and structural steel. Mr. Horton's duties have also included project management of all phases of construction projects from the proposal stage through coordination and construction administration. Additional duties include business development and staff management.

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### EDUCATION

University of Illinois at Urbana-Champaign  
Master of Architecture, BS Architectural Studies  
Graduate with High Honors

### REGISTRATION

SE: Illinois #004899  
Architect: Illinois #012889  
Indiana #19400116  
New Jersey #21AI01991100

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### RELEVANT EXPERIENCE

Big Ten Headquarters  
2-story, 50,000 sq ft. structural steel  
frame office building.  
Rosemont, IL

Woodland VI Office Building  
4-story structural steel frame office  
building; 150,000 square feet.  
Indianapolis, IN

Ball State University  
Alumni Center Office Building  
2-story structural steel frame office  
and meeting space  
Muncie, IN

Indianapolis Motor Speedway  
Administration Building  
Structural steel office building  
Indianapolis, IN

Indiana University Foundation  
2-story structural steel frame office  
building  
Bloomington, IN

River Road II Office Building  
4-story structural steel office  
building; 100,000 square feet.  
Indianapolis, IN

Thomson Consumer Electronics  
Administration Building  
4-story structural steel frame  
building  
Indianapolis, IN

# Douglas A. Bradley, P.E.

*Principal, Director of Engineering  
Mechanical Department Manager*



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## Education

*BS, Mechanical Engineering, Purdue  
University, 1993*

## Registration

*Registered Professional Engineer:  
Indiana*

## Affiliations

*American Society of Heating,  
Refrigerating and Air Conditioning  
Engineers (ASHRAE)*

*American Society of Plumbing  
Engineers (ASPE)*

An experienced mechanical systems engineering project manager, Doug specializes in finding tailored solutions to his clients' HVAC and plumbing needs. His strengths begin with his broad knowledge of HVAC equipment, systems and controls. With more than 25 years of experience in the field of mechanical engineering, he has designed and specified HVAC and plumbing systems for a wide range of building projects including higher education, health care and laboratory projects.

Doug will bring his mechanical engineering experience to the Harshman Hall project, with his in-depth investigative techniques, thoughtful analysis of varied solutions and critical assessment of the risks and benefits of each perspective strategy for supporting modifications to existing buildings.

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## Relevant Project Experience:

### Mid-America Science Park

*Renovation for New Technology, Innovation and Entrepreneurship Center*

### Purdue University, West Lafayette, IN:

*Jischke Hall for Biomedical Engineering Phase II – The Innovation Wing  
Engineering Growth Plan Studies and Renovation Projects:*

- *Grissom Hall Renovation for Industrial Engineering*
- *Electrical Engineering Building*
- *Materials and Electrical Engineering Building*
- *American Railway Building*
- *Hampton Hall of Civil Engineering Ground Floor and Basement Renovation*

*Roger B. Gatewood Wing of Mechanical Engineering*

*Krach Leadership Center*

*Wiley Hall Student Success Center*

*Brees Student Athlete Academic Center*

### Indianapolis Airport Authority

*New Airport Operations Center / Emergency Center*

*Controlled Temperature Space for Air Cargo*

### University of Louisville

*Renovation for New Delphi Teaching Innovation Learning Center*

### Eli Lilly and Company

*Renovations for Automated Culture Evaluation System Labs*

*Technical Center Utility Building Infrastructure Upgrades*

### IU Health

*Bloomington Regional Academic Health Campus – Clinic Building*

*Rebound Physical Therapy Facility, Bloomington, IN*

*8 East Patient Rooms, Methodist Hospital*

*EMU Control Room Expansion, Methodist Hospital*

# Stephen B. Culbert,

## P.E., Leed AP

*Electrical Department Manager and  
Project Manager*



Stephen is the firm's Electrical Engineering Department Manager. He brings 30 years of experience in the fields of electrical engineering, communications and acoustics to our team. He has designed and overseen a wide range of renovation projects including replacement and modifications to power distribution, lighting, life safety systems, communications systems and acoustics.

Several of Stephen's recent past projects have prepared him to serve as electrical engineer of record on the Ivy Tech Fort Wayne Renovation and Master Planning project. He has researched and prepared numerous feasibility studies for higher education facilities, similar to the Harrison Hall project, most of which have transitioned into full design and construction efforts.

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### Education

*BS, Electrical Engineering, University  
of Rochester, 1988*

### Registration

*Registered Professional Engineer:  
Indiana, Kentucky*

*Leadership in Energy & Environmental  
Design Accredited (LEED-AP)*

### Affiliations

*National Society of Professional  
Engineers*

*Indiana Chapter, Society of  
Professional Engineers (ASPE)*

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### Relevant Project Experience:

#### Purdue University, West Lafayette, IN:

*Jischke Hall for Biomedical Engineering Phase II – The Innovation Wing*

*Engineering Growth Plan Studies and Renovation Projects:*

- *Electrical Engineering Building*
- *Materials and Electrical Engineering Building*
- *American Railway Building*
- *Hampton Hall of Civil Engineering Ground Floor and Basement Renovation*

*Wiley Hall Student Success Center*

*James B. Dworkin Student Services and Activities Complex*

*Brees Student Athlete Academic Center*

*Birck Nanotechnology Center Static UPS Replacement*

*Heine Pharmacy Building – Multiple Laboratory Renovations*

#### Ivy Tech Community College

*Muncie Campus Additions & Renovations*

*Sellersburg Campus Pfau Hall Master Plan*

#### University of Louisville

*Renovation for New Delphi Teaching Innovation Learning Center*

*Ekstrom Library – Multiple Renovation Projects*

#### Ball State University

*Multiple renovations to Business Academic Building*

#### Indiana University Health

*Bloomington Regional Academic Health Campus – Clinic Building*

#### Indianapolis Airport Authority

*Controlled Temperature Space for Air Cargo*

**EXHIBIT B**

STATE OF INDIANA )  
 )SS:  
COUNTY OF \_\_\_\_\_ )

**E-VERIFY AFFIDAVIT**

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the \_\_\_\_\_ of \_\_\_\_\_.  
(job title) (company name)
2. The company named herein that employs the undersigned:
  - i. has contracted with or seeking to contract with the City of Bloomington to provide services; **OR**
  - ii. is a subcontractor on a contract to provide services to the City of Bloomington.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the company named herein does not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
4. The undersigned hereby states that, to the best of his/her belief, the company named herein is enrolled in and participates in the E-verify program.

\_\_\_\_\_  
Signature

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

STATE OF INDIANA )  
 )SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public's Signature

\_\_\_\_\_  
Printed Name of Notary Public  
My Commission Expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_

**EXHIBIT C**

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

**NON-COLLUSION AFFIDAVIT**

The undersigned offeror or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

**OATH AND AFFIRMATION**

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Axis Architecture Interiors, LLC

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

\_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public's Signature

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_



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

**Please Note:**

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

***To Be Completed by Requesting Party:***

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

**Project Manager(s):** Jeff Underwood, Alex Crowley, Jane Kupersmith, Daniel Dixon

**Project Description:**

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

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

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

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

**Location:** Bloomington Trades District.

**Model:** A nonprofit entity will be established to run the Center.

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



**22-16**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**AMENDMENT TO AGREEMENT WITH J.S. HELD**  
**FOR PROJECT MANAGEMENT SERVICES FOR THE HOPEWELL SITE**

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

WHEREAS, in Resolution 18-31, the RDC approved an agreement to purchase the legacy Indiana University Health-Bloomington Hospital site at 2nd and Rogers Streets and surrounding parcels to redevelop it into the new Hopewell neighborhood (“Hopewell”); and

WHEREAS, in Resolution 20-96, the RDC approved an Agreement with CORE Planning Strategies to serve as the project manager for the redevelopment of the Old Hospital Site (“Services”); and

WHEREAS, CORE Planning Strategies was acquired by and became J.S. Held LLC (“J.S. Held”); and

WHEREAS, the redevelopment of the Hopewell site continues, and the City has continued need for a project manager throughout 2022 (“Additional Services”); and

WHEREAS, Staff have negotiated an amendment to the agreement with J.S. Held, which is attached to this Resolution as Exhibit A (“Amendment”), to perform the Additional Services for an amount not to exceed an additional \$250,000 for a grand total not to exceed amount of \$367,342.00; and

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

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

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

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public’s best interests.
2. The RDC approves the Amendment and finds the above described expenditures for the Project serve the public’s best interests and are an appropriate use of the Consolidated TIF.
3. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed a total of \$367,342.00 to pay for the Services under the Agreement and Amendment, to be payable in accordance with the terms of the Agreement as amended (“Payment”).

4. The Payment authorized above may be made from the Consolidated TIF. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorization provided under this Resolution shall expire on December 31, 2022.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

---

Date



**Amendment No. 01  
Owner’s Project Management Agreement  
City of Bloomington Redevelopment Commission**

WHEREAS, on December 1, 2020, the City of Bloomington Redevelopment Commission (“RDC”) and J. S. Held LLC (“J.S. Held”) (collectively “Parties”) entered into an agreement for Project Management services for the Bloomington Hospital Site Redevelopment project (“Agreement”); and

WHEREAS, the project continues to progress forward with additional need for Project Management Services through the end of December 2022; and

WHEREAS, the Parties want to execute this Amendment to the Agreement to add the additional Project Management Services, increase compensation, and extend the term of the Agreement (“Amendment”).

NOW, THEREFORE, it is agreed between the parties that:

**I. Paragraph 1.12:** Services to be performed under this Amendment shall commence on January 1 2022, and shall be completed no later than December 2022, extending the Agreement to December 31, 2022, except as noted for Development Owner’s Representative Services, which are requested through September 2022.

**II. Paragraph 1.15:** Compensation for on-going Project Management Services and Development Owner’s Representative services as defined in other paragraphs of the Agreement and this Amendment will increase in the amount of \$250,000 increasing the total compensation not to exceed \$367,342.00. The rates shown below are for the calendar year 2022.

Staff Name	Position	Hours/Week	# Weeks	Rate	Total
Deb Kunce	Project Manager	16	48	\$ 230	\$ 176,640
Nick Keyes	Development Owner’s Rep	12	21	\$ 195	\$ 49,140
Susan Drattlo/Ashleigh Totten	Admin Support	3	48	\$ 100	\$ 14,400
Aaron Vollet	Cost Estimating	37	n/a	\$ 135	\$ 5,000
Reimbursables Allowance					\$ 4,820
				TOTAL	\$ 250,000

**III. Paragraph 1.11:** Development Owner’s Rep services are added to these contracted services and will extend until September 2022 to include these services

- Help secure a national broker that aligns with CoB values
- Develop Best Use Analysis market review with support of broker
- Build on SB Friedman financial models with new data from the Best Use Analysis and strategies on development deal options
- Provide list of potential developers that align with CoB values
- Begin socialization of Phase I East opportunities with local and national developers to build interest
- Develop RFI (s) for Phase I East parcels



- Develop RFI/RFQ process to solicit and select long term Development Owner’s Rep solution

**IV. Paragraph 1.29:** Any future notices required by this Agreement shall be made in writing to the Project Manager with the new address specified below:

Debra S. Kunce, FAIA  
 J.S. Held  
 429 N. Pennsylvania St., Suite 304  
 Indianapolis, IN 46204

**V. Exhibit A:** The following Staff will be added to the Staff List

Staff Name	Company Name	Team Role
		Managing Principal / Project Manager
Deb Kunce	J.S. Held	
Nick Keyes	J.S. Held	Development Owner’s Rep
Susan Drattlo	J.S. Held	Administrative Support
Josh Scism	J.S. Held	Project Support
Aaron Vollett	J.S. Held	Cost Estimating

**VI.** In all other respects, the Agreement shall continue in effect as originally executed.

APPROVED this \_\_\_\_\_ day of March, 2022.

OWNER:  
 City of Bloomington Redevelopment Commission

PROJECT MANAGER:  
 J. S. Held

Printed: Cindy Kinnarney  
 Title: President

Printed: Debra S. Kunce  
 Title: Vice President

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

**Please Note:**

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

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

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

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

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

**Project Timeline:**

Start Date: January 2018

End Date: December 31, 2023

**Financial Information:**

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

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

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

Step	Description	Estimated Cost	Timeline
1	<b>Consulting</b>	\$638,910	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$39,410	2021
	1c. Proj. Mgmt (JS Held)	<del>\$367,000</del> \$367,342	2021-2022
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$15,000 \$12,482	2022
2	<b>Appraisals</b>	\$50,000	2018-2023
3	<b>Project Agreement with IU Health</b>	\$6,500,000	2018-2024
4.	<b>Due Diligence with Environmental Assessment</b>	\$79,865.63	Nov.2018-Mar. 2019
5.	<b>Master Planner</b>	\$410,000	2020-21
6.	<b>1st Street Reconstruction</b>	\$4,935,959.03	2020-2023
	6a. Design – VS Engineering	\$729,029.03	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	Tentatively Estimated \$90,000	Nov. 2021 – May 2022
	6c. Construction Inspection	Tentatively Estimated \$475,000	Apr. 2023 – Nov. 2023
	6d. Construction	Tentatively Estimated \$3,650,000 (including \$2,905,934 federal funding)	Apr. 2023 – Nov. 2023
7.	<b>Phase 1 East</b>	\$16,835,506	June 2021 – Dec. 2023
	7a. Design – Shrewsberry & Associates, LLC	\$1,048,880	2021-2022
	7b. Property Acquisition	\$641,094	2021-2022
	7c. Demolition and Remediation	\$2,391,291	2022-2023
	7d. Construction Engineering	\$1,778,000	2022-2023
	7e. Construction	\$10,726,242	2022-2023
	7f. Utility Costs	\$250,000	2022-2023



8.	Kohr Admin Redev.	TBD	TBD
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**TIF District:** Consolidated TIF (Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

- Resolution History:**
- 18-13 Project Review and Approval Form
  - 18-17 Approval of Contract with Urban Land Institute
  - 18-31 Approval of Agreement with IU Health for Purchase of Old Hospital Site
  - 18-61 Approval of Funding for Phase 1 Environmental Assessment
  - 18-85 Approval of Funding for Due Diligence and Phase 2 Environmental Assessment
  - 19-28 Approval of Funding for Due Diligence and Legal Fees
  - 19-44 Approval of Third Amendment to Purchase Agreement
  - 19-94 Approval to Keep Parking Garage
  - 19-95 Approval of Fourth Amendment to Purchase Agreement
  - 20-09 Approval of Amended Project Review Form
  - 20-12 Agreement with Master Planner – SOM
  - 20-79 Design Contract for 1st Street Reconstruction
  - 20-86 Purchase Agreement for 413 W. 2nd Street
  - 20-93 Approval of Phase II Assessment for 413 W. 2nd Street
  - 21-32 Design Contract for Phase 1 East
  - 21-45 Amended Project Review and Approval Form
  - 21-80 Agreement for Naming and Branding Services
  - 21-85 Addendum to 1st Street Design Contract
  - 22-10 Amended Project Review and Approval Form
  - 22-13 Sustainability Consultant Agreement – Guidon
  - 22-16 Amendment to Agreement with J.S. Held

*To Be Completed by Redevelopment Commission Staff:*

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

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

## **PROJECT MANAGEMENT AGREEMENT**

### **CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION , BLOOMINGTON, INDIANA**

THIS PROJECT MANAGEMENT AGREEMENT (the "Agreement") is effective as of the 1st day of December, 2020, between the City of Bloomington Redevelopment Commission ("Owner"), and CORE Planning Strategies, LLC, ("Project Manager")

WHEREAS, the Owner desires to redevelop the real estate commonly referred to as the Bloomington Hospital Site Redevelopment ("Project"). The BHRU consists of approximately 27 acres located in downtown Bloomington and is intended to be redeveloped into multiple development parcels for a variety of rezoned uses. The Project Manager shall perform standard project management duties pursuant to direction by the City of Bloomington and the Redevelopment Commission and high-level defined herein. .

### **Agreement**

NOW, THEREFORE, the parties hereby agree as follows:

1.1 The term "Designer" means and includes all architects and engineers furnishing architectural/engineering services in connection with any aspect of the Project (the "Work").

1.2 The term "Builder" means and includes all contractors, subcontractors, materialmen, suppliers and vendors performing and/or furnishing labor, services, materials, supplies and equipment (the "Work") and incorporated herein.

1.3 The term "Developer" means and includes both the Designer and the Builder who have teamed together to design, build, and develop the property.

1.4 The term "Contract Documents" means and includes the drawings and specifications relating to any Project prepared or to be prepared by the Designer.

1.5 All of the service described in this Section 1.7 and in the following Sections 1.8-1.12 shall all be considered "Services" under this Agreement.

1.6 The Services to be performed under this Agreement shall commence the date of this Agreement and shall be completed no later than the schedule outline in Section 1.10.

1.7 The Project Manager is not an agent of the Owner, but an independent contractor with authority to act on behalf of the Owner only to the extent provided in this Agreement.

1.8 The Project Manager shall further the interests of the Owner by furnishing the Project Manager's best skill and judgment in planning, managing, and coordinating the design and construction phases of the Project. The Project Manager's Representative shall furnish a qualified professional staff for the performance of the services under this Agreement. The Project Manager shall provide the persons identified in Exhibit A attached hereto.

1.9 Consultant shall be responsible for completion of the Services in a manner to meet the professional standards consistent with the Consultant's profession in the location and at the time of the rendering of the services. The City shall not unreasonably withhold its approval as to the adequacy of Consultant's performance. Upon notice to Consultant and by mutual agreement between the parties, Consultant will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.

1.10 Notwithstanding any other provision of this Agreement, it is the intent of the parties that CORE Planning Strategies, LLC shall act as the Project Manager in connection with the Project. Therefore, the Project Manager shall (i) assist the Owner in the performance of all Owner obligations related to redevelopment responsibilities; (ii) review all documents submitted to the Owner for review and make appropriate recommendations to the Owner, and (iii) take such action as it deems necessary to protect the Owner's interests in the Project, including budgeting, scheduling, quality, and coordination with the current hospital ownership entity et al. as required as Project Manager.

1.11 The Project Manager shall provide services expressed herein and facilitate the achievement of Project goals.

1.11.1 Overarching goals of the Project are:

- Coordinate necessary infrastructure and grading improvements
- Rezone the Project real estate as required by the City of Bloomington
- Implementation of the approved Project redevelopment master plan
- Collaborate with IU Health and other entities for the organization and transfer of Project properties pursuant to the agreements currently in force and effect and those that may arise during the course of the Project.
- Manage Stakeholder communications and assist in their planning.

1.12 The Project Manager shall develop an overall project schedule and budget. The cost reporting system will be provided by the Owner. The preliminary schedule is forecasted as:

Phase 1 - Project Management Transitioning: December 2020

Phase 2: Early Master Implementation Planning: January 2021 – December 2021

1.13 The Project Manager shall coordinate and provide direction to the Owner's identified Project contractors and others contributing efforts to the Project.

1.14 The Project Management work will include the following:

1.14.1 The Project Manager will provide a reviews of documents and will provide a written deficiency list for Owner review and comment. Project Manager will also work with Designer to work through all identified deficiencies.

1.14.2 The Project Manager shall act as the Owner during design and construction and take such action (or recommend such action to the Owner) to see that the Project is completed in accordance with its requirements.

1.15 Basic Compensation.

1.15.1 For all services, as described in this Agreement, Compensation shall be Hourly Not to Exceed plus Reimbursables:

	<b>Estimated Fee per Month</b>	<b>Estimated Average Hours</b>	<b># Months</b>	<b>Subtotal</b>
Dec 2020 - Anticipated Hours and Fee	\$ 1,750	11	1	\$ 1,750
Jan 2021-Dec 2021 - Anticipated Hours and Fee	\$ 9,216	28	12	\$ 110,592
Reimbursables				\$ 5,000
<b>Total</b>				<b>\$ 117,342</b>

1.15.1.1 Hours will be invoiced monthly at the following rates.

<u>Employee Classification</u>	<u>Hourly Rate for this 2020/2021</u>
Managing Principal	\$ 230
Senior Project Manager	\$ 180
Project Manager	\$ 152
Project Coord/Communications Specialist	\$ 122
Executive Administrative Assistant	\$ 98

Hourly rates increase at a rate of 5% each year at the beginning of each calendar year, beginning in 2022.

1.16 Compensation for Additional Services.

1.16.1 Compensation for Additional Services shall be based upon hourly rates of compensation computed based on the following Hourly Rates. No Additional Services shall be provided or billed for by Project Manager unless agreed to in writing by Owner.

1.17 Reimbursable expenses include mileage (based on IRS standard rate) and any large format and/or color copies beyond what is required for owner review meetings. These items will be billed to the Owner as a reimbursable cost. It is assumed large scale prints/reproductions of the design and construction documents will be provided by Developer. If not provided by the Developer, this will also be a reimbursable expense.

1.18 Payments are due and payable forty-five (45) days from the date of the invoice.

1.19 Insurance.

1.19.1 The Project Manager, at no expense to the Owner, shall carry and maintain during the continuance of this Agreement, occurrence based professional liability insurance in the amount of Two Million Dollars (\$2,000,000.00) for single claims and Two Million Dollars (\$2,000,000.00) in the aggregate. Owner shall be named as an additional insured on the General Liability Policy and a copy of the Certificate will be provided evidencing Owner as an additional insured.

1.19.2 During the performance of any and al Services under this Agreement, the Project Manager shall also maintain, at no cost to the Owner, Commercial General Liability insurance, with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate and Automobile Liability Insurance, with a minimum combined single limit of \$500,000 for each person and \$500,000 for each accident.

1.19.3 The Project Manager shall carry workers' compensation insurance in at least the statutory minimum and provide copies of policies showing Owner as an additional insured. The

Project Manager's Representative shall also provide a certificate from the State Workers' Compensation Board demonstrating coverage. The Project Manager is required to give 30 days' notice to Owner before any change or cancellation of coverage.

1.19.4 All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. Owner, the City of Bloomington, and their officers, employees, and agents shall be named as insured under the Commercial General Liability, Automobile and Workers' Compensation policies, and such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance affected by the City will be called upon to contribute to a loss hereunder.

1.20 The Project Manager agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Owner, the City of Bloomington, and their officers, directors and employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Project Manager's negligent performance of professional services under this Agreement and that of its sub consultants or anyone for whom the Project Manager is legally liable. Neither the Owner nor the Project Manager shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

1.21 The Project Manager will undertake all such additional activities not expressly stated that are reasonably necessary or appropriate to advise the owner on all foreseeable issues in the design and construction of the new building without additional compensation unless otherwise agreed to by the parties in writing.

1.22 This Agreement shall be governed by the law of the State of Indiana without regard to conflict laws.

1.23 All of the remedies permitted or available to either party under this Agreement, or at law in equity, shall be cumulative and shall survive the termination of this Agreement or the completion of the Project, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy. However, remedies that survive termination of this Agreement as stated above only service for an amount of time equal to the applicable statute of limitations for a specific claim brought.

1.24 In the event that any term or provision, or part thereof, of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable in whole or in part, the remainder of this Agreement or the application of such term or provision to circumstances other than those as to which it is held invalid, void or unenforceable shall not be affected thereby and every term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

1.25 The Project Manager and the Owner hereby irrevocably consent to the jurisdiction of the State or Federal courts located in Monroe County, Indiana over any matter relating to this Agreement and, to the extent permitted by law, waive any objection based on venue to a proceeding in any such court.

1.26 If the Project Manager employs any person, firm or corporation to perform any of its services, payment for such service or performance shall be the sole responsibility of the Project Manager.

1.27 Any liability of the Project Manager is limited to the amount of the fee, and information furnished by others is assumed to be true and reliable. If the Owner cancels this Agreement, the Owner agrees to pay for any time or costs incurred before receipt of the cancellation.

1.28 Termination Without Cause. Either party may terminate this agreement without cause upon thirty (30) days written notice. In the event of termination, Owner shall pay Project Manager for the hours expended up to the Termination date. No additional amounts shall be due from Owner to Project Manager.

1.29 Notice. Any notice required by this Agreement shall be made in writing to the addresses specified below:

Owner:

Larry Allen, Assistant City Attorney  
City of Bloomington  
401 N. Morton Street, Suite 220  
Bloomington, IN 47404

Project Manager:

Debra S. Kunce, Managing Principal  
CORE Planning Strategies, LLC  
429 N. Pennsylvania St, Suite 304  
Indianapolis, IN 46225

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the Commission and the Consultant.

1.30 Non-discrimination. Consultant shall comply with City of Bloomington Ordinance 2.21.020 and all other federal, state and local laws and regulations governing non-discrimination in employment.

Consultant understands that the City of Bloomington prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the City. If Consultant believes that a City employee engaged in such conduct towards Consultant and/or any of its employees, Consultant or its employees may file a complaint with the City department head in charge of the Consultant's work, and/or with the City human resources department or the Bloomington Human Rights Commission. The City takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any City employee engaged in such prohibited conduct.

1.31 Verification of Employees' Immigration Status. Project Manager is required to enroll in and verify the work eligibility status of all newly-hired employees through the E-Verify program. (This is not required if the E-Verify program no longer exists). Project Manager shall sign an affidavit, attached as Exhibit B, affirming that Project Manager does not knowingly employ an unauthorized alien. "Unauthorized alien" is defined at 8 U.S. Code 1324a(h)(3) as a person who is not a U.S. citizen or U.S. national and is not lawfully admitted for permanent residence or authorized to work in the U.S. under 8 U.S. Code Chapter 12 or by the U.S. Attorney General.

Project Manager and any of its subcontractors may not knowingly employ or contract with an unauthorized alien, or retain an employee or contract with a person that the Project Manager or any of its subcontractors learns is an unauthorized alien. If the City obtains information that the Project Manager or any of its subcontractors employs or retains an employee who is an unauthorized alien, the City shall notify the Project Manager or its subcontractors of the Agreement violation and require that the violation be remedied within thirty (30) calendar days of the date of notice. If the Project Manager or any of its subcontractors verify the work eligibility status of the employee in question through the E-Verify program, there is a rebuttable presumption that the Project Manager or its subcontractor did not knowingly employ an unauthorized alien. If the Project Manager or its subcontractor fails to remedy the violation within the thirty (30) calendar day period, the City shall terminate the Agreement, unless the City determines that terminating the Agreement would be detrimental to the public interest or public property, in which case the City may allow the Agreement to remain in effect until the City procures a new project manager. If the City terminates the Agreement, the Project Manager or its subcontractor is liable to the City for actual damages.

Project Manager shall require any subcontractors performing work under this Agreement to certify to the Project Manager that, at the time of certification, the subcontractor does not knowingly employ or contract with an unauthorized alien and the subcontractor has enrolled in and is participating in the E-Verify program. Project Manager shall maintain on file all subcontractors' certifications throughout the term of this Agreement with the City.

1.32 Non-Collusion. Project Manager is required to certify that it has not, nor has any other member, representative, or agent of the Project Manager, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any person from making an offer nor induced anyone to refrain from making an offer, and that this offer is made without reference to any other offer. Project Manager shall swear under oath, via signed affidavit, attached as Exhibit D and by this reference incorporated herein, that Project Manager has not engaged in any collusive conduct.

OWNER:

City of Bloomington Redevelopment  
Commission

By: \_\_\_\_\_  
Donald Griffin, President

City of Bloomington, Indiana

By: \_\_\_\_\_  
Philippa Guthrie, Corporation Counsel

PROJECT MANAGER:

CORE Planning Strategies, LLC



Printed: Debra S. Kunce, FAIA  
Title: Managing Principal

**Exhibit A – Proposed Staffing**

<b>Staff Name</b>	<b>Company Name</b>	<b>Team Role</b>
Josh Scism, PMP, CLSSGB	CORE Planning Strategies, LLC	Sr. Project Manager
Deb Kunce, FAIA	CORE Planning Strategies, LLC	Managing Principal
Katie Robinson	CORE Planning Strategies, LLC	Communications Specialists

CORE Planning Strategies offers a team that blends decades of experience in planning, design and construction with helping owners see projects through from concept to concrete. The proposed team includes both Deb Kunce and Joshua Scism. Joshua will lead the Project Management duties and be the day-to-day contact, with Deb providing strategy. Josh will be supported with a communications specialist, Katie Robinson.



### Exhibit B – E-Verify Affidavit

CORE Planning Strategies shall comply with E-Verify Program as follows:

Pursuant to IC 22-5-1.7, CORE Planning Strategies shall enroll in and verify the work eligibility status of all newly hired employees of CORE Planning Strategies through the E-Verify Program (“Program”). CORE Planning Strategies is not required to verify the work eligibility status of all newly hired employees through the Program if the Program no longer exists.

CORE Planning Strategies and its subcontractors shall not knowingly employ or contract with an unauthorized alien or retain an employee or contract with a person that CORE Planning Strategies or its subcontractors subsequently learns is an unauthorized alien. If CORE Planning Strategies violates this Section 7(b), the City of Bloomington shall require CORE Planning Strategies to remedy the violation not later than thirty (30) days after the City of Bloomington notifies CORE Planning Strategies. If CORE Planning Strategies fails to remedy the violation within the thirty (30) day period, The City of Bloomington shall terminate the contract for breach of contract. If the City of Bloomington terminates the contract, CORE Planning Strategies shall, in addition to any other contractual remedies, be liable to The City of Bloomington for actual damages. There is a rebuttable presumption that CORE Planning Strategies did not knowingly employ an unauthorized alien if CORE Planning Strategies verified the work eligibility status of the employee through the Program.

If CORE Planning Strategies employs or contracts with an unauthorized alien but the City of Bloomington determines that terminating the contract would be detrimental to the public interest or public property, the City of Bloomington may allow the contract to remain in effect until tThe City of Bloomington procures a new contractor.

CORE Planning Strategies shall, prior to performing any work, require each subcontractor to certify to CORE Planning Strategies that the subcontractor does not knowingly employ or contract with an unauthorized alien and has enrolled in the Program. CORE Planning Strategies shall maintain on file a certification from each subcontractor throughout the duration of the Project. If CORE Planning Strategies determines that a subcontractor is in violation of this Section 7(d), CORE Planning Strategies may terminate its contract with the subcontractor for such violation. Such termination may not be considered a breach of contract by CORE Planning Strategies or the subcontractor.

By its signature below, CORE Planning Strategies swears or affirms that it

- i) has enrolled and is participating in the E-Verify program
- ii) has provided documentation to the City of Bloomington that it has enrolled and is participating in the E-Verify program, and
- iii) does not knowingly employ an unauthorized alien.

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Debra S. Kunce, Managing Principal

Exhibit C – Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/05/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> WalkerHughes Insurance 6510 N Shadeland Ave  Indianapolis IN 46220		<b>CONTACT NAME:</b> Jessica Crews <b>PHONE (A/C, No, Ext):</b> (317) 353-8000 <b>FAX (A/C, No):</b> (317) 351-7149 <b>E-MAIL ADDRESS:</b> j.crews@walkerhughes.com	
<b>INSURED</b> Core Planning Strategies, LLC 429 N Pennsylvania St Suite 304 Indianapolis IN 46204		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> RLI Insurance Co. <b>NAIC #</b> 13056 <b>INSURER B:</b> Liberty Insurance Underwriters Inc.     19917 <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES**     **CERTIFICATE NUMBER:** CL19122027811     **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	PSB0001950	01/09/2020	01/09/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	PSB0001950	01/09/2020	01/09/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y		PSE0001969	01/09/2020	01/09/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y				PER STATUTE     OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability (Claims-made form)			AEXNYAA9BRG003	01/09/2020	01/09/2022	Per Claim Limit \$2,000,000 Aggregate Limit \$2,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 General Liability, Automobile Liability and Umbrella Liability provides for additional insured when agreed by contract or agreement. General Liability, Automobile Liability and Umbrella Liability is provided on a primary, non-contributory basis when agreed by contract or agreement. General Liability, Automobile Liability, and Umbrella Liability include a waiver of subrogation when agreed by contract or agreement. Umbrella is follow form per the terms of the policy. 30 days notice of cancellation, except for non-payment, shall be provided to the certificate holder. General Liability includes Contractual Liability per the terms of the policy. Umbrella liability does NOT extend over professional liability. Waiver of subrogation is provided on the Professional Liability policy in favor of the insured's client only if required by written contract.

<b>CERTIFICATE HOLDER</b>  City of Bloomington 401 N. Morton St  Bloomington IN 47404	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

**Exhibit D – Non-Collusion Affidavit**

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

**NON-COLLUSION AFFIDAVIT**

The undersigned offeror or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

**OATH AND AFFIRMATION**

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CORE PLANNING STRATEGIES, LLC

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

\_\_\_\_\_  
Printed Name and Title

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public's Signature

\_\_\_\_\_  
Printed Name of Notary Public

Notary Commission Number: \_\_\_\_\_

My Commission Expires on: \_\_\_\_\_

**22-17**  
**RESOLUTION OF THE**  
**THE REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**CONFIRMING APPROVAL OF ADDITIONAL FUNDS FOR EMERGENCY HOME REPAIR**

- WHEREAS, the City of Bloomington Redevelopment Commission may approve additional funds for the Department of Housing and Neighborhood Development's Emergency Home Repair Grant ("Grant Project"), a program under the City's Community Development Block Grant ("CDBG"); and
- WHEREAS, funding limits under the Emergency Home Repair grants are typically not to exceed \$3,500.00; and
- WHEREAS, bids were received for repairs to 2626 Bryan Street ("Property") and are attached to this Resolution as Exhibit A; and
- WHEREAS, the repairs to the Property include replacement of all of the Property's wiring, electrical boxes, and receptacles, which totals \$12,475.00; and
- WHEREAS, the City anticipates approximately \$3,000 of the repairs to be covered by the homeowner's insurance; and
- WHEREAS, City staff is requesting additional funds from the CDBG funds totaling an amount not to exceed \$10,000.00 (\$3,500 + additional \$6,500) for the remaining amount for the repairs to the Property;
- NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:
1. The RDC reaffirms its support of the Grant Project, and reiterates that it serves the public's best interests.
  2. The RDC hereby approves the additional funds from the Community Development Block Grant to pay for the repairs in a total amount of \$6,500.00 for a grand total amount not to exceed of \$10,000.00.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Cindy Kinnarney, President

ATTEST:

---

Deborah Myerson, Secretary

---

Date



**WOODS ELECTRICAL CONTRACTORS INC.**

4180 N. STARNES RD BLOOMINGTON, IN 47404  
(812)876-7977 FAX (812)704-5851  
WWW.WOODSELECTRICINC.BIZ

02/02/22

Devon,

Woods Electrical Contractors Inc. is pleased to be providing the following quote for electrical work at 2626 Bryan St. Bloomington, In.

**Scope of Work**

After the removal of the plaster walls, it was discovered that the wiring in all exterior wall came up through the floor instead of through the bottom wall plate. It was also discovered that the existing metal outlet boxes were not fastened to the wall and that the existing wiring does not have a ground, but the devices are 3 prong devices which is against NEC Code. Some of the rooms are not up to NEC Code on receptacle replacement. Due to these findings, it will be more feasible and safer to rewire the entire house and bring it up to NEC Code that to repair with existing materials.

Demolition of existing overhead service and installation of new 200 amp overhead service

Demolition of existing wiring

Rewire house to Code

Receptacles, switches, and lighting placement per Code

All light fixtures provided by others.

**Quote.....\$12,475.00**



City of Bloomington, IN  
 Bloomington IN 47404  
 (812)349-3401

## Specs By Location

Owner's Name

Owner's Phone #

**Address: 2626 S Bryan Street** **Unit: Unit 01**

**Location: 1 - Interior** **Approx. Wall SF: 0** **Ceiling/Floor SF: 0**

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 1 General Requirements**

1	<b>37 ELECTRICAL PERMIT REQUIRED *</b> Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	150.00	150.00
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**Trade: 23 Electric**

2	<b>7565 RECEPTACLE--WIRE 15 AMP</b> Install an ivory, duplex, 15 amp receptacle and ivory cover plate using #12 copper romex. Fish wire and repair all tear out.	25.00	AL	75.00	1,875.00
3	<b>7577 KITCHEN RECEPTACLES--20 AMP CIRCUITS</b> Install 2 - 20 amp small appliance circuits, and separate 20 amp circuits for all permanently installed appliances. Install the specified number of receptacles on those circuits, evenly dividing the number of countertop appliance receptacles between the first 2 circuits. Install 20 amp throughput rated GFCI receptacles when they fall within 6 feet of a sink. All receptacles will be ivory, duplex receptacles with a matching plastic cover plate. Fish wire and repair all tear out.	2.00	EA	200.00	400.00
4	<b>7590 RECEPTACLE--GFCI BATH</b> Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.	1.00	AL	200.00	200.00
5	<b>7620 DRYER CIRCUIT--30 AMP</b> Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.	1.00	EA	198.00	198.00
6	<b>7630 RANGE CIRCUIT--40 AMP</b> Install 220 volt, 40 amp, surface mounted range receptacle on an individual circuit. Fish wire and repair all tear out.	1.00	EA	295.00	295.00
7	<b>7663 REMOVE/DISCONTINUE WIRING</b> removal of old 2 wire system.	1.00	EA	400.00	400.00
8	<b>7715 FIXTURE AND 3-WAY SWITCHES</b> Install a ceiling mounted , UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.	3.00	EA	225.00	675.00
9	<b>7740 LIGHT FIXTURE AND SWITCH</b> Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.	5.00	EA	205.00	1,025.00
10	<b>7810 SMOKE DETECTOR--HARD WIRED</b>	4.00	EA	110.00	440.00

Location: 1 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Install a UL approved, permanently wired, ceiling mounted, battery back-up, interconnected smoke detector, with all other detectors, into a receptacle box.

11	7819	<b>FAN/LIGHT FIXTURE-ENERGY STAR--2008 GCI</b>	1.00	EA	225.00	225.00
		Install an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 1 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) <a href="http://www.energyfederation.org/consumer/default.php/cPath/39_766_134">http://www.energyfederation.org/consumer/default.php/cPath/39_766_134</a> ) or equipped with a humidistat sensor. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.				

Location Total: 5,883.00

Location: 2 - exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

12	7475	<b>ELECTRIC SERVICE--200 AMP</b>	1.00	AL	2,800.00	2,800.00
		Dispose of old electric service to code legal dump. Install a 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.				

Location Total: 2,800.00

Unit Total for 2626 S Bryan Street, Unit Unit 01: 8,683.00

Address Grand Total for 2626 S Bryan Street: 8,683.00

Bidder: \_\_\_\_\_





**SERVPRO of Wheaton/Glen Ellyn/Lisle**

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2206 N Main Street #333  
Wheaton IL, 60187  
Office (630) 384-1040 Fax (630) 384-1041  
Franchise 9347  
Tax ID: 82-1056050

Insured: AUDREY WILLIAMS  
Property: 2626 S BRYAN STREET  
BLOOMINGTON, IN 47403

Claim Rep.: Steve Parker  
Company: West Bend Mutual Insurance  
Business: 1900 S 18th Ave  
West Bend , WI 53095

Business: (630) 788-2095

Estimator: Shawn Futch  
Company: SERVPRO Wheaton-Glen Ellyn

Business: (630) 981-7583  
E-mail: sfutch@servpro9347.com

**Claim Number:** AN46793

**Policy Number:** HHE8067324-00

**Type of Loss:** Wind Damage

Date Contacted: 6/23/2021 12:00 AM  
Date of Loss: 6/19/2021 12:00 AM  
Date Inspected: 10/20/2021 9:30 AM

Date Received: 6/23/2021 12:00 AM  
Date Entered: 6/28/2021 12:00 AM

Price List: ININ8X\_JUN21  
Restoration/Service/Remodel  
Estimate: 21-1756-CNSLT-R-11-4



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**21-1756-CNSLT-R-11-4**

**General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>DEBRIS DISPOSAL</b>							
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	625.00	0.00	125.00	750.00	(0.00)	750.00
<b>ABATEMENT</b>							
2. Hazardous Material Remediation (Bid Item) - Asbestos Testing & Abatement* <i>Abatement proposal as provided by Harris Services per Bloom Environmental.</i>	1.00 EA	8,385.00	0.00	1,677.00	10,062.00	(0.00)	10,062.00
<b>PERMITS &amp; FEES</b>							
3. Taxes, insurance, permits & fees (Bid Item)	1.00 EA						AS INCURRED
<b>LANDSCAPING</b>							
4. Landscaping (Bid Item) <i>To be determined/assessed near the conclusion of construction by the handling adjuster.</i>	1.00 EA						OPEN ITEM
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>1,802.00</b>	<b>10,812.00</b>	<b>0.00</b>	<b>10,812.00</b>

**ROOF**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>ROOF WALL FRAMING</b>							
5. 2" x 4" x 20' #2 & better Fir / Larch (material only)	1.00 EA	26.80	1.88	5.74	34.42	(0.00)	34.42
6. 2" x 4" x 8' #2 & better Fir / Larch (material only)	5.00 EA	9.72	3.40	10.40	62.40	(0.00)	62.40
7. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	6.00 EA	9.42	3.96	12.10	72.58	(0.00)	72.58
8. R&R Sheathing - OSB - 1/2"	70.13 SF	2.96	8.00	43.12	258.70	(0.00)	258.70
9. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	70.13 SF	1.54	0.10	21.62	129.72	(0.00)	129.72
<b>ROOF FRAMING - DIRECT DAMAGE</b>							
10. R&R Rafters - 2x8 stick frame roof	226.67 BF	4.60	32.21	214.98	1,289.88	(0.00)	1,289.88
11. R&R Sheathing - OSB - 1/2"	352.00 SF	2.96	40.16	216.42	1,298.50	(0.00)	1,298.50
<b>ROOF FRAMING - PER CODE</b>							
12. 2" x 10" x 20' #2 & better Fir / Larch (material only) <i>***Based upon the existing construction, and damage to the roof structure, the entire roof will have to be reframed as the rafters are currently butt jointed with no ridge. As these components were affected, they will have to be brought to today's building code. Monroe County follows 2018 IRC: Chapter 8 Roof-Ceiling Construction requires a ridge no less than 1" thick connect opposing rafters.</i>	1.00 EA	55.76	3.90	11.94	71.60	(0.00)	71.60

This item did not previously exist or expands the scope of repairs, but is required by current building codes.



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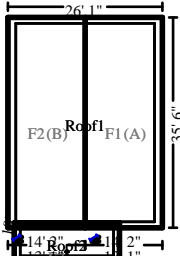
**CONTINUED - ROOF**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
13. 2" x 10" x 16' #2 & better Fir / Larch (material only) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	1.00 EA	44.25	3.10	9.48	56.83	(0.00)	56.83
14. 2" x 8" x 16' #2 & better Fir / Larch (material only) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	52.00 EA	34.48	125.51	383.70	2,302.17	(0.00)	2,302.17
15. 2" x 6" x 20' #2 & better Fir / Larch (material only) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	2.00 EA	41.73	5.84	17.86	107.16	(0.00)	107.16
16. 2" x 6" x 16' #2 & better Fir / Larch (material only) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	6.00 EA	29.59	12.43	37.98	227.95	(0.00)	227.95
17. R&R Rafters - 2x8 - Labor only - (using rafter length) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	734.68 LF	3.44	1.54	505.76	3,034.60	(0.00)	3,034.60
18. R&R Additional labor - 2x8-2x12 - 5/12 to 9/12 slope This item did not previously exist or expands the scope of repairs, but is required by current building codes.	734.68 LF	1.32	0.00	193.96	1,163.73	(0.00)	1,163.73
19. R&R Rafters - 2x10 - Labor only - (using rafter length) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	35.50 LF	3.83	0.07	27.22	163.26	(0.00)	163.26
20. R&R Rafters - 2x6 - Labor only - (using rafter length) This item did not previously exist or expands the scope of repairs, but is required by current building codes.	127.51 LF	2.90	0.27	74.02	444.07	(0.00)	444.07
21. R&R Additional labor - 2x4-2x6 - 5/12 to 9/12 slope This item did not previously exist or expands the scope of repairs, but is required by current building codes.	127.51 LF	0.86	0.00	21.94	131.60	(0.00)	131.60
22. R&R Sheathing - OSB - 1/2" This item did not previously exist or expands the scope of repairs, but is required by current building codes.	1,024.00 SF	2.96	116.84	629.56	3,777.44	(0.00)	3,777.44
23. R&R Soffit & fascia - wood - 1' overhang This item did not previously exist or expands the scope of repairs, but is required by current building codes.	176.90 LF	11.14	72.56	408.66	2,451.88	(0.00)	2,451.88
<b><i>The cost for the direct damage roofing should be deducted from the code items. If not, this would create overlap in payment.</i></b>							
<b>Total: ROOF</b>			<b>431.77</b>	<b>2,846.46</b>	<b>17,078.49</b>	<b>0.00</b>	<b>17,078.49</b>



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**Roof1**

1003.12 Surface Area  
127.51 Total Perimeter Length  
10.03 Number of Squares  
35.50 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
24. Remove Laminated - comp. shingle rfg. - w/ felt	10.03 SQ	57.74	0.00	115.82	694.95	(0.00)	694.95
25. Additional layer of comp. shingles, remove (no haul off)	10.03 SQ	23.60	0.00	47.34	284.05	(0.00)	284.05
26. Flashing - pipe jack	1.00 EA	38.65	0.93	7.92	47.50	(0.00)	47.50
27. Ridge cap - composition shingles	35.50 LF	3.57	2.81	25.90	155.45	(0.00)	155.45
28. Continuous ridge vent - shingle-over style	35.50 LF	7.59	8.35	55.58	333.38	(0.00)	333.38
29. Ice & water barrier	219.00 SF	1.30	6.13	58.16	348.99	(0.00)	348.99
30. Roofing felt - 15 lb.	7.84 SQ	25.93	3.16	41.30	247.75	(0.00)	247.75
31. Laminated - comp. shingle rfg. - w/ felt	11.33 SQ	226.77	87.31	531.32	3,187.93	(0.00)	3,187.93
32. Drip edge	71.00 LF	2.16	4.42	31.56	189.34	(0.00)	189.34
33. R&R Soffit & fascia - metal - 1' overhang	127.51 LF	10.27	42.04	270.30	1,621.86	(0.00)	1,621.86
34. Gutter apron*	71.00 LF	2.30	5.12	33.68	202.10	(0.00)	202.10
35. R&R Gutter - aluminum - 6"*	71.00 LF	10.36	35.09	154.14	924.79	(0.00)	924.79
36. Detach & Reset Downspout - aluminum - 6"*	36.00 LF	3.08	0.00	22.18	133.06	(0.00)	133.06
<b>Totals: Roof1</b>			<b>195.36</b>	<b>1,395.20</b>	<b>8,371.15</b>	<b>0.00</b>	<b>8,371.15</b>

**Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
37. R&R Siding - vinyl	379.86 SF	3.84	45.74	300.86	1,805.26	(0.00)	1,805.26
38. House wrap (air/moisture barrier)	379.86 SF	0.31	4.79	24.52	147.07	(0.00)	147.07
39. R&R Exterior light fixture	2.00 EA	100.25	5.88	41.28	247.66	(0.00)	247.66
40. Meter mast for overhead power - 2" conduit	1.00 EA	476.31	8.60	96.98	581.89	(0.00)	581.89
41. Meter base - 100 - 125 amp	1.00 EA	224.47	3.74	45.64	273.85	(0.00)	273.85
<b>Totals: Exterior</b>			<b>68.75</b>	<b>509.28</b>	<b>3,055.73</b>	<b>0.00</b>	<b>3,055.73</b>
<b>Total: ROOF</b>			<b>695.88</b>	<b>4,750.94</b>	<b>28,505.37</b>	<b>0.00</b>	<b>28,505.37</b>



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**Main Level**

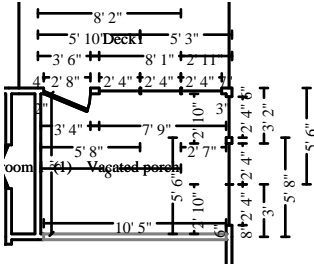
**Main Level**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
42. Final cleaning - construction - Residential	797.99 SF	0.25	0.00	39.90	239.40	(0.00)	239.40
<b>FRAMING</b>							
43. 2" x 4" x 12' #2 & better Fir / Larch (material only)	6.00 EA	14.64	6.15	18.80	112.79	(0.00)	112.79
44. 2" x 4" x 10' #2 & better Fir / Larch (material only)	3.00 EA	12.15	2.55	7.82	46.82	(0.00)	46.82
45. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	22.00 EA	9.42	14.51	44.34	266.09	(0.00)	266.09
46. 2" x 4" x 8' #2 & better Fir / Larch (material only)	26.00 EA	9.72	17.69	54.08	324.49	(0.00)	324.49
47. R&R Sheathing - OSB - 1/2"	111.64 SF	2.96	12.74	68.62	411.82	(0.00)	411.82
48. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	135.92 SF	1.54	0.19	41.90	251.40	(0.00)	251.40
49. 2" x 10" x 8' #2 & better Fir / Larch (material only)	7.00 EA	22.30	10.93	33.40	200.43	(0.00)	200.43
50. R&R Labor to frame 2" x 4" load bearing wall - 16" oc	175.83 SF	1.60	0.25	56.34	337.92	(0.00)	337.92
<b>DUST CONTROL</b>							
51. Peel & seal zipper	1.00 EA	12.75	0.65	2.70	16.10	(0.00)	16.10
52. Dust control barrier - tension post - per day	40.00 DA	3.30	0.00	26.40	158.40	(0.00)	158.40
53. Containment Barrier/Airlock/Decon. Chamber	84.67 SF	2.68	0.89	45.56	273.37	(0.00)	273.37
<b>CLIMATE/MOISTURE CONTROL</b>							
54. Dehumidifier (per 24 hour period) - Large - No monitoring	6.00 EA	74.68	0.00	89.62	537.70	(0.00)	537.70
55. Air mover axial fan (per 24 hour period) - No monitoring	32.00 EA	30.04	0.00	192.26	1,153.54	(0.00)	1,153.54
<b>CEILING INSULATION</b>							
56. R&R Blown-in insulation - 14" depth - R38	799.19 SF	2.40	53.71	394.34	2,366.10	(0.00)	2,366.10
<b>DUCT SYSTEM</b>							
57. R&R Ductwork system - hot or cold air - up to 900 SF home	1.00 EA	3,327.55	79.15	681.34	4,088.04	(0.00)	4,088.04
<b>Total: Main Level</b>			<b>199.41</b>	<b>1,797.42</b>	<b>10,784.41</b>	<b>0.00</b>	<b>10,784.41</b>



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**Vacated porch**

**Height: 8'**

139.60 SF Walls	84.67 SF Ceiling
224.26 SF Walls & Ceiling	84.67 SF Floor
9.41 SY Flooring	24.08 LF Floor Perimeter
37.17 LF Ceil. Perimeter	

<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into DECK1</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into DECK1</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into DECK1</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into DECK1</b>
<b>Missing Wall - Goes to Floor</b>	<b>10' 5" X 7' 6"</b>	<b>Opens into LIVING_ROOM</b>

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>FLOOR</b>							
58. R&R Oak flooring - #1 common - no finish	84.67 SF	11.16	33.72	195.72	1,174.36	(0.00)	1,174.36
59. Sand, stain, and finish wood floor	84.67 SF	4.16	5.45	71.54	429.22	(0.00)	429.22
60. Add for dustless floor sanding	84.67 SF	1.00	0.00	16.94	101.61	(0.00)	101.61
<b>BASE TRIM</b>							
61. R&R Baseboard - 1" x 4" - installed (pine)*	24.08 LF	4.01	3.37	19.98	119.91	(0.00)	119.91
62. Paint baseboard - two coats	24.08 LF	1.40	0.22	6.78	40.71	(0.00)	40.71
<b>WALLS</b>							
63. R&R Batt insulation - 4" - R13 - paper / foil faced	139.60 SF	1.09	5.18	31.48	188.82	(0.00)	188.82
64. R&R Paneling	139.60 SF	2.48	6.55	70.56	423.32	(0.00)	423.32
65. Seal & paint paneling	139.60 SF	1.15	1.86	32.48	194.88	(0.00)	194.88
<b>DOOR(S) &amp; WINDOW(S)</b>							
66. R&R Exterior door - solid core lauan / mahogany or birch flush	1.00 EA	296.74	14.18	62.18	373.10	(0.00)	373.10
67. Prime & paint door slab only - exterior (per side)	2.00 EA	44.18	1.90	18.06	108.32	(0.00)	108.32
68. Paint door opening - 2 coats (per side)*	2.00 EA	30.27	0.61	12.22	73.37	(0.00)	73.37
69. R&R Door lockset - exterior	1.00 EA	62.38	2.14	12.90	77.42	(0.00)	77.42
70. R&R Door security chain set	1.00 EA	22.70	0.47	4.64	27.81	(0.00)	27.81
71. R&R Door stop - spring stop - mounted on baseboard	1.00 EA	11.15	0.16	2.28	13.59	(0.00)	13.59
72. R&R Aluminum window - jalousie, 3-11 sf	6.00 EA	351.16	109.84	443.36	2,660.16	(0.00)	2,660.16
73. R&R Storm window - mobile home, 3-11 sf	6.00 EA	76.55	14.87	94.84	569.01	(0.00)	569.01

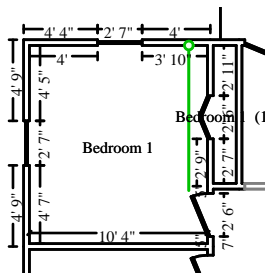


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**CONTINUED - Vacated porch**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
74. R&R Window blind - PVC - 1" - 7.1 to 14 SF	6.00 EA	70.63	8.35	86.44	518.57	(0.00)	518.57
<b>CEILING</b>							
75. R&R Cove molding - 3/4"	37.17 LF	1.51	1.59	11.54	69.26	(0.00)	69.26
76. Paint cove molding - one coat	37.17 LF	0.63	0.18	4.72	28.32	(0.00)	28.32
77. Seal/prime then paint the ceiling twice (3 coats)	84.67 SF	1.27	1.66	21.84	131.03	(0.00)	131.03
78. R&R Bead board - 3/8" softwood veneer	84.67 SF	3.13	6.82	54.36	326.20	(0.00)	326.20
79. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	84.67 SF	3.80	11.74	66.68	400.17	(0.00)	400.17
<b>ELECTRICAL</b>							
80. Rewire - average residence - copper wiring	84.67 SF	3.42	3.38	58.60	351.55	(0.00)	351.55
81. Outlet	1.00 EA	13.85	0.11	2.80	16.76	(0.00)	16.76
82. Switch	1.00 EA	14.23	0.14	2.86	17.23	(0.00)	17.23
83. R&R Light fixture	1.00 EA	72.44	2.14	14.90	89.48	(0.00)	89.48
84. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00 EA	0.79	0.11	0.34	2.03	(0.00)	2.03
<b>Totals: Vacated porch</b>			<b>236.74</b>	<b>1,421.04</b>	<b>8,526.21</b>	<b>0.00</b>	<b>8,526.21</b>



**Bedroom 1**

**Height: 8'**

293.18 SF Walls	118.83 SF Ceiling
412.01 SF Walls & Ceiling	118.83 SF Floor
13.20 SY Flooring	38.67 LF Floor Perimeter
43.67 LF Ceil. Perimeter	

**Window**  
**Door**  
**Window**

**2' 7" X 4' 5"**  
**2' 6" X 6' 8"**  
**2' 7" X 4' 5"**

**Opens into Exterior**  
**Opens into LIVING\_ROOM**  
**Opens into Exterior**





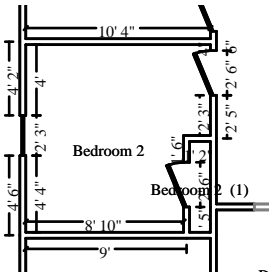


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**CONTINUED - Bedroom 1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
102. 5/8" drywall - hung, taped, floated, ready for paint	129.50 SF	2.61	5.17	68.64	411.81	(0.00)	411.81
<i>Removal of this item is considered within the proposal for abatement. Replacement listed per modern means and methods. Interior Walls will be replaced with 1/2" drywall and the exterior walls and ceiling will be 5/8" per code.</i>							
103. Seal/prime then paint the ceiling twice (3 coats)	129.50 SF	1.27	2.54	33.40	200.41	(0.00)	200.41
<b>ELECTRICAL</b>							
104. Rewire - average residence - copper wiring	129.50 SF	3.42	5.17	89.62	537.68	(0.00)	537.68
105. Outlet	1.00 EA	13.85	0.11	2.80	16.76	(0.00)	16.76
106. Switch	1.00 EA	14.23	0.14	2.86	17.23	(0.00)	17.23
107. R&R Ceiling fan & light	1.00 EA	329.01	8.93	67.58	405.52	(0.00)	405.52
108. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA	0.79	0.06	0.18	1.03	(0.00)	1.03
<b>Totals: Bedroom 1</b>			<b>124.35</b>	<b>1,005.24</b>	<b>6,031.05</b>	<b>0.00</b>	<b>6,031.05</b>



**Bedroom 2**

**Height: 8'**

290.06 SF Walls	100.38 SF Ceiling
390.44 SF Walls & Ceiling	100.38 SF Floor
11.15 SY Flooring	36.67 LF Floor Perimeter
41.67 LF Ceil. Perimeter	

**Door**

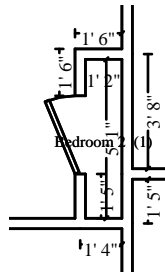
**2' 6" X 6' 8"**

**Opens into LIVING\_ROOM**

**Window**

**2' 3" X 4' 5"**

**Opens into Exterior**



**Subroom: Bedroom 2 (1)**

**Height: 8'**

83.33 SF Walls	5.93 SF Ceiling
89.26 SF Walls & Ceiling	5.93 SF Floor
0.66 SY Flooring	10.00 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

**Door**

**2' 6" X 6' 8"**

**Opens into BEDROOM\_2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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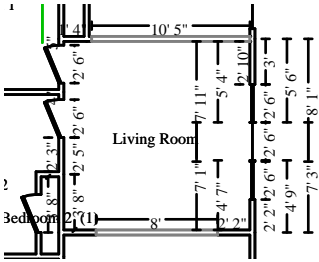
**CONTINUED - Bedroom 2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>FLOOR</b>							
109. Carpet	122.25 SF	3.38	23.11	87.26	523.58	(0.00)	523.58
15 % waste added for Carpet.							
110. Carpet pad	106.31 SF	0.57	3.57	12.84	77.01	(0.00)	77.01
<b>BASE TRIM</b>							
111. Baseboard - Detach & reset	46.67 LF	2.29	0.07	21.40	128.34	(0.00)	128.34
112. Paint baseboard - one coat	46.67 LF	0.92	0.26	8.64	51.84	(0.00)	51.84
<b>WALLS</b>							
<i>*Paneling will be considered as an abandoned surface and removal of this surface to be conducted during abatement.</i>							
113. 1/2" drywall - hung, taped, floated, ready for paint	299.40 SF	2.55	11.53	155.00	930.00	(0.00)	930.00
<i>Removal of this item is considered within the proposal for abatement. Replacement listed per modern means and methods. Interior Walls will be replaced with 1/2" drywall and the exterior walls and ceiling will be 5/8" per code.</i>							
114. 5/8" drywall - hung, taped, floated, ready for paint	74.00 SF	2.61	2.95	39.22	235.31	(0.00)	235.31
<i>Removal of this item is considered within the proposal for abatement. Replacement listed per modern means and methods. Interior Walls will be replaced with 1/2" drywall and the exterior walls and ceiling will be 5/8" per code.</i>							
115. Seal/prime then paint the walls twice (3 coats)	373.40 SF	1.27	7.32	96.30	577.84	(0.00)	577.84
<b>DOOR(S) &amp; WINDOW(S)</b>							
116. Casing - Detach & reset	44.83 LF	1.63	0.06	14.64	87.77	(0.00)	87.77
<i>D&amp;R the casing to the bedroom entry door, closet door and window.</i>							
117. Paint door & window opening - 2 coats (per side)*	4.00 EA	30.27	1.22	24.46	146.76	(0.00)	146.76
<b>CEILING</b>							
<i>*Crown/cove has been removed due to modern means and methods, corner trims and crown are no longer necessary with taped and finished drywall.</i>							
118. 5/8" drywall - hung, taped, floated, ready for paint	106.31 SF	2.61	4.24	56.34	338.05	(0.00)	338.05
<i>Removal of this item is considered within the proposal for abatement. Replacement listed per modern means and methods. Interior Walls will be replaced with 1/2" drywall and the exterior walls and ceiling will be 5/8" per code.</i>							
119. Seal/prime then paint the ceiling twice (3 coats)	106.31 SF	1.27	2.08	27.42	164.51	(0.00)	164.51
120. Detach & Reset Light fixture	1.00 EA	47.20	0.00	9.44	56.64	(0.00)	56.64
<b>Totals: Bedroom 2</b>			<b>56.41</b>	<b>552.96</b>	<b>3,317.65</b>	<b>0.00</b>	<b>3,317.65</b>



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**Living Room**

**Height: 8'**

196.75 SF Walls	152.10 SF Ceiling
348.85 SF Walls & Ceiling	152.10 SF Floor
16.90 SY Flooring	25.92 LF Floor Perimeter
49.33 LF Ceil. Perimeter	

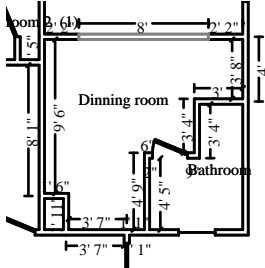
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_2</b>
<b>Missing Wall - Goes to Floor</b>	<b>8' X 6' 8"</b>	<b>Opens into DINNING_ROOM</b>
<b>Window</b>	<b>2' 6" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 6" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 6" X 4' 5"</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>10' 5" X 7' 6"</b>	<b>Opens into VACATED_PORC</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_3</b>

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>FLOOR</b>							
121. Sand, stain, and finish wood floor	152.10 SF	4.16	9.80	128.50	771.04	(0.00)	771.04
122. Add for dustless floor sanding	152.10 SF	1.00	0.00	30.42	182.52	(0.00)	182.52
123. Heat/AC register - Floor register - Detach & reset	2.00 EA	4.65	0.00	1.86	11.16	(0.00)	11.16
<b>BASE TRIM</b>							
124. Baseboard - Detach & reset <i>3 1/4" base with no shoe. Must be detached and reset in order to repair and finish flooring.</i>	25.92 LF	2.29	0.04	11.88	71.28	(0.00)	71.28
125. Paint baseboard - one coat	25.92 LF	0.92	0.14	4.80	28.79	(0.00)	28.79
<b>WALLS</b>							
126. Plaster patch / small repair - ready for paint	1.00 EA	336.91	0.58	67.50	404.99	(0.00)	404.99
127. Seal the walls w/latex based stain blocker - one coat	196.75 SF	0.60	1.10	23.84	142.99	(0.00)	142.99
128. Paint the walls - one coat	196.75 SF	0.64	1.65	25.52	153.09	(0.00)	153.09
<b>CEILING</b>							
129. Remove Acoustic ceiling tile	152.10 SF	0.60	0.00	18.26	109.52	(0.00)	109.52
130. Remove Acoustic ceiling tile furring	152.10 SF	0.30	0.00	9.12	54.75	(0.00)	54.75
131. Plaster patch / small repair - ready for paint	1.00 EA	336.91	0.58	67.50	404.99	(0.00)	404.99
132. Seal the ceiling w/latex based stain blocker - one coat	152.10 SF	0.60	0.85	18.44	110.55	(0.00)	110.55
133. Paint the ceiling - one coat	152.10 SF	0.64	1.28	19.72	118.34	(0.00)	118.34
<b>Totals: Living Room</b>			<b>16.02</b>	<b>427.36</b>	<b>2,564.01</b>	<b>0.00</b>	<b>2,564.01</b>



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**Dinning room**

**Height: 8'**

316.22 SF Walls	101.67 SF Ceiling
417.89 SF Walls & Ceiling	101.67 SF Floor
11.30 SY Flooring	37.83 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

**Missing Wall - Goes to Floor**

**8' X 6' 8"**

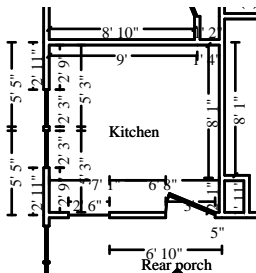
**Opens into LIVING\_ROOM**

**Door**

**2' 2" X 6' 8"**

**Opens into BATHROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>WALLS</b>							
134. Seal/prime then paint the walls (2 coats)	316.22 SF	0.96	3.98	61.52	369.07	(0.00)	369.07
<i>No finish paint required as finished over with paneling.</i>							
<b>CEILING</b>							
135. Seal/prime then paint the walls and ceiling twice (3 coats)	417.89 SF	1.27	8.19	107.78	646.69	(0.00)	646.69
136. Detach & Reset Light fixture	1.00 EA	47.20	0.00	9.44	56.64	(0.00)	56.64
<i>*Crown/cove has been removed due to modern means and methods, corner trims and crown are no longer necessary with taped and finished drywall.</i>							
<b>MISC.</b>							
137. Washing machine - Remove & reset	0.50 EA	36.71	0.00	3.68	22.04	(0.00)	22.04
138. Dryer - Remove & reset	0.50 EA	28.30	0.00	2.84	16.99	(0.00)	16.99
<b>FLOOR</b>							
139. Clean floor	101.67 SF	0.37	0.00	7.52	45.14	(0.00)	45.14
140. Floor protection - plastic and tape - 10 mil	101.67 SF	0.30	0.78	6.26	37.54	(0.00)	37.54
<b>Totals: Dinning room</b>			<b>12.95</b>	<b>199.04</b>	<b>1,194.11</b>	<b>0.00</b>	<b>1,194.11</b>



**Kitchen**

**Height: 8'**

279.71 SF Walls	105.06 SF Ceiling
384.76 SF Walls & Ceiling	105.06 SF Floor
11.67 SY Flooring	38.00 LF Floor Perimeter
41.00 LF Ceil. Perimeter	

**Door**

**3' X 6' 8"**

**Opens into REAR\_PORCH**

**Window**

**2' 6" X 4' 5"**

**Opens into REAR\_PORCH**

**Window**

**2' 3" X 3' 10"**

**Opens into Exterior**

**Window**

**2' 3" X 3' 10"**

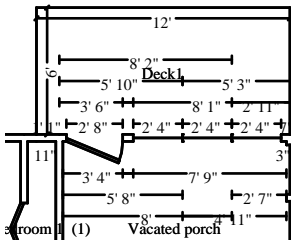
**Opens into Exterior**



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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>FLOOR</b>							
141. Clean floor	105.06 SF	0.37	0.00	7.78	46.65	(0.00)	46.65
142. Floor protection - plastic and tape - 10 mil	105.06 SF	0.30	0.81	6.46	38.79	(0.00)	38.79
<b>WALLS</b>							
143. Seal/prime then paint the walls twice (3 coats)	279.71 SF	1.27	5.48	72.14	432.85	(0.00)	432.85
144. Plaster patch / small repair - ready for paint	1.00 EA	336.91	0.58	67.50	404.99	(0.00)	404.99
<b>CEILING</b>							
145. Seal/prime then paint the ceiling twice (3 coats)	105.06 SF	1.27	2.06	27.10	162.59	(0.00)	162.59
146. Plaster patch / small repair - ready for paint	1.00 EA	336.91	0.58	67.50	404.99	(0.00)	404.99
147. Detach & Reset Light fixture	1.00 EA	47.20	0.00	9.44	56.64	(0.00)	56.64
<b>MISC.</b>							
148. Refrigerator - Remove & reset	0.50 EA	37.72	0.00	3.78	22.64	(0.00)	22.64
149. Range - electric - Remove & reset	0.50 EA	28.30	0.00	2.84	16.99	(0.00)	16.99
<b>Totals: Kitchen</b>			<b>9.51</b>	<b>264.54</b>	<b>1,587.13</b>	<b>0.00</b>	<b>1,587.13</b>



**Deck1**

**Height: 3'**

36.33 LF Floor Perimeter

<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into VACATED_PORC</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into VACATED_PORC</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into VACATED_PORC</b>
<b>Window</b>	<b>2' 4" X 4' 5"</b>	<b>Opens into VACATED_PORC</b>

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
150. 2" x 2" x 8' #2 treated pine (material only)	21.00 EA	4.09	6.01	18.38	110.28	(0.00)	110.28
151. 2" x 6" x 14' #2 treated pine (material only)	1.00 EA	26.25	1.84	5.62	33.71	(0.00)	33.71
152. 2" x 6" x 8' #2 treated pine (material only)	2.00 EA	14.91	2.09	6.38	38.29	(0.00)	38.29



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**CONTINUED - Deck1**

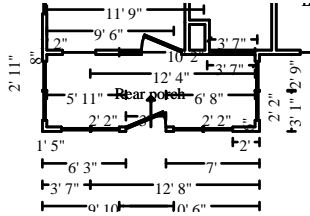
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
153. 4" x 4" x 8' - treated lumber post - material only	2.00 EA	19.77	2.77	8.46	50.77	(0.00)	50.77
154. 2" x 6" x 12' #2 treated pine (material only)	1.00 EA	22.46	1.57	4.82	28.85	(0.00)	28.85
155. R&R Deck hand rail/guard rail - Labor only	18.17 LF	19.49	0.32	70.88	425.33	(0.00)	425.33
156. 2" x 10" x 12' #2 treated pine (material only)	4.00 EA	44.35	12.42	37.96	227.78	(0.00)	227.78
157. 2" x 10" x 8' #2 treated pine (material only)	13.00 EA	29.45	26.80	81.94	491.59	(0.00)	491.59
158. R&R Labor to install joist - floor or ceiling - 2x10	90.17 LF	2.93	0.06	52.86	317.11	(0.00)	317.11
159. 2" x 6" x 12' #2 treated pine (material only)	13.00 EA	22.46	20.44	62.48	374.90	(0.00)	374.90
160. R&R 6" softwood deck planking - Labor only (per SF)	72.00 SF	5.57	0.81	80.38	482.23	(0.00)	482.23
161. Stain/finish deck	72.00 SF	0.92	1.21	13.48	80.93	(0.00)	80.93
162. Prime & paint ext. railing - 2 coats primer, 2 coats paint	18.17 LF	13.09	0.94	47.76	286.55	(0.00)	286.55
163. R&R Lattice work	24.00 SF	4.36	4.03	21.74	130.41	(0.00)	130.41
<i>No finish existed on lattice work.</i>							
<b>Totals: Deck1</b>			<b>81.31</b>	<b>513.14</b>	<b>3,078.73</b>	<b>0.00</b>	<b>3,078.73</b>





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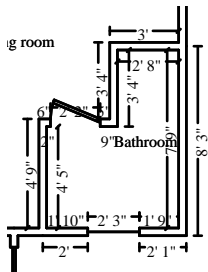
**Rear porch**

**Height: Sloped**

208.76 SF Walls	85.61 SF Ceiling
294.37 SF Walls & Ceiling	84.41 SF Floor
9.38 SY Flooring	36.00 LF Floor Perimeter
42.15 LF Ceil. Perimeter	

Window	2' 2" X 3' 1"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior
Door	3' X 6' 8"	Opens into KITCHEN2
Window	2' 6" X 4' 5"	Opens into KITCHEN2
Window	2' 2" X 3' 1"	Opens into Exterior
Window	2' 2" X 3' 1"	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
164. Indoor / outdoor carpet	97.07 SF	1.79	8.83	36.52	219.11	(0.00)	219.11
15 % waste added for Indoor / outdoor carpet.							
<b>Totals: Rear porch</b>			<b>8.83</b>	<b>36.52</b>	<b>219.11</b>	<b>0.00</b>	<b>219.11</b>



**Bathroom**

**Height: 8'**

191.62 SF Walls	34.28 SF Ceiling
225.90 SF Walls & Ceiling	34.28 SF Floor
3.81 SY Flooring	24.83 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

Door	2' 2" X 6' 8"	Opens into DINNING_ROOM
Window	2' 3" X 4' 5"	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
No damage							
<b>Totals: Bathroom</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

<b>Total: Main Level</b>			<b>745.53</b>	<b>6,217.26</b>	<b>37,302.41</b>	<b>0.00</b>	<b>37,302.41</b>
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**Basement**



**Basement**

**Height: 6'**

539.00 SF Walls	398.46 SF Ceiling
937.46 SF Walls & Ceiling	398.46 SF Floor
44.27 SY Flooring	89.83 LF Floor Perimeter
89.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
165. Apply anti-microbial agent to more than the floor	1,335.92 SF	0.26	3.74	70.20	421.28	(0.00)	421.28
166. Clean concrete the floor	398.46 SF	0.27	0.28	21.58	129.44	(0.00)	129.44
167. Paint concrete the floor	398.46 SF	0.91	5.86	73.70	442.16	(0.00)	442.16
168. Clean masonry	539.00 SF	0.54	0.75	58.38	350.19	(0.00)	350.19
169. Seal block with masonry sealer	539.00 SF	0.84	12.07	92.98	557.81	(0.00)	557.81
170. Seal ceiling joist system*	398.46 SF	1.19	6.42	96.12	576.71	(0.00)	576.71
171. R&R Furnace - floor - up to 65,000 BTU	1.00 EA	1,827.05	95.61	384.54	2,307.20	(0.00)	2,307.20
172. R&R Water heater - 40 gallon - Electric - 6 yr	1.00 EA	924.63	33.79	191.70	1,150.12	(0.00)	1,150.12
173. R&R Breaker panel - 100 amp	1.00 EA	846.81	13.13	171.98	1,031.92	(0.00)	1,031.92
174. R&R Circuit breaker - main disconnect - 100 amp	1.00 EA	120.66	4.24	24.98	149.88	(0.00)	149.88
<b>Totals: Basement</b>			<b>175.89</b>	<b>1,186.16</b>	<b>7,116.71</b>	<b>0.00</b>	<b>7,116.71</b>
<b>Total: Basement</b>			<b>175.89</b>	<b>1,186.16</b>	<b>7,116.71</b>	<b>0.00</b>	<b>7,116.71</b>
<b>Line Item Totals: 21-1756-CNSLT-R-11-4</b>			<b>1,617.30</b>	<b>13,956.36</b>	<b>83,736.49</b>	<b>0.00</b>	<b>83,736.49</b>

**Grand Total Areas:**

2,843.90 SF Walls	1,541.53 SF Ceiling	4,385.43 SF Walls and Ceiling
1,540.33 SF Floor	171.15 SY Flooring	500.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	537.49 LF Ceil. Perimeter
1,540.33 Floor Area	1,672.10 Total Area	2,843.90 Interior Wall Area
1,686.26 Exterior Wall Area	246.00 Exterior Perimeter of Walls	
1,126.32 Surface Area	11.26 Number of Squares	176.90 Total Perimeter Length
35.50 Total Ridge Length	0.00 Total Hip Length	





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 Tax ID: 82-1056050

<b>Coverage</b>	<b>Item Total</b>	<b>%</b>	<b>ACV Total</b>	<b>%</b>
Dwelling	69,804.20	83.36%	69,804.20	83.36%
Dwelling - Code Upgrade	13,932.29	16.64%	13,932.29	16.64%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	0.00	0.00%	0.00	0.00%
<b>Total</b>	<b>83,736.49</b>	<b>100.00%</b>	<b>83,736.49</b>	<b>100.00%</b>



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**Summary for Dwelling**

Line Item Total	56,894.68
Material Sales Tax	1,275.24
Subtotal	58,169.92
Overhead	5,817.14
Profit	5,817.14
<b>Replacement Cost Value</b>	<b>\$69,804.20</b>
<b>Net Claim</b>	<b>\$69,804.20</b>

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Shawn Futch



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**Summary for Dwelling - Code Upgrade**

Line Item Total	11,268.15
Material Sales Tax	342.06
Subtotal	11,610.21
Overhead	1,161.04
Profit	1,161.04
<b>Replacement Cost Value</b>	<b>\$13,932.29</b>
<b>Net Claim</b>	<b>\$13,932.29</b>

Shawn Futch



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**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>	<b>Material Sales Tax (7%)</b>	<b>Manuf. Home Tax (7%)</b>	<b>Storage Tax (7%)</b>
<b>Line Items</b>	6,978.18	6,978.18	1,617.30	0.00	0.00
<b>Total</b>	<b>6,978.18</b>	<b>6,978.18</b>	<b>1,617.30</b>	<b>0.00</b>	<b>0.00</b>



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**Recap by Room**

**Estimate: 21-1756-CNSLT-R-11-4**

<b>General Conditions</b>		<b>9,010.00</b>	<b>13.22%</b>
Coverage: Dwelling	100.00% =	9,010.00	
<b>Area: ROOF</b>		<b>13,800.26</b>	<b>20.25%</b>
Coverage: Dwelling	18.35% =	2,532.11	
Coverage: Dwelling - Code Upgrade	81.65% =	11,268.15	
<b>Roof1</b>		<b>6,780.59</b>	<b>9.95%</b>
Coverage: Dwelling	100.00% =	6,780.59	
<b>Exterior</b>		<b>2,477.70</b>	<b>3.63%</b>
Coverage: Dwelling	100.00% =	2,477.70	
<hr/>			
<b>Area Subtotal: ROOF</b>		<b>23,058.55</b>	<b>33.83%</b>
Coverage: Dwelling	51.13% =	11,790.40	
Coverage: Dwelling - Code Upgrade	48.87% =	11,268.15	
<b>Area: Main Level</b>		<b>8,787.58</b>	<b>12.89%</b>
Coverage: Dwelling	100.00% =	8,787.58	
<b>Vacated porch</b>		<b>6,868.43</b>	<b>10.08%</b>
Coverage: Dwelling	100.00% =	6,868.43	
<b>Bedroom 1</b>		<b>4,901.46</b>	<b>7.19%</b>
Coverage: Dwelling	100.00% =	4,901.46	
<b>Bedroom 2</b>		<b>2,708.28</b>	<b>3.97%</b>
Coverage: Dwelling	100.00% =	2,708.28	
<b>Living Room</b>		<b>2,120.63</b>	<b>3.11%</b>
Coverage: Dwelling	100.00% =	2,120.63	
<b>Dinning room</b>		<b>982.12</b>	<b>1.44%</b>
Coverage: Dwelling	100.00% =	982.12	
<b>Kitchen</b>		<b>1,313.08</b>	<b>1.93%</b>
Coverage: Dwelling	100.00% =	1,313.08	
<b>Deck1</b>		<b>2,484.28</b>	<b>3.64%</b>
Coverage: Dwelling	100.00% =	2,484.28	
<b>Rear porch</b>		<b>173.76</b>	<b>0.25%</b>
Coverage: Dwelling	100.00% =	173.76	
<hr/>			
<b>Area Subtotal: Main Level</b>		<b>30,339.62</b>	<b>44.51%</b>
Coverage: Dwelling	100.00% =	30,339.62	
<b>Area: Basement</b>			
<b>Basement</b>		<b>5,754.66</b>	<b>8.44%</b>
Coverage: Dwelling	100.00% =	5,754.66	



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<b>Area Subtotal: Basement</b>		<b>5,754.66</b>	<b>8.44%</b>
Coverage: Dwelling	100.00% =	5,754.66	
<b>Subtotal of Areas</b>		<b>68,162.83</b>	<b>100.00%</b>
Coverage: Dwelling	83.47% =	56,894.68	
Coverage: Dwelling - Code Upgrade	16.53% =	11,268.15	
<b>Total</b>		<b>68,162.83</b>	<b>100.00%</b>



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**Recap by Category**

<b>O&amp;P Items</b>			<b>Total</b>	<b>%</b>
<b>APPLIANCES</b>			<b>65.52</b>	<b>0.08%</b>
Coverage: Dwelling	@	100.00% =	65.52	
<b>CLEANING</b>			<b>674.63</b>	<b>0.81%</b>
Coverage: Dwelling	@	100.00% =	674.63	
<b>GENERAL DEMOLITION</b>			<b>7,500.64</b>	<b>8.96%</b>
Coverage: Dwelling	@	69.66% =	5,224.80	
Coverage: Dwelling - Code Upgrade	@	30.34% =	2,275.84	
<b>DOORS</b>			<b>517.35</b>	<b>0.62%</b>
Coverage: Dwelling	@	100.00% =	517.35	
<b>DRYWALL</b>			<b>2,670.75</b>	<b>3.19%</b>
Coverage: Dwelling	@	100.00% =	2,670.75	
<b>ELECTRICAL</b>			<b>2,300.37</b>	<b>2.75%</b>
Coverage: Dwelling	@	100.00% =	2,300.37	
<b>FLOOR COVERING - CARPET</b>			<b>1,224.77</b>	<b>1.46%</b>
Coverage: Dwelling	@	100.00% =	1,224.77	
<b>FLOOR COVERING - WOOD</b>			<b>1,968.53</b>	<b>2.35%</b>
Coverage: Dwelling	@	100.00% =	1,968.53	
<b>FINISH CARPENTRY / TRIMWORK</b>			<b>922.49</b>	<b>1.10%</b>
Coverage: Dwelling	@	100.00% =	922.49	
<b>FINISH HARDWARE</b>			<b>119.00</b>	<b>0.14%</b>
Coverage: Dwelling	@	100.00% =	119.00	
<b>FRAMING &amp; ROUGH CARPENTRY</b>			<b>13,046.14</b>	<b>15.58%</b>
Coverage: Dwelling	@	44.71% =	5,833.44	
Coverage: Dwelling - Code Upgrade	@	55.29% =	7,212.70	
<b>HAZARDOUS MATERIAL REMEDIATION</b>			<b>8,385.00</b>	<b>10.01%</b>
Coverage: Dwelling	@	100.00% =	8,385.00	
<b>HEAT, VENT &amp; AIR CONDITIONING</b>			<b>4,725.72</b>	<b>5.64%</b>
Coverage: Dwelling	@	100.00% =	4,725.72	
<b>INSULATION</b>			<b>1,188.17</b>	<b>1.42%</b>
Coverage: Dwelling	@	100.00% =	1,188.17	
<b>LIGHT FIXTURES</b>			<b>693.63</b>	<b>0.83%</b>
Coverage: Dwelling	@	100.00% =	693.63	
<b>INTERIOR LATH &amp; PLASTER</b>			<b>1,347.64</b>	<b>1.61%</b>
Coverage: Dwelling	@	100.00% =	1,347.64	
<b>PLUMBING</b>			<b>866.76</b>	<b>1.04%</b>
Coverage: Dwelling	@	100.00% =	866.76	
<b>PANELING &amp; WOOD WALL FINISHES</b>			<b>543.95</b>	<b>0.65%</b>
Coverage: Dwelling	@	100.00% =	543.95	
<b>PAINTING</b>			<b>5,663.25</b>	<b>6.76%</b>
Coverage: Dwelling	@	100.00% =	5,663.25	

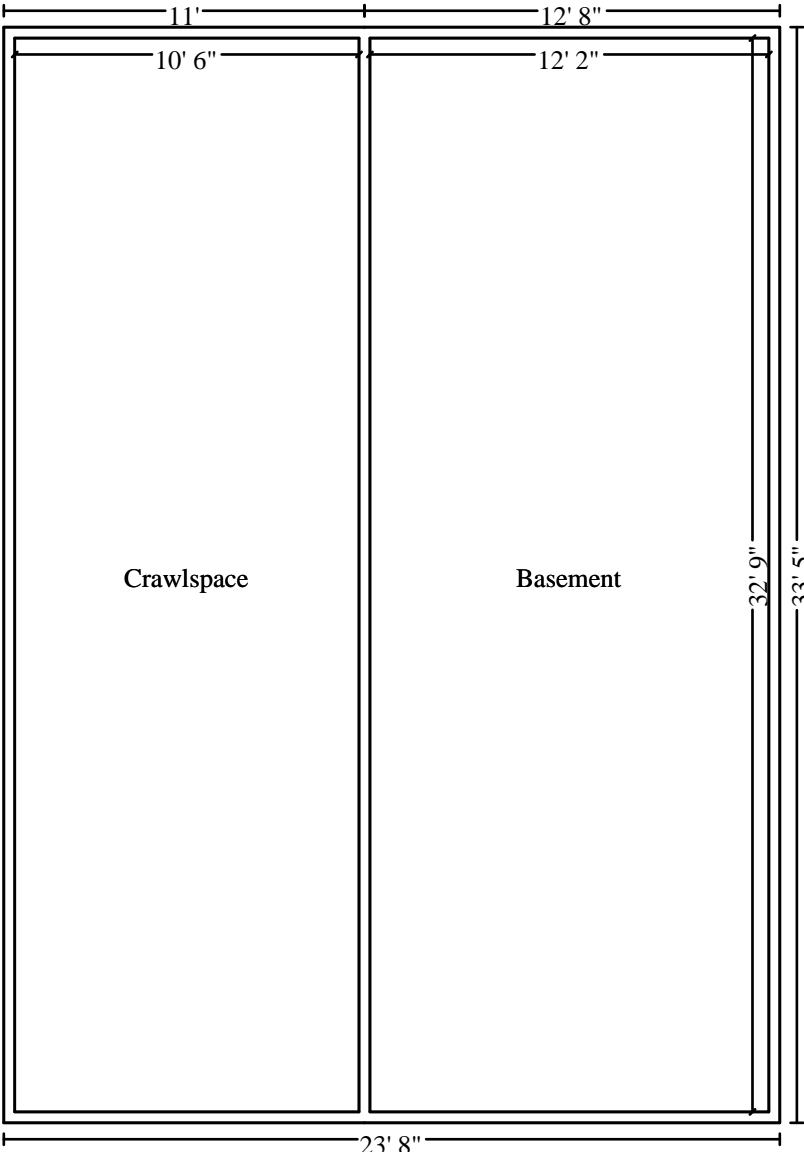


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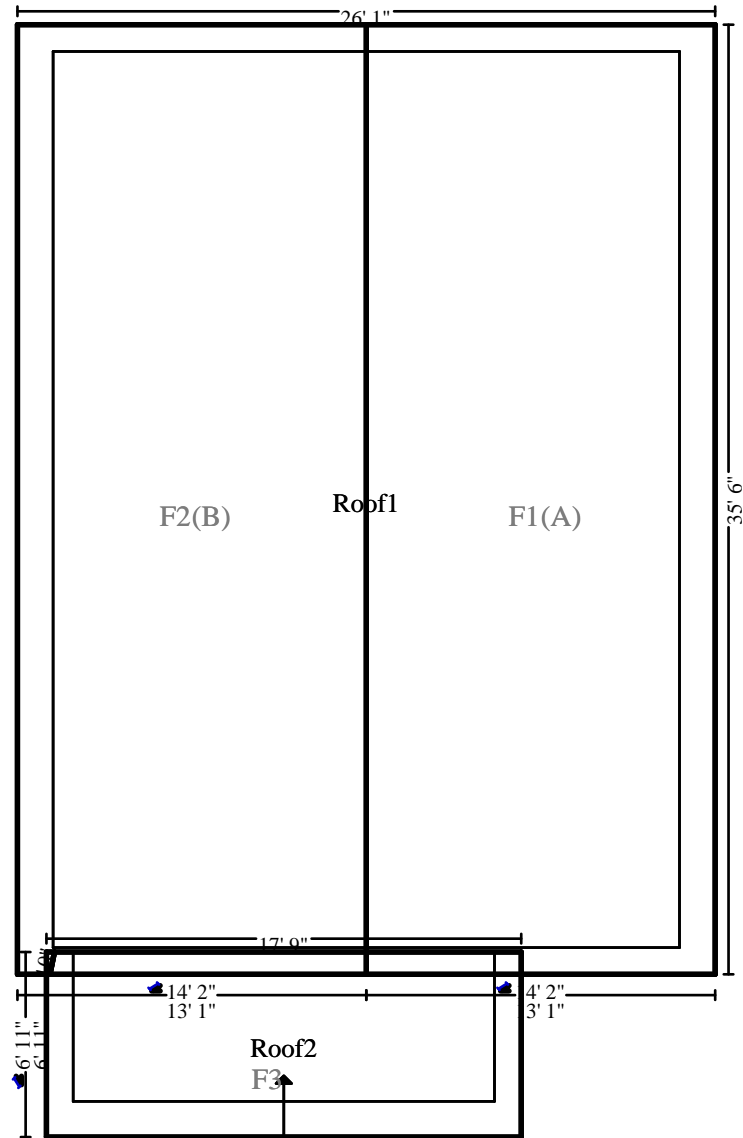
<b>O&amp;P Items</b>				<b>Total</b>	<b>%</b>
<b>ROOFING</b>				<b>3,808.79</b>	<b>4.55%</b>
Coverage: Dwelling	@	100.00%	=	3,808.79	
<b>SIDING</b>				<b>1,413.08</b>	<b>1.69%</b>
Coverage: Dwelling	@	100.00%	=	1,413.08	
<b>SOFFIT, FASCIA, &amp; GUTTER</b>				<b>3,794.24</b>	<b>4.53%</b>
Coverage: Dwelling	@	53.10%	=	2,014.63	
Coverage: Dwelling - Code Upgrade	@	46.90%	=	1,779.61	
<b>TRAUMA/CRIME SCENE REMEDIATION</b>				<b>226.92</b>	<b>0.27%</b>
Coverage: Dwelling	@	100.00%	=	226.92	
<b>WINDOWS - ALUMINUM</b>				<b>2,362.68</b>	<b>2.82%</b>
Coverage: Dwelling	@	100.00%	=	2,362.68	
<b>WINDOW TREATMENT</b>				<b>363.36</b>	<b>0.43%</b>
Coverage: Dwelling	@	100.00%	=	363.36	
<b>WATER EXTRACTION &amp; REMEDIATION</b>				<b>1,769.45</b>	<b>2.11%</b>
Coverage: Dwelling	@	100.00%	=	1,769.45	
<b>O&amp;P Items Subtotal</b>				<b>68,162.83</b>	<b>81.40%</b>
<b>Material Sales Tax</b>				<b>1,617.30</b>	<b>1.93%</b>
Coverage: Dwelling	@	78.85%	=	1,275.24	
Coverage: Dwelling - Code Upgrade	@	21.15%	=	342.06	
<b>Overhead</b>				<b>6,978.18</b>	<b>8.33%</b>
Coverage: Dwelling	@	83.36%	=	5,817.14	
Coverage: Dwelling - Code Upgrade	@	16.64%	=	1,161.04	
<b>Profit</b>				<b>6,978.18</b>	<b>8.33%</b>
Coverage: Dwelling	@	83.36%	=	5,817.14	
Coverage: Dwelling - Code Upgrade	@	16.64%	=	1,161.04	
<b>Total</b>				<b>83,736.49</b>	<b>100.00%</b>





Basement





ROOF