



Board of Public Works Staff Report

Project/Event:	Gateway Phase 1 Right-of-Way Closures
Staff Representative:	Alex Gray
Petitioner/Representative:	Mike Brinson, Reed & Sons Construction
Date:	July 30 th , 2024

Report: Reed & Sons is working with the Parks Department for the installation of the Gateway Phase 1 project between N College Ave and N Walnut St in Miller Showers Park. The project will include periodic lane closures on N College Ave and N Walnut St for material and equipment unloading as well as a road closure of the cut thru segment of SR Old 37 that runs between N College Ave and N Walnut St. Sidewalk closures will also be a part of the project, but will be contained to within Miller Showers park with detours being provided for the closed routes. The project is anticipated to start on August 5th, 2024, and be completed by November 15th, 2024.



DETOUR
SIDEWALK CLOSED

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SIDEWALK CLOSED

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SIDEWALK CLOSED

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AIA[®] Document G709[™] – 2018

Proposal Request

PROJECT: *(name and address)*
Bloomington Gateways Phase 1
Miller Showers Park, 1500 N College
Avenue, Bloomington, IN 47404

CONTRACT INFORMATION:
Contract For: General Construction
Date: August 03, 2023

Architect's Project Number: 2022-1663
Proposal Request Number: 001
Proposal Request Date: May 01, 2024

OWNER: *(name and address)*
City of Bloomington, Parks and
Recreation
401 N Morton Street, Suite 205,
Bloomington, IN 47404

ARCHITECT: *(name and address)*
Rundell Ernstberger Associates, Inc.

618 E Market Street, Indianapolis, IN
46202

CONTRACTOR: *(name and address)*
Reed & Sons Construction, Inc.

299 W Moorman Road, Bloomington, IN
47403

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within fourteen (14) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Please provide a proposed credit for the subtraction of all the sitework, landscaping, foundations, etc. associated with the original monument design. Also provide proposed pricing for the addition of the proposed sitework, landscaping, foundations, etc. associated with the revised monument design as illustrated in the attached drawings.

Attachments:

- G001
- LA101
- LA201
- LA202
- LA203
- LA204
- LA205
- LA206
- LA207
- LA208
- LA501
- LA503
- E201
- E601

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Kevin Sweetland, Associate
PRINTED NAME AND TITLE

City of Bloomington, Indiana

BLOOMINGTON GATEWAYS PHASE 1

BID SET CONSTRUCTION DOCUMENTS
June 7, 2023

Project No. 2022-1663

Prepared for:
**CITY OF BLOOMINGTON,
PARKS AND RECREATION**
Tim Street, Director

401 N Morton Street, Suite 250 | Bloomington, IN 47404
p: (812) 349-3711 e: tim.street@bloomington.in.gov

Project Location:
NORTH GATEWAY

Miller Showers Park
1500 N. College Ave. | Bloomington, IN 47404



VICINITY PLAN



CONCEPTUAL RENDERING

SHEET INDEX

GENERAL

G001	Cover
1 of 1	Topographic Survey
G101	Construction Staging Plan

SITE

LA101	Site Demolition Plan
LA201	Site Keynote Plan
LA202	Site Keynote Enlargement Plan
LA203	Site Layout Plan
LA204	Site Layout Enlargement Plan
LA205	Site Grading Plan
LA206	Site Grading Enlargement Plan
LA207	Planting Plan
LA208	Planting Schedule & Details
LA501	Site Details
LA502	Site Details
LA503	Site Details

STRUCTURAL

S000	Structural Notes
S100	Not Used

ELECTRICAL

E201	Electrical Site Plan
E601	Electrical Riser Diagram & Schedules
E701	Electrical Details & Symbols


PREPARED BY:



REA
RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
P 317.263.0127 / REASITE.COM

PREPARED FOR:



CITY OF BLOOMINGTON

TIM STREET - DIRECTOR
CITY OF BLOOMINGTON, PARKS AND RECREATION
401 N MORTON ST. SUITE 250, BLOOMINGTON, IN 47404
P 812-349-3711 | tim.street@bloomington.in.gov

CONSULTANT:

PROJECT:

**BLOOMINGTON
GATEWAYS PHASE 1
BLOOMINGTON, INDIANA
BID SET
CONSTRUCTION DOCUMENTS**

REVISIONS:

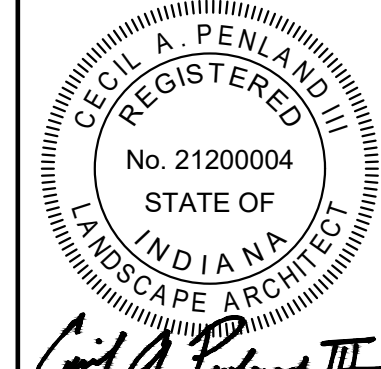
NO.	BY	DESCRIPTION	DATE
1 PR	KS	PROPOSAL REQUEST 001	05-01-2024

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DRAWING NAME:

COVER

CERTIFICATION:



REA PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM
DRAWING:
G001



Indiana 811
Know what's below. Call before you dig.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE INDIANA UNDERGROUND PLANT PROTECTION SERVICES, INC. (WWW.INDIANA811.ORG, 1-800-382-5544.) THIS SERVICE WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF BELOW GROUND LINES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

TOPOGRAPHIC SURVEY
**Bledsoe Rigger
Cooper James**
1351 W Tapp Road
Bloomington, IN 47403
p: (812) 336-8277
www.brjcojivl.com

Prepared By:
LEAD DESIGNER / LANDSCAPE ARCHITECT



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RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
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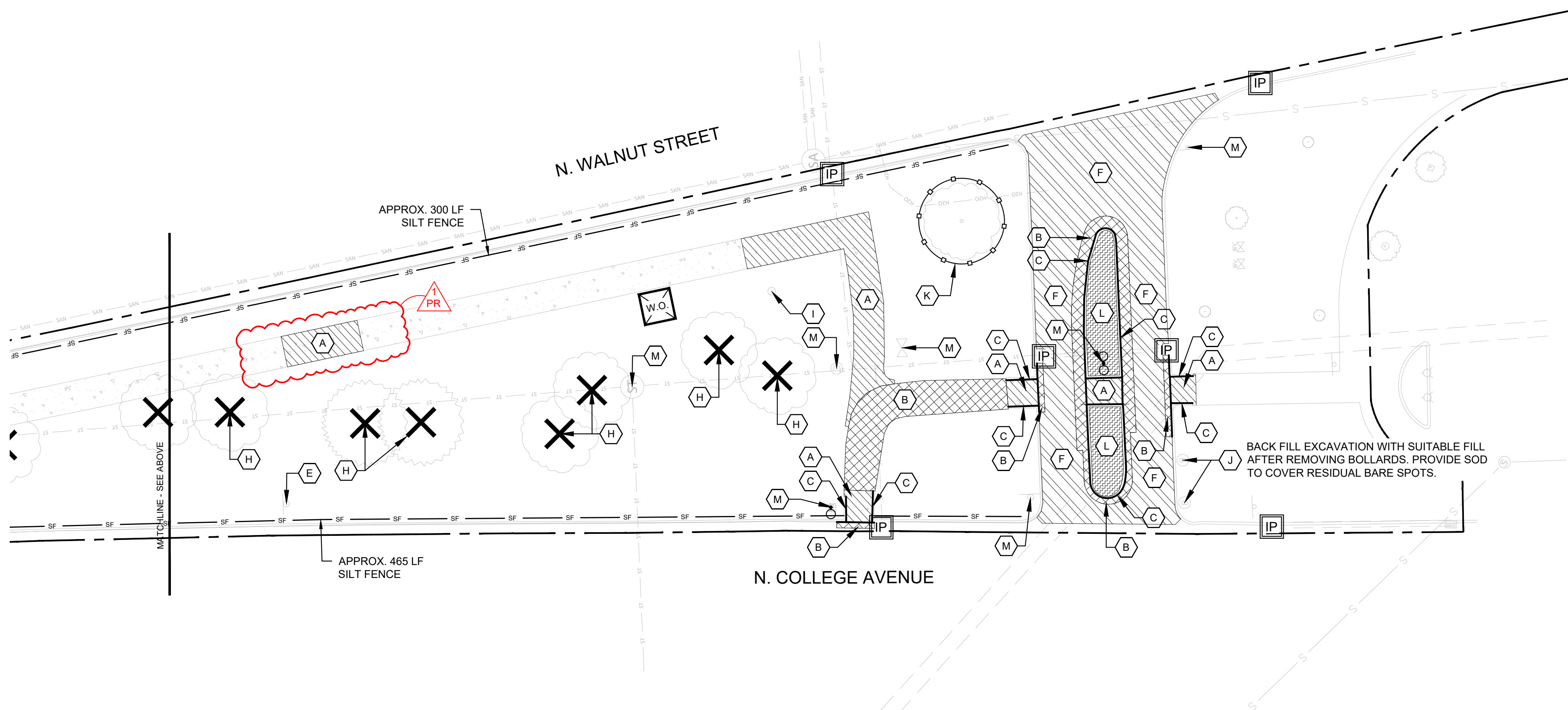
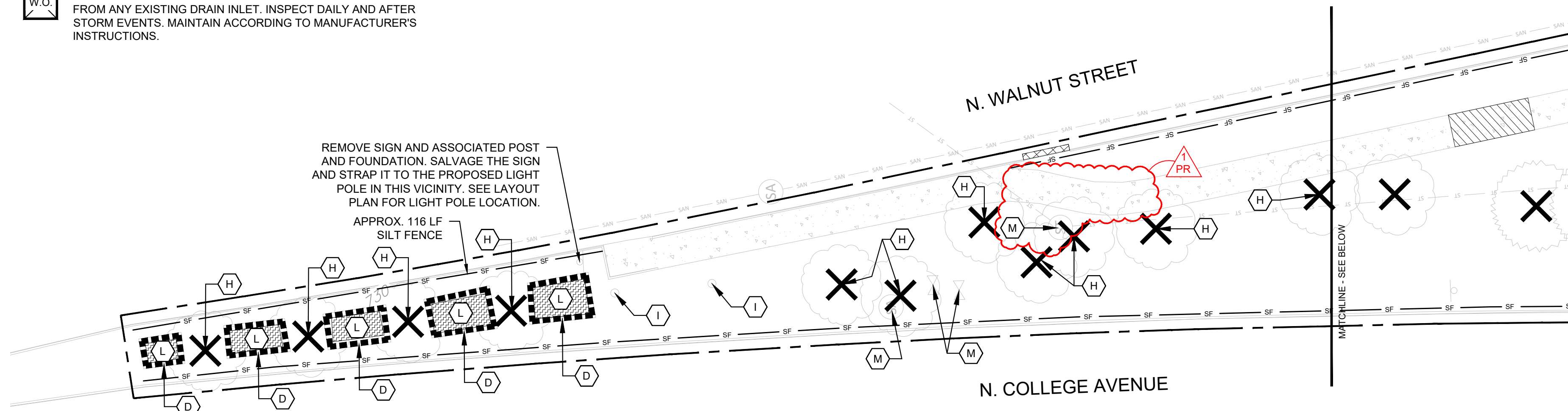
ELECTRICAL ENGINEER
**The Engineering
Collaborative**
2410 Executive Dr. #100,
Indianapolis, IN 46241
p: (317) 636-3941
www.tec-mep.com

STRUCTURAL ENGINEER
**LYNCH HARRISON
& BRUMLEVE, INC.**
550 VIRGINIA AVENUE,
Indianapolis, IN 46203
p: (317) 423-1550
www.lhb-eng.com

DEMOLITION SYMBOLS:

IP PROVIDE TEMPORARY DROP INLET PROTECTION AT INLETS LOCATED DOWNSTREAM OF CONSTRUCTION ACTIVITY. COMMERCIAL WOVEN FABRIC SILT BAG (DANDY BAG OR EQUIVALENT) PLACED OVER INLET OPENING AND SECURED TO CASTING INSERT OR FRAME. CONTRACTOR SHALL INSPECT DAILY AND IMMEDIATELY MAKE NEEDED REPAIRS. REMOVE SEDIMENT FROM AREA TO PROVIDE STORAGE FOR THE NEXT STORM EVENT.

W.O. CONCRETE CONTRACTOR SHALL PROVIDE SELF-CONTAINED, PREFABRICATED WASHOUT SYSTEM WITH 10 MIL. PLASTIC OR VINYL LINING. WASHOUT SYSTEM SHALL BE PLACED 50FT AWAY FROM ANY EXISTING DRAIN INLET. INSPECT DAILY AND AFTER STORM EVENTS. MAINTAIN ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



DEMOLITION NOTES:

- CONTRACTORS SHALL MAKE THEMSELVES FAMILIAR WITH THE CONDITIONS OF THE SURVEY AND OF THE CURRENT EXISTING CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE LANDSCAPE ARCHITECT / OWNER ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS. RUNDELL ERNSTBERGER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR FIELD-LOCATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS INDICATED TO REMAIN DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ALL ITEMS DAMAGED FROM CONSTRUCTION ACTIVITY.
- PROTECT ALL EXISTING UTILITIES NOT INDICATED TO BE REMOVED OR ADJUSTED. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON ABOVE GROUND INDICATIONS AND CONSTRUCTION DRAWINGS ON FILE AT THE APPROPRIATE UTILITY. THERE IS NO GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE BUT MAY NOT BE VERIFIED. NO PHYSICAL UNDERGROUND UTILITY LOCATIONS WERE EXCAVED.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE AFFECTED UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL SMOOTHLY SAW CUT EXISTING PAVEMENTS TO BE REMOVED FROM PAVEMENTS TO REMAIN. ALL SAW CUTS SHALL BE TO THE NEAREST JOINT. PAVEMENTS TO REMAIN SHALL BE PROTECTED OR FURTHER REMOVED AS CONSTRUCTION PROGRESSES TO PROVIDE A CLEAN TRANSITION BETWEEN EXISTING AND PROPOSED WORK OF THIS CONTRACT. REFER TO PLANS FOR APPROXIMATE SAW CUT LOCATIONS RELATING TO EXISTING JOINTING.
- EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO PROTECT EXISTING TREES TO REMAIN. THIS EFFORT SHALL INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TREE PROTECTION FENCE AROUND THE TREES WITHIN THE AREAS OF CONSTRUCTION ACTIVITY. ALSO REFRAIN FROM PARKING OR MOVING ANY VEHICLES OR EQUIPMENT WITHIN THE DRIP LINE OF THE TREES INDICATED TO BE PROTECTED.
- EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO SECURE THE CONSTRUCTION SITE AND LIMIT PEDESTRIAN ACCESS INTO DISTURBED AREAS. THIS EFFORT SHALL INCLUDE, BUT IS NOT LIMITED TO, INSTALLING FENCING TO ENCLOSE THE AREAS OF CONSTRUCTION ACTIVITY AND ERECTING TEMPORARY PEDESTRIAN TRAFFIC SIGNAGE.
- TEMPORARY CONSTRUCTION FENCE POST MAY NOT BE DRILLED INTO EXISTING PAVEMENTS TO REMAIN. CONTRACTOR SHALL USE TEMPORARY FENCE SPREAD FOOTERS WITH SAND BAGS IF NECESSARY.
- THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE STAGING AND REMOVAL OF ALL DEMOLITION ITEMS. UNSUITABLE MATERIALS AND FILL ARE TO BE LEGALLY REMOVED FROM THE SITE.
- EROSION CONTROL MEASURES (I.E. SILT FENCING, SEDIMENT CONTROL, AND INLET PROTECTION) SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE COORDINATED AND IN COMPLIANCE WITH STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
- STRIP AND STOCKPILE SUITABLE TOPSOIL FOR RE-DISTRIBUTION IN PROPOSED LAWN AND PLANT BED AREAS WHEN POSSIBLE. FOLLOW REQUIREMENTS OF SPECIFICATIONS FOR SOIL STOCKPILING, TESTING, AND AMENDING.

DEMOLITION KEYNOTES:

- A** FULL-DEPTH SAW CUT AND REMOVAL OF CONCRETE PAVEMENT AND SUB-BASE IN THEIR ENTIRETY TO NATURAL SUBGRADE. CLEANLY SAW CUT AT EXISTING CONTROL JOINT.
- B** FULL-DEPTH SAW CUT AND REMOVAL OF ASPHALT PAVEMENT AND SUB-BASE IN THEIR ENTIRETY TO NATURAL SUBGRADE.
- C** FULL-DEPTH REMOVAL OF CONCRETE BARRIER CURB. REMOVE SUB-BASE AS NEEDED TO INSTALL PROPOSED IMPROVEMENTS.
- D** REMOVE STACKED STONE WALL AND ANY ASSOCIATED FOOTINGS IN THEIR ENTIRETY.
- E** SALVAGE SIGN PANEL AND RETURN TO OWNER. COORDINATE DELIVERY TO OWNER'S STORAGE FACILITY. REMOVE POLE AND CONCRETE BASE IN ITS ENTIRETY. BACKFILL EXCAVATION WITH SUITABLE FILL MATERIAL.
- F** MILL ASPHALT PAVEMENT 2" TO RECEIVE ASPHALT OVERLAY.
- G** NOT USED
- H** TREE TO BE REMOVED. GRUB AND REMOVE STUMP AND ROOTS MIN. 24" BELOW PROPOSED FINISHED GRADE.
- I** GRUB AND REMOVE STUMP AND ROOTS MIN. 24" BELOW PROPOSED FINISHED GRADE.
- J** REMOVE EXISTING BOLLARD AND ASSOCIATED FOUNDATION IN THEIR ENTIRETY.
- K** EXISTING TREE TO REMAIN. PROTECT FROM DAMAGE. PROVIDE TREE PROTECTION FENCE. SEE DETAIL 1/LA502.
- L** GRUB AND REMOVE EXISTING VEGETATION TO DEPTH NECESSARY TO INSTALL IMPROVEMENTS. STOCKPILE TOPSOIL AS NECESSARY FOR USE AS FILL IN LAWN AREAS.
- M** PROTECT ALL STREET SIGNS, CASTINGS, AND UTILITIES INDICATED TO REMAIN (STORM, SANITARY, ELECTRIC, GAS, FIBER, ETC.). REPLACE OR RESET CASTINGS AND AS REQUIRED TO MEET PROPOSED FINISH GRADE AS INDICATED BY THE GRADING PLAN.

PREPARED BY:

REA
RUNDELL ERNSTBERGER ASSOCIATES
URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
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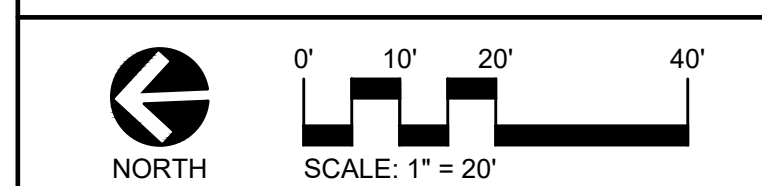
PREPARED FOR:

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TIM STREET - DIRECTOR
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CONSULTANT:

PROJECT:

BLOOMINGTON GATEWAYS PHASE 1
BLOOMINGTON, INDIANA
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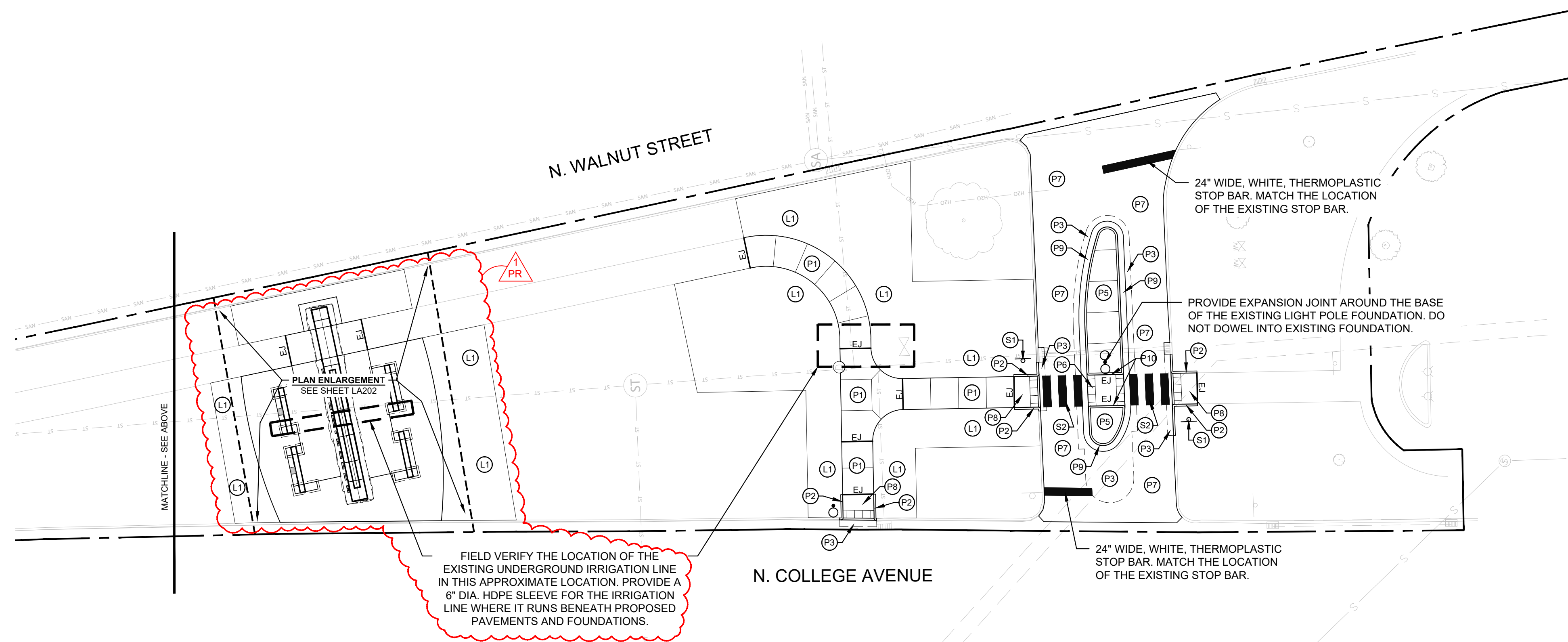
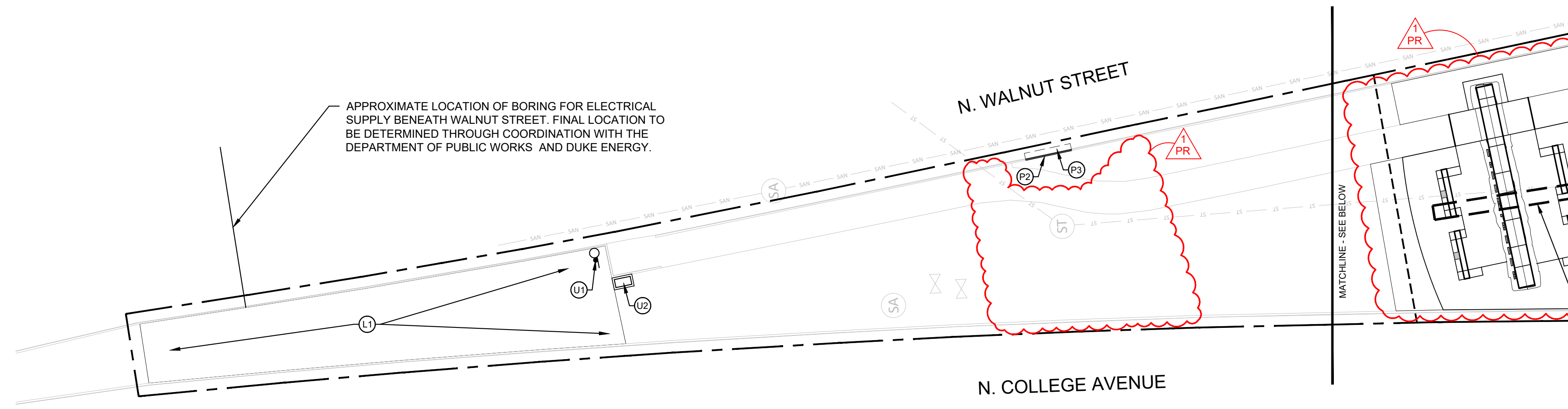
SITE DEMOLITION PLAN

CERTIFICATION:

RE PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM
DRAWING: **LA101**

FILE: P:\1883 Bloomington Gateways Phase 1\dwg\CD\revised - Original CD\dwg\LA101 - Site Demo Plan

FILE: P:\1883 Bloomington Gateways Phase 1.dwg\CD\revised - Original\CD\shelley\LA201 - Site Keynote Plan



SITE GENERAL NOTES:

- ALL WORK SHALL BE COORDINATED AND IN COMPLIANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL MUNICIPALITIES AS WARRANTED. ALL WORK TO BE COMPLETED WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BLOOMINGTON STANDARDS.
- EROSION CONTROL MEASURES (I.E. SILT FENCING, AND SEDIMENT CONTROL) SHALL BE PROVIDED BY THE CONTRACTOR PER THE SPECIFICATIONS. SEE EROSION CONTROL DRAWINGS AND SITE CLEARING SPECIFICATIONS.
- CONTRACTOR SHALL ERECT CONSTRUCTION FENCING AND BARRICADES ALONG THE CONSTRUCTION LIMIT LINE AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE OWNER ON THE FINAL LOCATION OF FENCING, BARRICADES, AND CONSTRUCTION ACCESS POINTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITY TO EXISTING SITE ELEMENTS THAT ARE TO REMAIN. ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM HEAVY TRAFFIC OR EQUIPMENT, FUEL OIL, GASOLINE, ETCETERA, BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR SUPPLIERS SHALL BE RECONSTRUCTED TO ITS ORIGINAL CONDITION. THIS RECONSTRUCTION SHALL TAKE PLACE AT THE END OF THE PROJECT CONSTRUCTION OR DURING THE SCHEDULED GRADING AND PAVING OF THOSE AREAS.
- THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS AND DIRECTIONS FOR INSTALLATION.
- PROVIDE A SMOOTH TRANSITION FROM PROPOSED PAVED AREAS TO EXISTING AREAS AS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR(S) IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
- "EJ" DENOTES PROPOSED EXPANSION JOINT ON SITE PLAN. JOINTING LAYOUT SHOWN ON PLANS IS FOR REFERENCE ONLY. FINAL LOCATION OF JOINTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

KEYNOTES

ITEM	DESCRIPTION	DETAIL REFERENCE
P1	CONCRETE PAVEMENT, 4"	2 SHEET LA501
P2	CONCRETE BARRIER CURB	3 SHEET LA501
P3	ASPHALT PATCH	6 SHEET LA501
P4	CRUSHED STONE PAVEMENT	8 SHEET LA501
P5	CONCRETE MEDIAN TERMINAL	4&5 SHEET LA501
P6	MEDIAN CUT-THROUGH	12 SHEET LA501
P7	ASPHALT PAVEMENT - OVERLAY	7 SHEET LA501
P8	CONCRETE CURB RAMP	3 SHEET LA502
P9	CONCRETE MEDIAN - CURB AND GUTTER	4 LA501
P10	CONCRETE MEDIAN - BARRIER CURB	5 LA501
F1	LIMESTONE BLOCK WALL	11 SHEET LA501
F2	TIMBER BENCH	11 SHEET LA501
F3	GATEWAY SIGN WALL	SHEET LA503
S1	SIGN, X-WALK WARNING	2 SHEET LA502
S2	PAVEMENT MARKING, X-WALK	9 SHEET LA501
L1	LAWN	SEE LANDSCAPE PLAN
L2	PLANT BED	SEE LANDSCAPE PLAN
U1	NEW LIGHT FIXTURE	SEE ELECTRICAL SHEETS
U2	ELECTRICAL PANEL	SEE ELECTRICAL SHEETS

PREPARED BY:



REA
RUNDELL ERNSTBERGER ASSOCIATES

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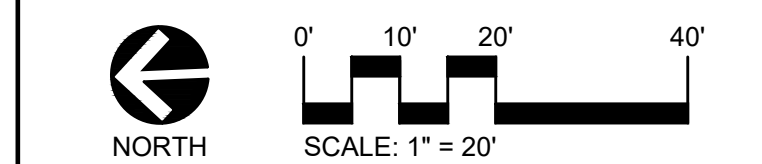
CITY OF BLOOMINGTON

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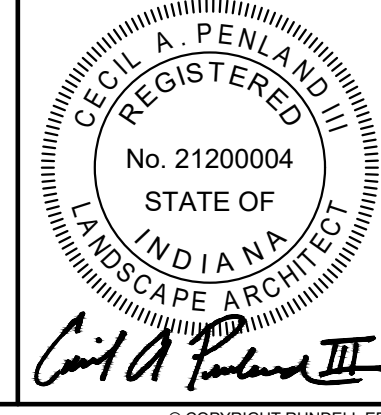
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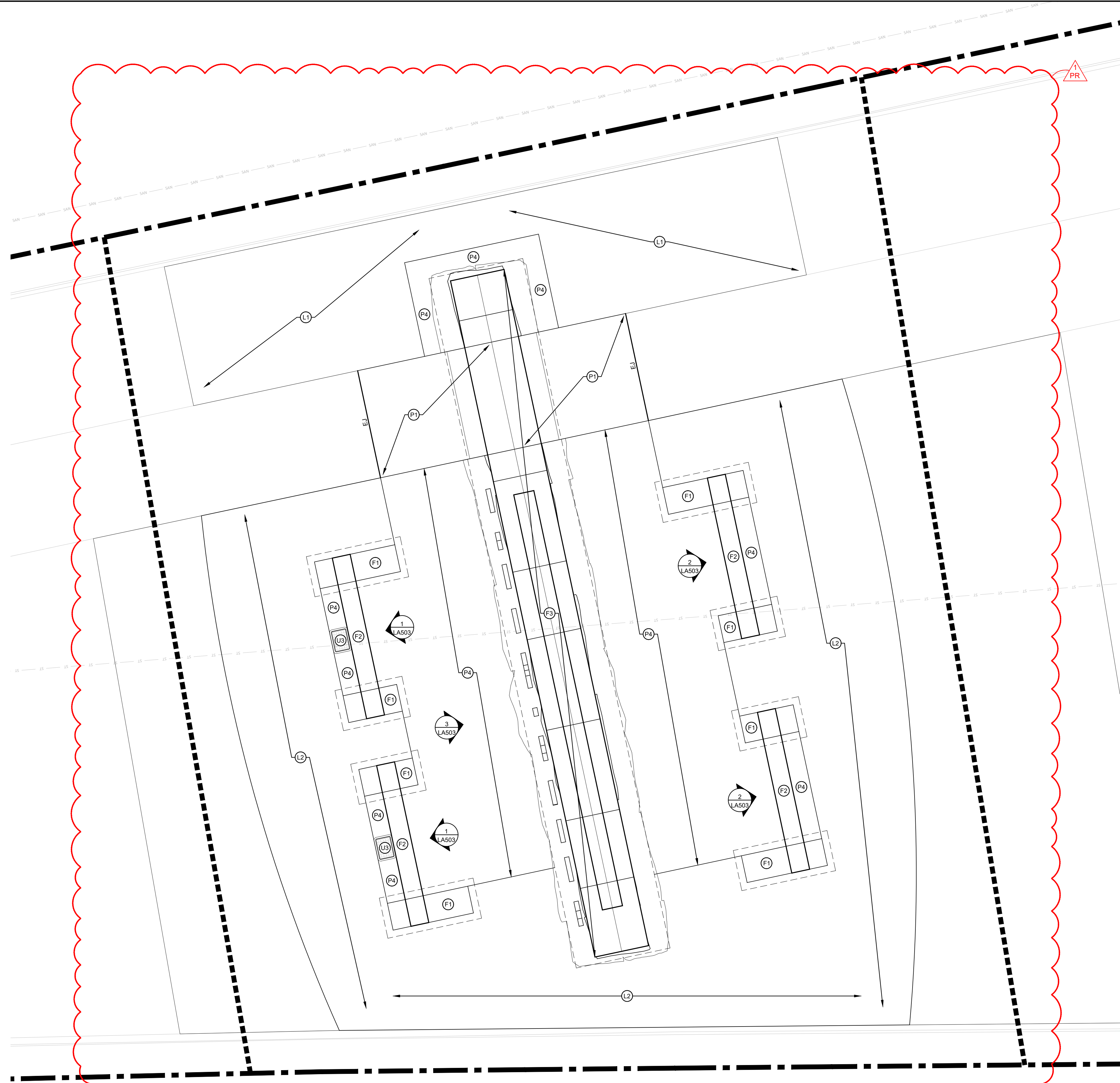
DRAWING NAME:
SITE KEYNOTE PLAN

CERTIFICATION:



RE PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM
DRAWING:
LA201

FILE: P:\1883 Bloomington Gateways Phase 1\dwg\CD\revised - Original\CD\site\LA201 - Site Keynote Plan



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5. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS AND DIRECTIONS FOR INSTALLATION.
6. PROVIDE A SMOOTH TRANSITION FROM PROPOSED PAVED AREAS TO EXISTING AREAS AS NECESSARY.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR(S) IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
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KEYNOTES


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P3	ASPHALT PATCH	6 SHEET LA501
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S1	SIGN, X-WALK WARNING	2 SHEET LA502
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L1	LAWN	SEE LANDSCAPE PLAN
L2	PLANT BED	SEE LANDSCAPE PLAN
U1	NEW LIGHT FIXTURE	SEE ELECTRICAL SHEETS
U2	ELECTRICAL PANEL	SEE ELECTRICAL SHEETS
U3	ELECTRICAL GROUND BOX	10 SHEET LA501

PREPARED BY:



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PREPARED FOR:

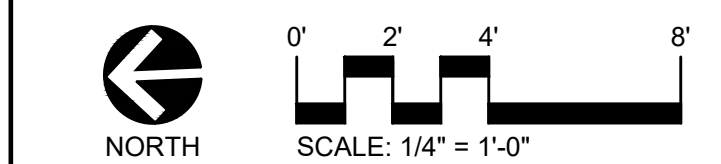


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 P 812.349.3711 | tm.street@bloomington.in.gov

CONSULTANT:

PROJECT:

BLOOMINGTON GATEWAYS PHASE 1
BLOOMINGTON, INDIANA
 BID SET
 CONSTRUCTION DOCUMENTS



REVISIONS:

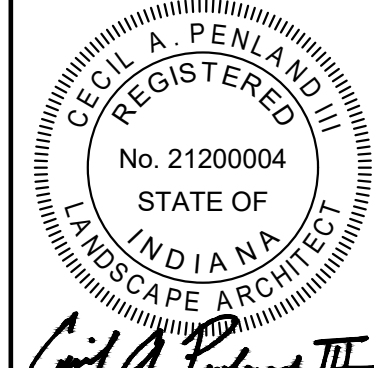
NO.	BY	DESCRIPTION	DATE
1 PR	KS	PROPOSAL REQUEST 001	05-01-2024

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DRAWING NAME:

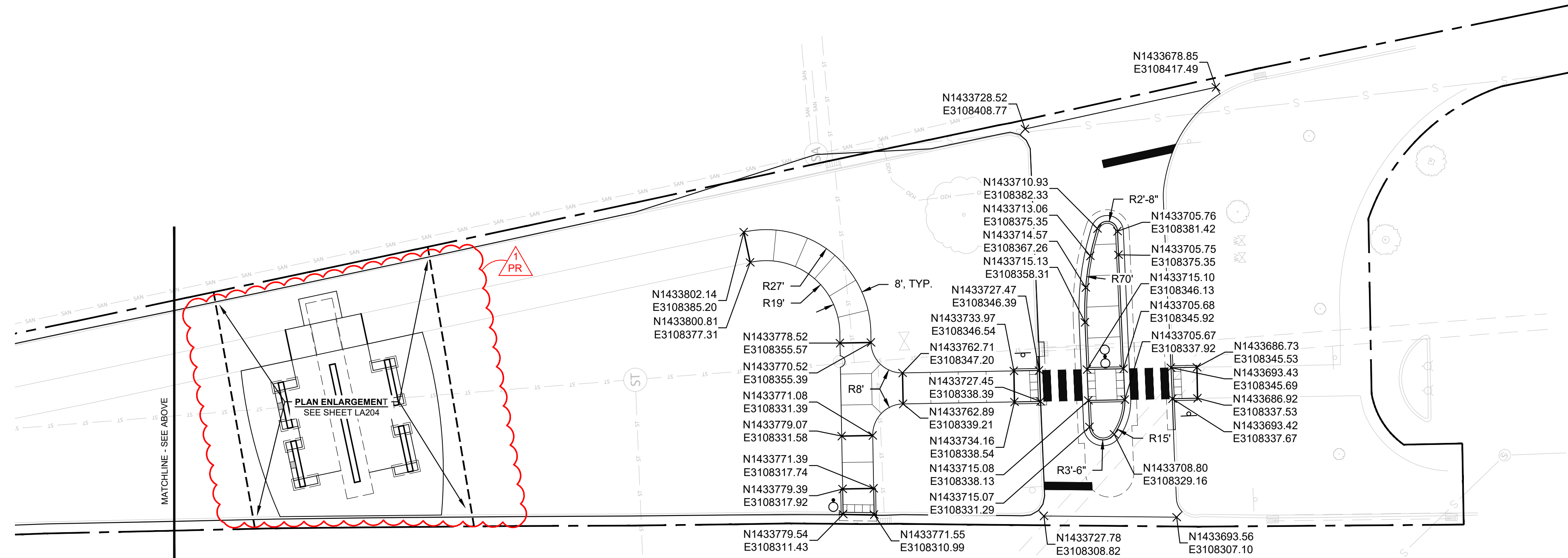
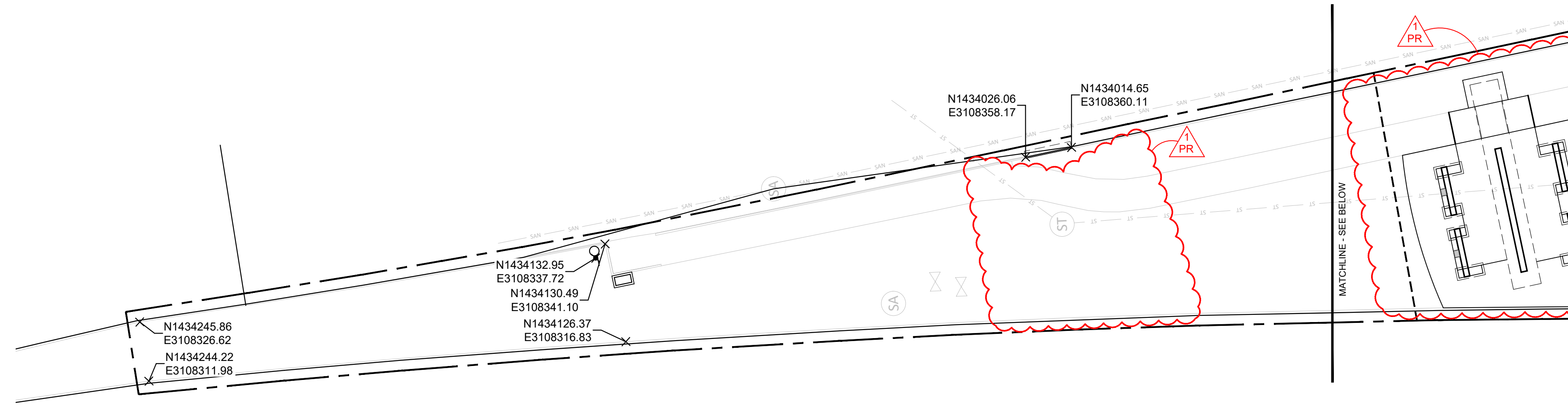
SITE KEYNOTE ENLARGEMENT PLAN

CERTIFICATION:



RE PROJECT #: 2022-1663
 DATE: 06/07/23
 DRAWN BY: KS
 REVIEWED BY: JMM
 DRAWING: **LA202**

FILE: P:\1883 Bloomington Gateways Phase 1.dwg\CD\revised - Original CD\sheet\LA203 - Site Layout Plan



SITE LAYOUT NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY BLEDSOE RIGGERT COOPER JAMES (BLOOMINGTON, IN). REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. RUNDELL ERNSTBERGER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS IN THE FIELD PRIOR TO BIDDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH ANY CHANGES SINCE THE SURVEY WAS PROCURED.
3. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. LAYOUT DATA MAY BE MADE AVAILABLE TO THE CONTRACTOR IN A DIGITAL FORMAT FOR USE IN LAYOUT STAKING BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER.
4. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THIS PLAN MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
5. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
6. IF PROVIDED, OR UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT, OR CENTER OF LAYOUT POINT.
7. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT OR WITH CONSISTENT RADIUS AS SHOWN HEREON. NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH AFFECTED UTILITIES PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE FIELD LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND UTILITIES SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE UNLESS NOTED TO BE REMOVED OR ABANDONED ELSEWHERE.
9. ALL WORK SHALL BE COORDINATED AND IN COMPLIANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL MUNICIPALITIES AS WARRANTED. ALL WORK TO BE COMPLETED WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BLOOMINGTON STANDARDS.
10. ALL DIMENSIONS INDICATED ON THE PLANS ARE PARALLEL AND PERPENDICULAR TO THE BASE LINES, PROPERTY LINES, AND OR BUILDING LINES UNLESS NOTED OTHERWISE.

PREPARED BY:



REA
RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
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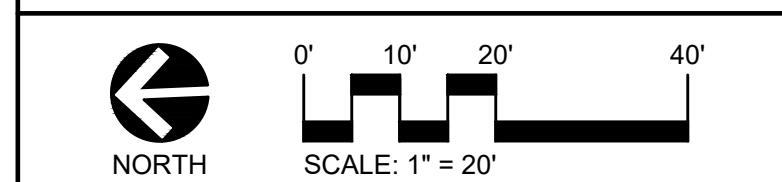
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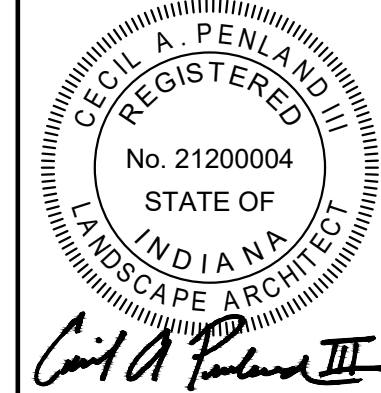
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DRAWING NAME:

SITE LAYOUT PLAN

CERTIFICATION:

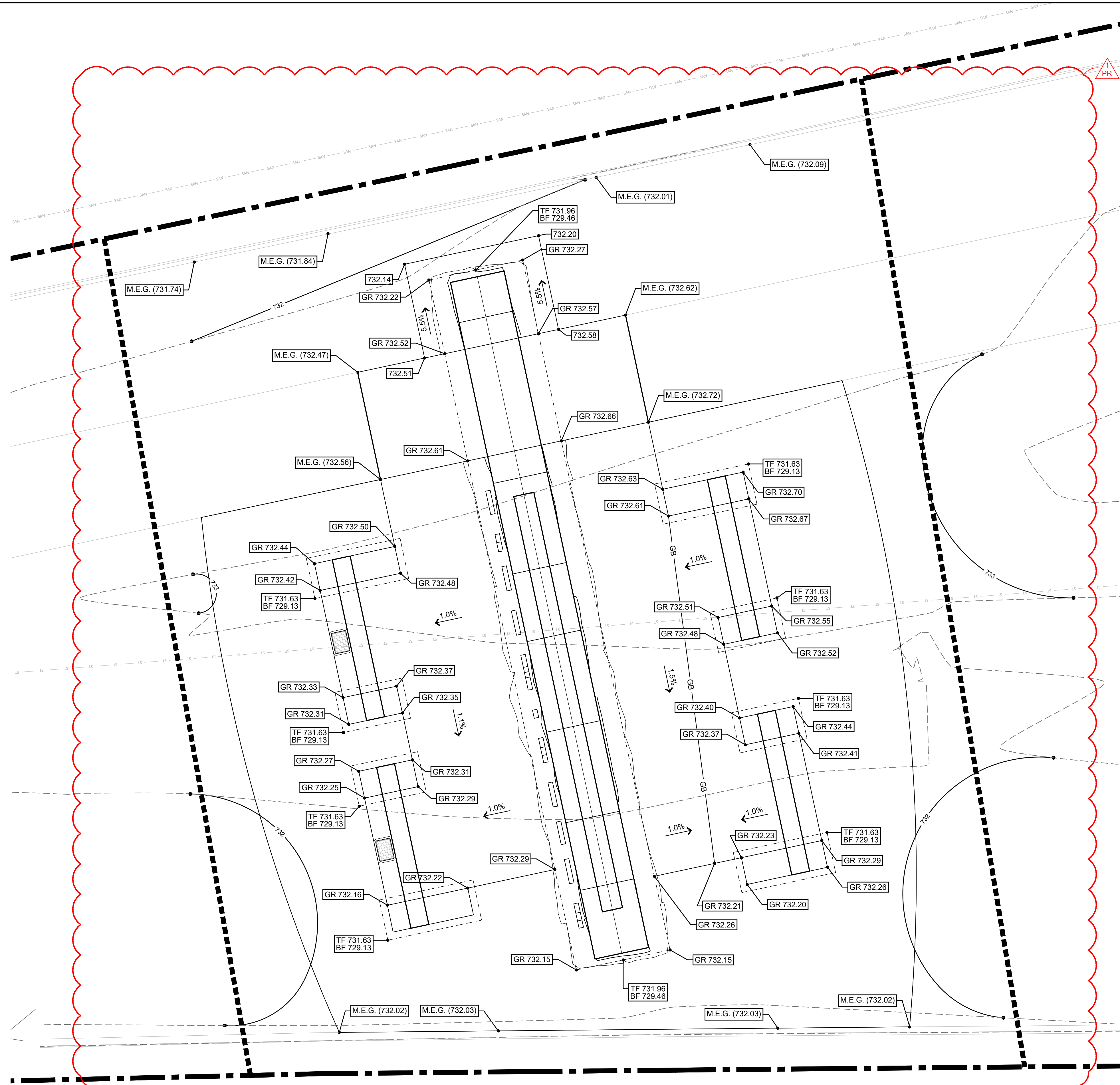


RE PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM

DRAWING:

LA203

FILE: P:\1883 Bloomington Gateways Phase 1\dwg\CD\revised - Original\CD\site\LA205 - Site Grading Plan



SITE GRADING NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY BLEDSOE RIGGERT COOPER JAMES (BLOOMINGTON, IN). REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. RUNDELL ERNSTBERGER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS IN THE FIELD PRIOR TO BIDDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH ANY CHANGES SINCE THE SURVEY WAS PROCURED. IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER AND LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES REQUIRED TO BE MATCHED OR MAINTAINED AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING GRADES IN FIELD AND EXISTING GRADES SHOWN ON THE PLANS.
4. ALL HORIZONTAL AND VERTICAL CURVES SHALL BE SMOOTH AND CONTINUOUS. NO UNSPECIFIED KINKS AND TANGENTS WILL BE PERMITTED.
5. MATCH EXISTING GRADES CLEANLY AND SMOOTHLY.
6. PROVIDE POSITIVE DRAINAGE IN ALL PAVED AREAS WITHOUT PONDING WATER. WITH THE OWNER/LANDSCAPE ARCHITECT OBSERVING ON SITE, THE CONTRACTOR SHALL TEST ALL PAVED AREAS FOR BIRD BATH-TYPE CONDITIONS BY FLOODING THE ENTIRE PAVED AREA AND MARKING THE PROBLEMATIC AREAS. CORRECTIONS SHALL BE MADE IF NECESSARY.
7. PROPOSED SPOT ELEVATIONS REPRESENT FINISH GRADE OF PAVEMENTS, PLANT BEDS, AND TURF AREAS, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS INDICATED IN PLANT BEDS AND TURF AREAS REQUIRE SETTLING OF SOIL.
8. SEE THE APPROPRIATE PLAN AND/OR DETAIL(S) TO DETERMINE THE SUBGRADE ELEVATION REQUIRED BELOW A PROPOSED FINAL ELEVATION.
9. CONTRACTOR SHALL INSTALL THE ADJACENT FINISH GRADE AT 1/2" BELOW PAVEMENT WHEN SHEET DRAINAGE FROM PAVEMENT IS PROPOSED.
10. ALL EXISTING SURFACE UTILITY STRUCTURES (I.E. MANHOLE COVERS, CATCH BASIN GRATES, WATER AND GAS HANDHOLDS, ETC.) SHALL BE ADJUSTED TO THE PROPOSED FINISH GRADE ELEVATION, AS APPROPRIATE.
11. CONTRACTOR SHALL ENSURE THAT TRANSITIONS BETWEEN PROPOSED SLOPES ON PATHWAYS ARE SMOOTH AND DO NOT RESULT IN BREAKS IN GRADE AT LOW AND HIGH POINTS.

GRADING SYMBOLS & ABBREVIATIONS:

BF	BOTTOM OF FOUNDATION	M.E.G.	MATCH EXISTING GRADE
FC	FLUSH CURB	RIM	RIM ELEVATION
FL	FLOW LINE	TC	TOP OF CURB
GR	GRADE	TF	TOP OF FOUNDATION
GB	GRADE BREAK	TW	TOP OF WALL

- ◉ (724.50) EXISTING SPOT ELEVATION (VERIFY)
- ◉ 791.80 PROPOSED SPOT ELEVATION
- ← 1.0% PROPOSED SLOPE
- - - 781 - - - EXISTING CONTOUR LINE
- ◉ 781 - - - PROPOSED CONTOUR LINE
- GB — GRADE BREAK


PREPARED BY:



REA
RUNDELL ERNSTBERGER ASSOCIATES

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PREPARED FOR:



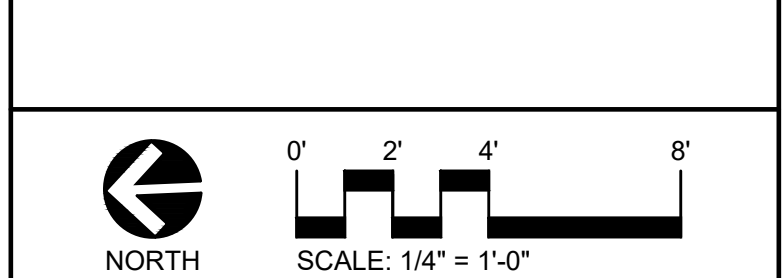
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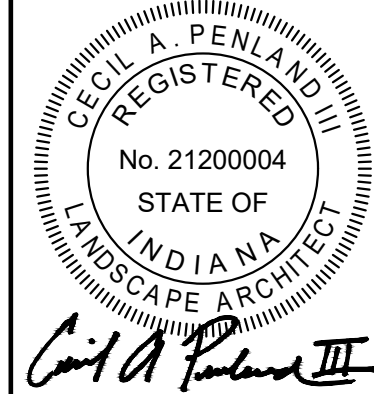
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**SITE GRADING
ENLARGEMENT PLAN**

CERTIFICATION:



REA PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM
DRAWING: **LA206**

PLANT SCHEDULE


	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
DECIDUOUS TREES							
AME L	2	Amelanchier laevis 'JFS-Arb'	Spring Flurry® Allegheny Serviceberry	B & B	2.0" Cal		Single-stem, specimen
CER C	4	Cercis canadensis	Eastern Redbud	B & B	2.0" Cal		Tree-form
CLA K	6	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal		Prune lower branches min. 7' above finish grade.
NYS S	4	Nyssa sylvatica 'David Odum'	Afterburner® Tupelo	#15	1.5" Cal		Prune lower branches min. 7' above finish grade.
QUE A	4	Quercus alba	White Oak	B & B	2.5" Cal		Prune lower branches min. 7' above finish grade.
CONIFEROUS/EVERGREEN SHRUBS							
JUN B	10	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#3		Min. 12" H	
DECIDUOUS SHRUBS							
COR K	13	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	#3		Min. 12" H	
ORNAMENTAL GRASS							
SCH S	27	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1		24" o.c.	Full, healthy, well-rooted
PERENNIALS							
ASC I	39	Asclepias incarnata	Swamp Milkweed	#1		18" o.c.	Full, healthy, well-rooted
BAP P	15	Baptisia x 'Purple Smoke'	Purple Smoke Wild Indigo	#1		36" o.c.	Full, healthy, well-rooted
COR L	63	Coreopsis lanceolata	Lanceleaf Tickseed	#1		18" o.c.	Full, healthy, well-rooted
DEN P	13	Dennstaedtia punctilobula	Hay-scented Fern	#1		24" o.c.	Full, healthy, well-rooted
ECH P	30	Echinacea purpurea 'Rubinstern'	Ruby Star Coneflower	#1		18" o.c.	Full, healthy, well-rooted
MON F	24	Monarda fistulosa 'Claire Grace'	Claire Grace Bergamot	#1		24" o.c.	Full, healthy, well-rooted
RUD S	55	Rudbeckia subtomentosa	Sweet Black-eyed Susan	#1		18" o.c.	
SYM R	21	Symphotrichum oblongifolium 'Raydon's Favorite'	Raydon's Favorite Fall Aster	#1		24" o.c.	Full, healthy, well-rooted
TURF							
SOD	8,347 sf	Turf Sod	HGT Bluegrass	sod			See specifications for additional requirements

PREPARED BY:



REUNDELL ERNSTBERGER ASSOCIATES
 URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
 618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
 P 317.263.0127 / REASITE.COM

PREPARED FOR:



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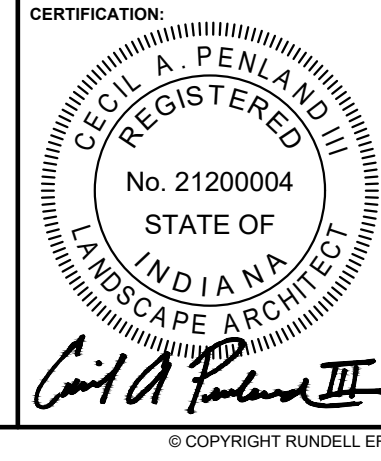
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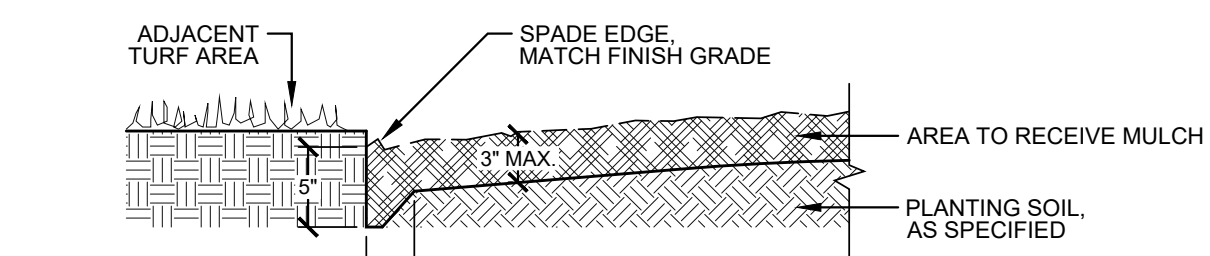
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PLANTING SCHEDULE & DETAILS

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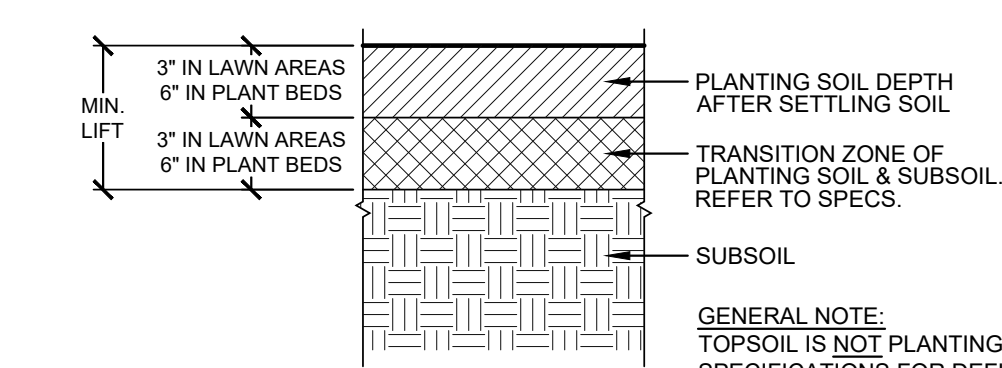


RE PROJECT #: 2022-1663
 DATE: 06/07/23
 DRAWN BY: KS, KK
 REVIEWED BY: JMM
 DRAWING: **LA208**



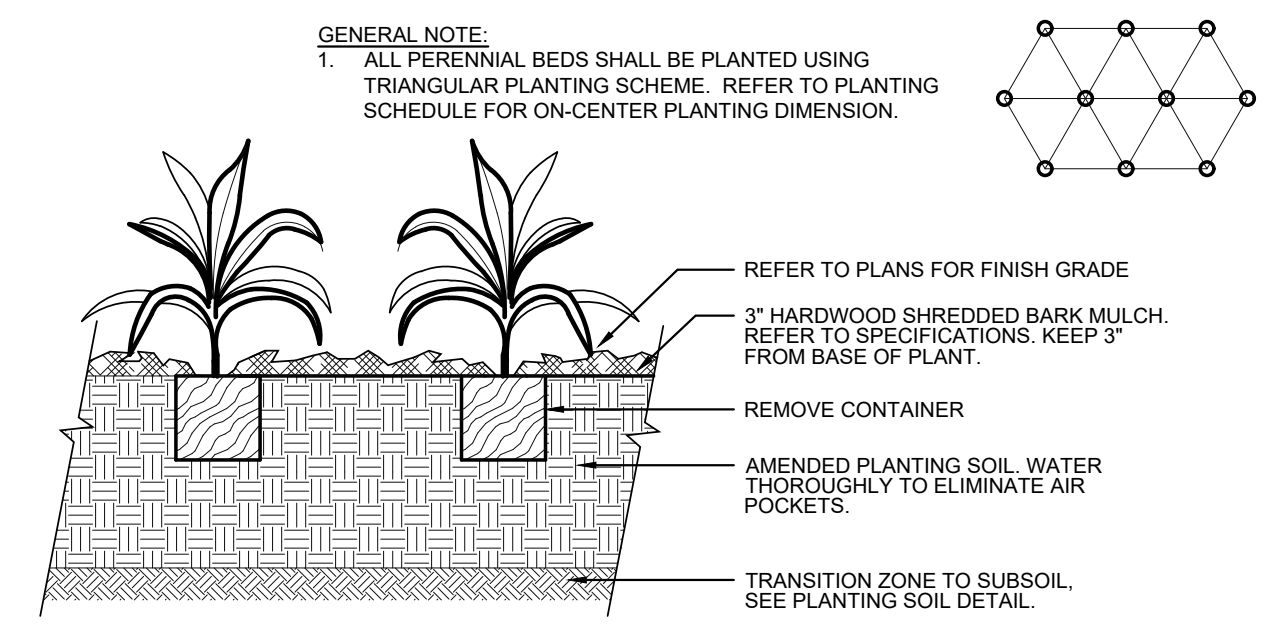
GENERAL NOTE:
 ALIGN SPADE EDGE TO LINES INDICATED ON PLANS, SET STRAIGHT OR SET TO SMOOTH CURVES INDICATED. ALIGN EDGES SO AS TO MINIMIZE LARGE OPEN AREAS WITHOUT PLANT MATERIAL.

1 SPADE EDGE
 NOT TO SCALE

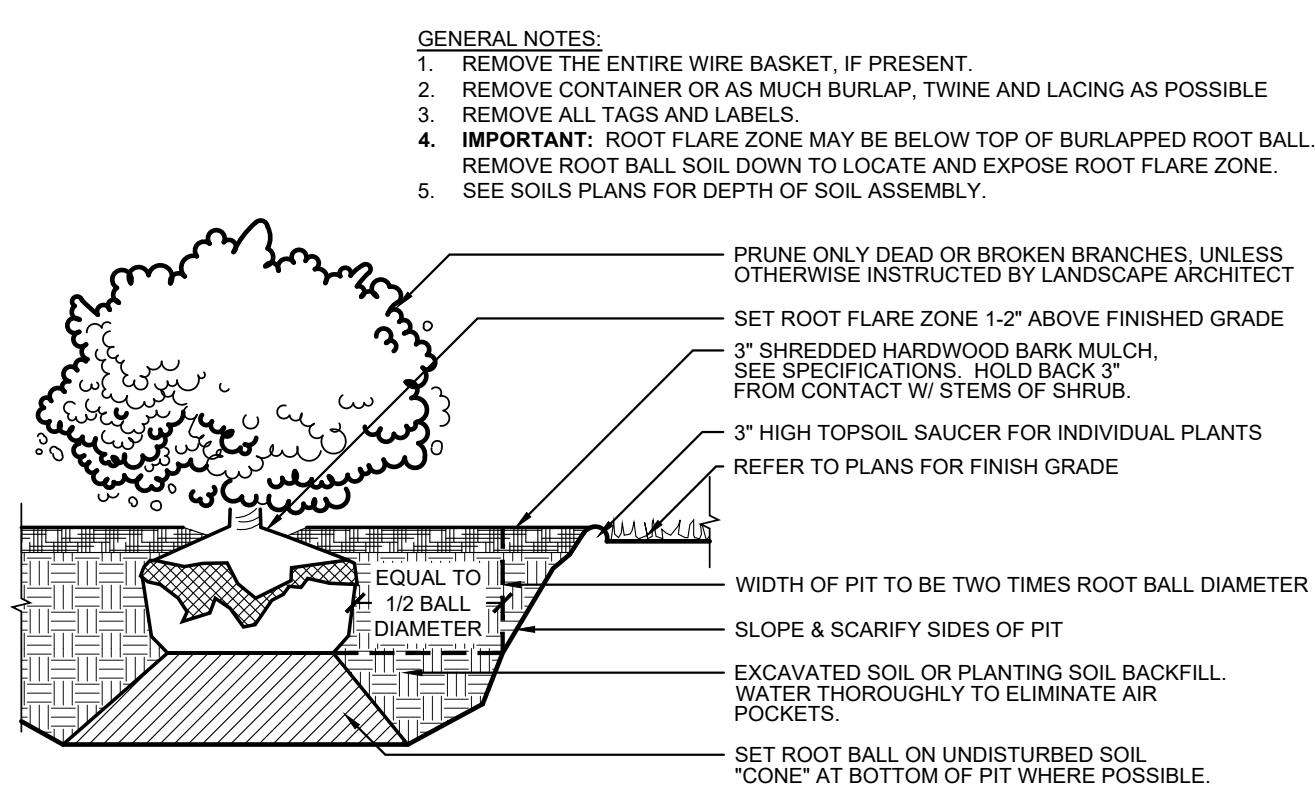


GENERAL NOTE:
 TOPSOIL IS NOT PLANTING SOIL. REFER TO SPECIFICATIONS FOR DEFINITIONS, TESTING, AND INSTALLATION REQUIREMENTS.

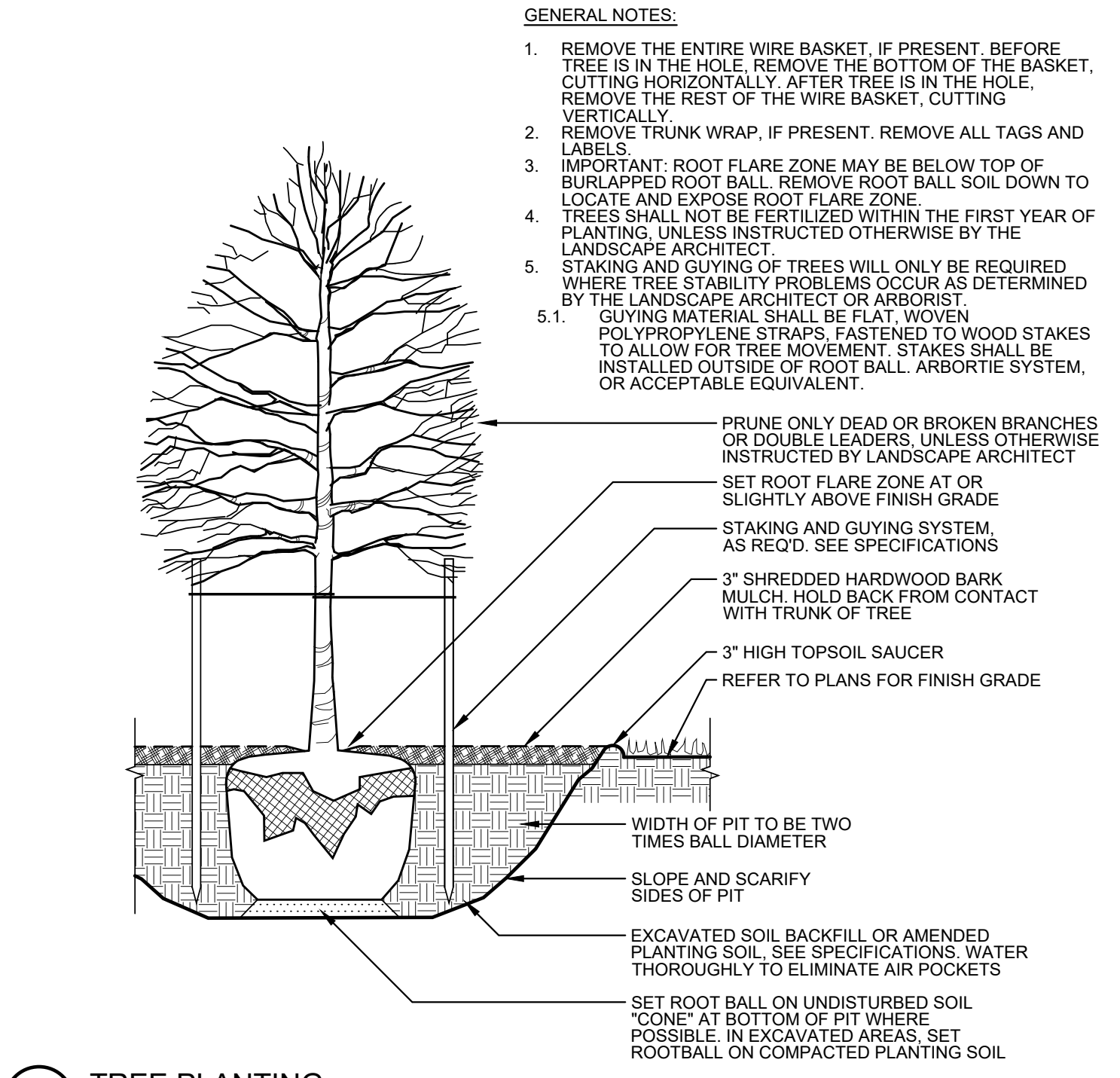
2 PLANTING SOIL
 NOT TO SCALE



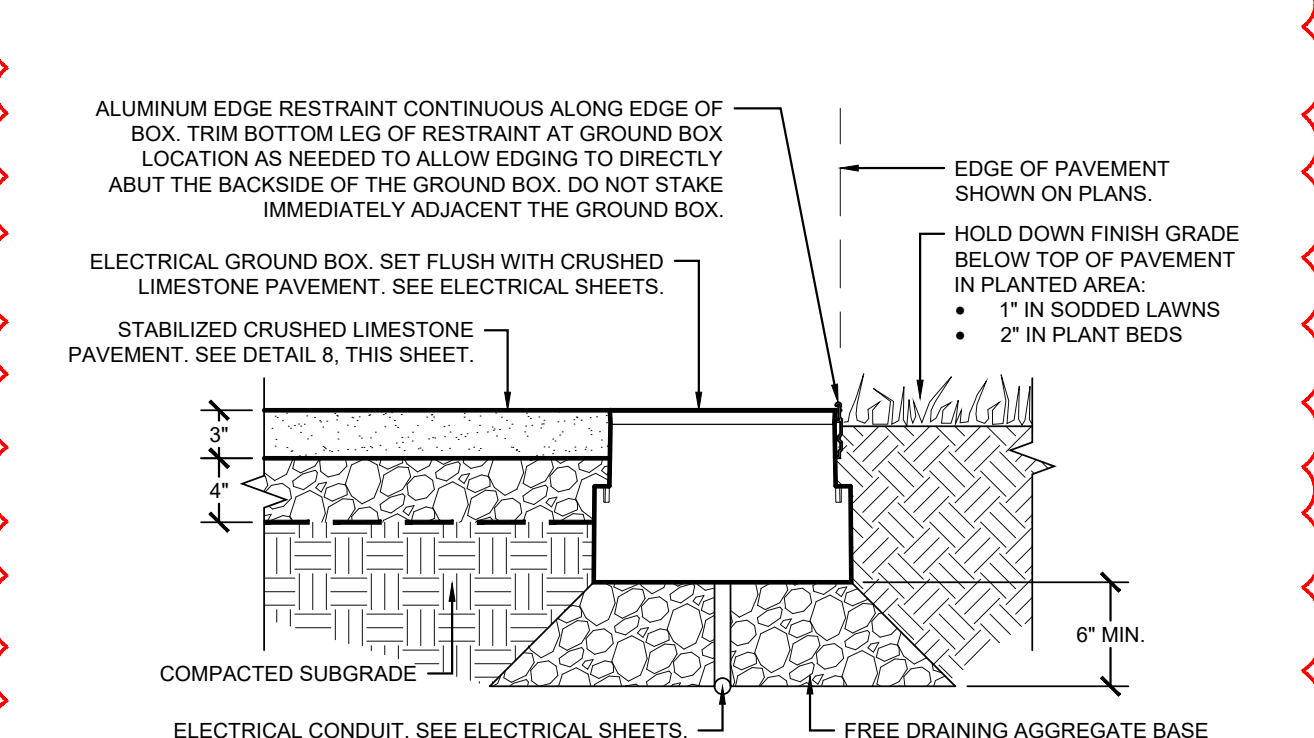
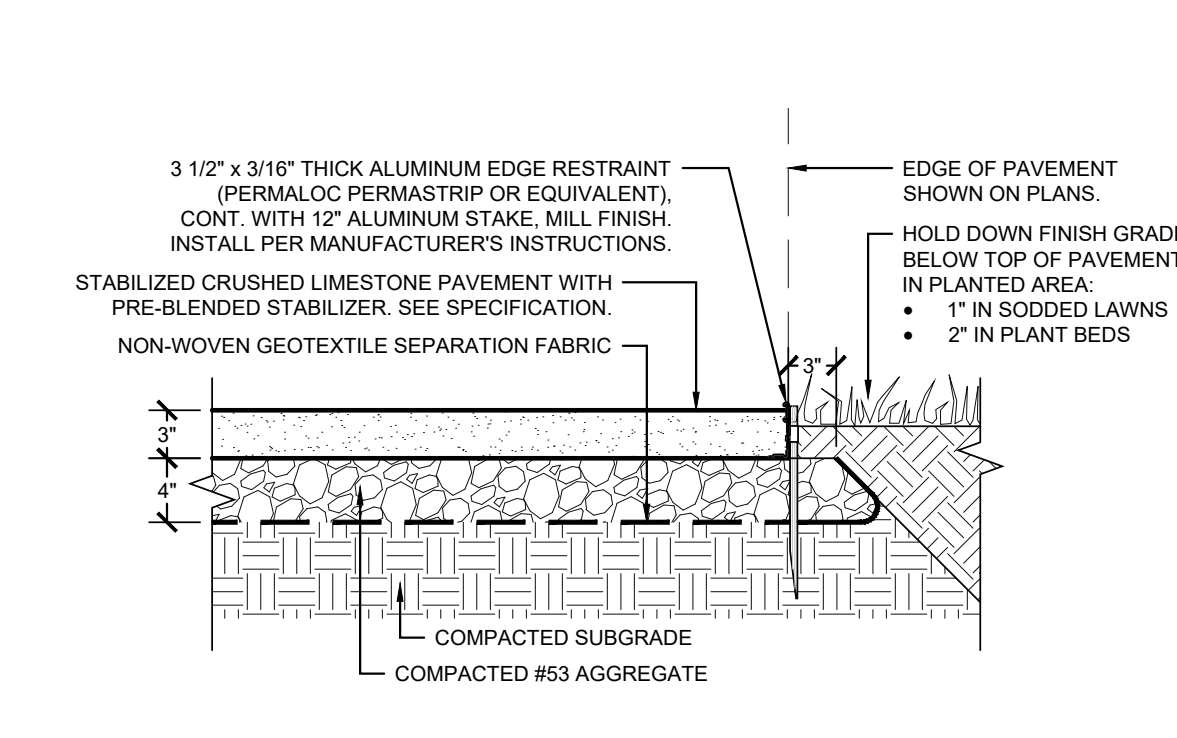
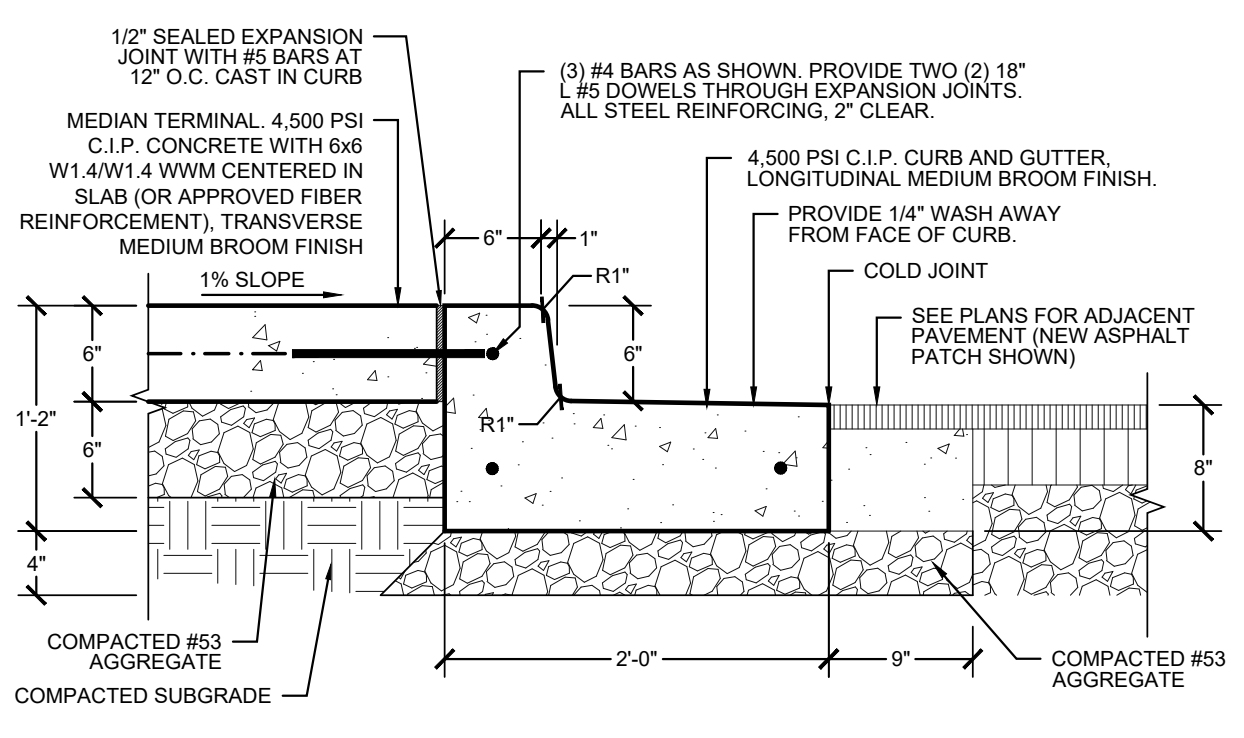
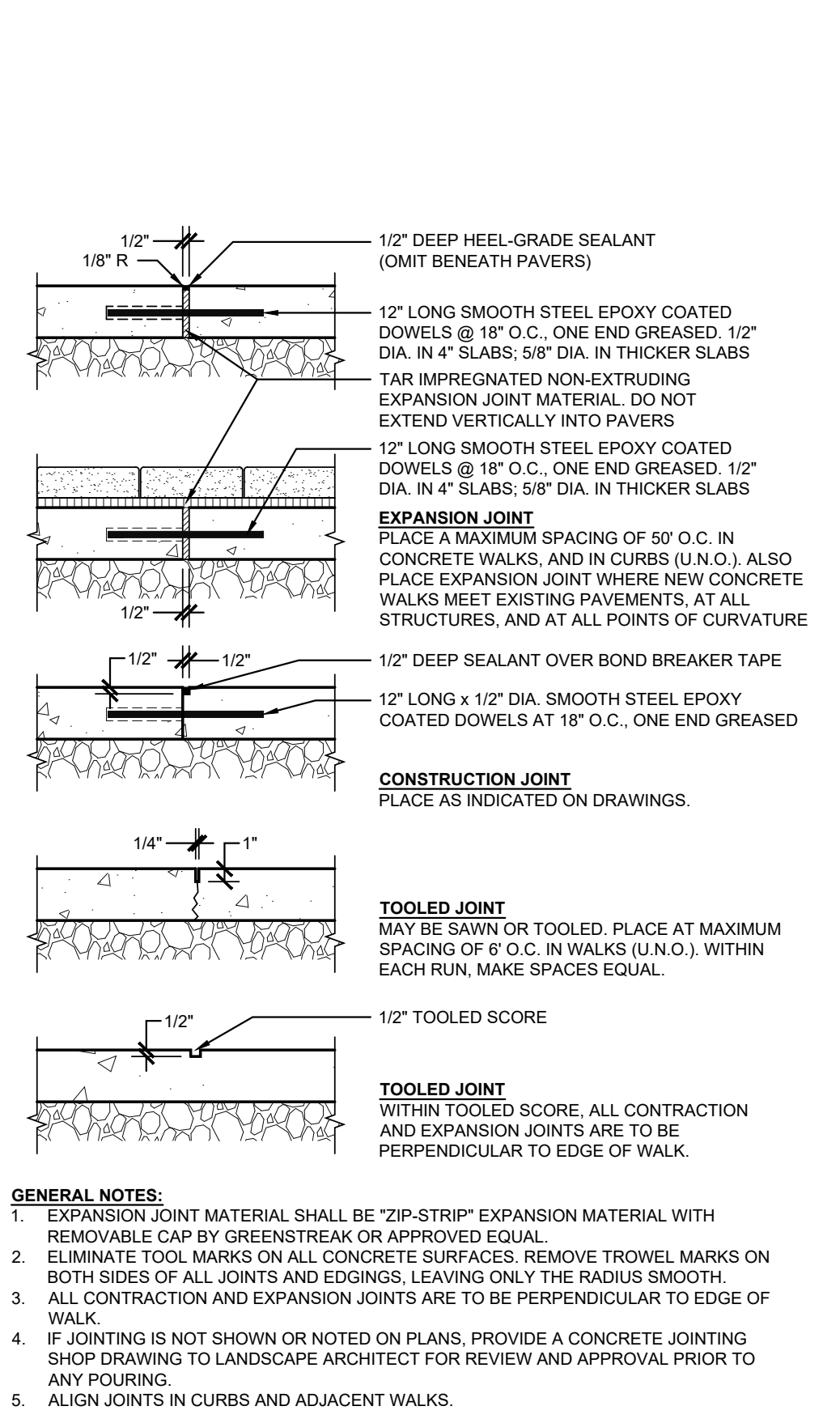
3 PERENNIAL/GROUNDCOVER/GRASSES PLANTING
 NOT TO SCALE



4 SHRUB PLANTING
 NOT TO SCALE



5 TREE PLANTING
 NOT TO SCALE



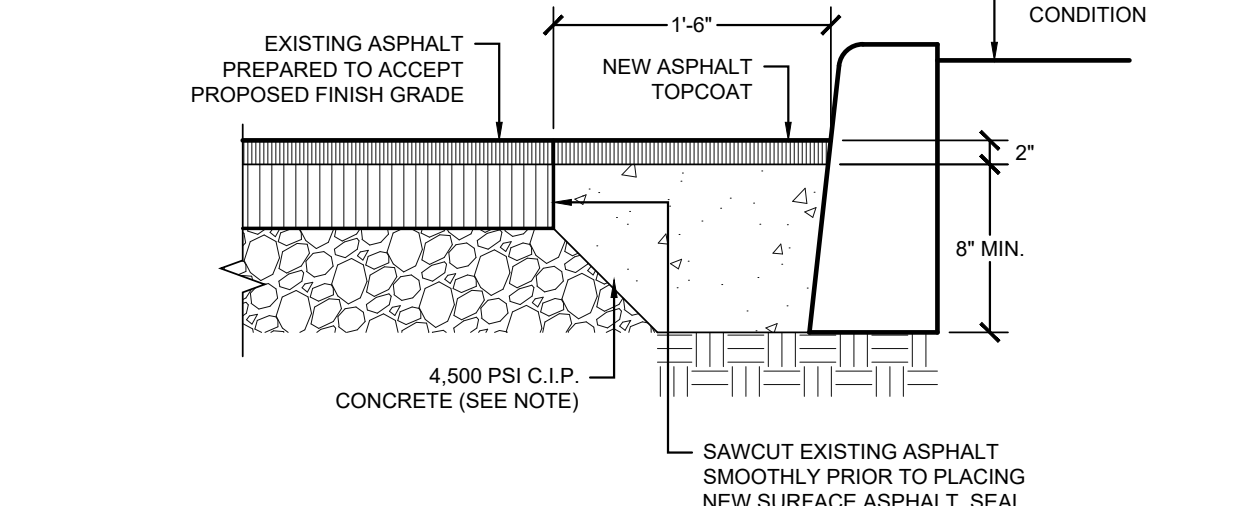
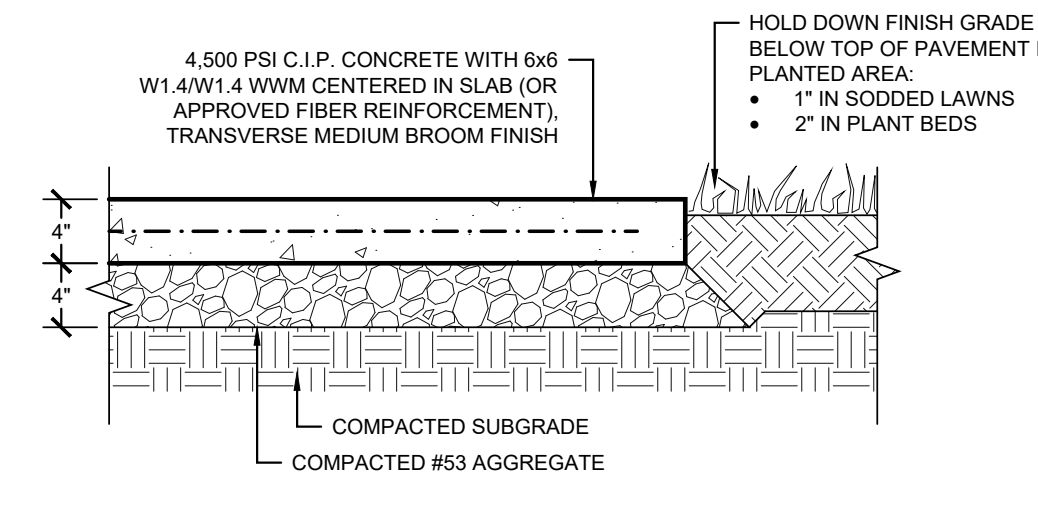
1 CONCRETE PAVEMENT JOINTING
SCALE: 1" = 1'-0"

5 CONCRETE MEDIAN - BARRIER CURB INTERFACE
SCALE: 1" = 1'-0"

REFER TO CONCRETE JOINTING DETAIL.

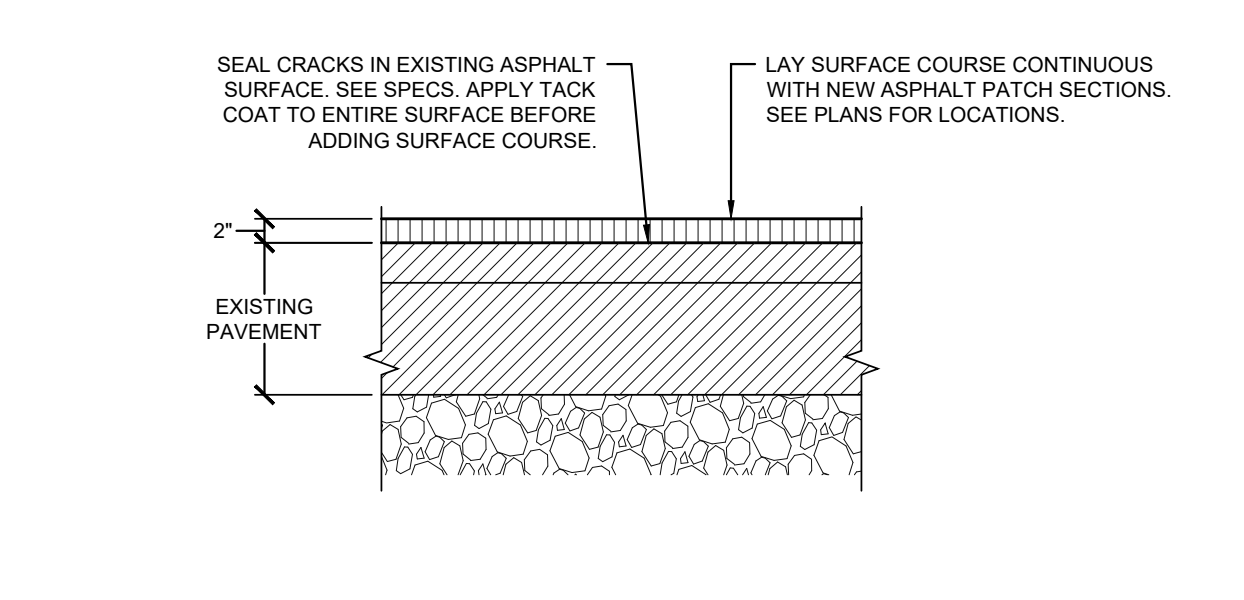
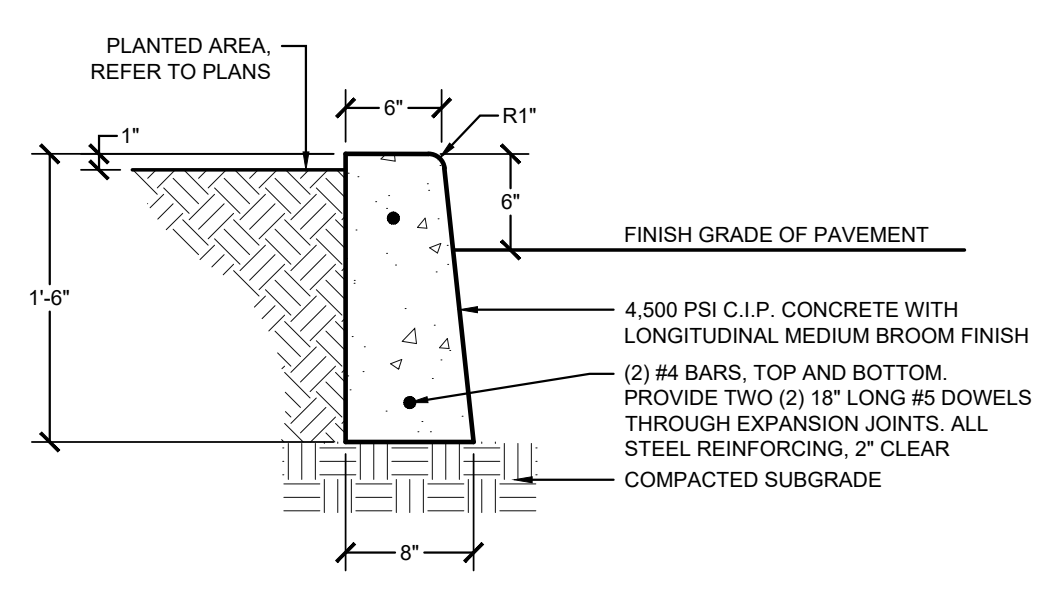
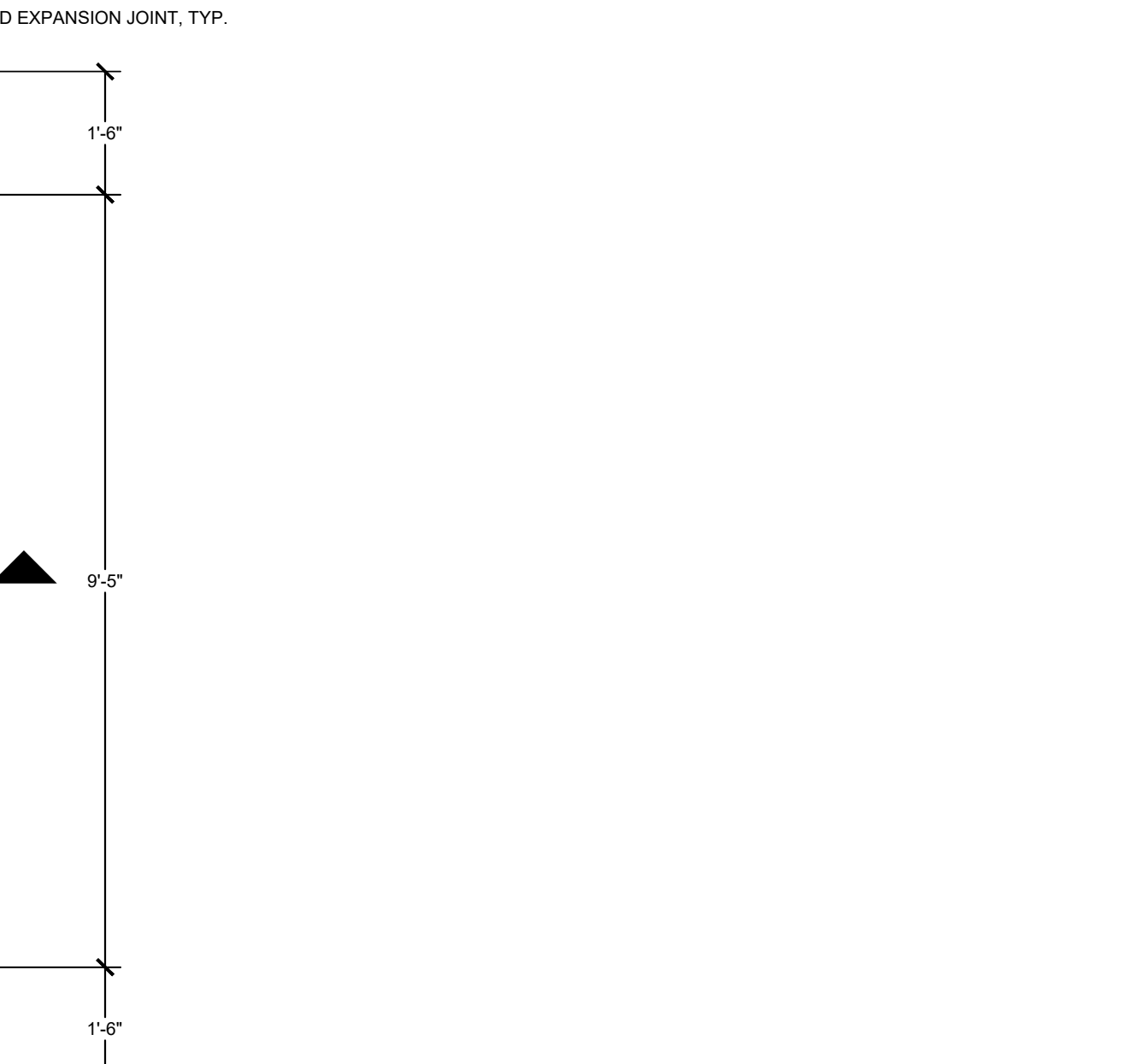
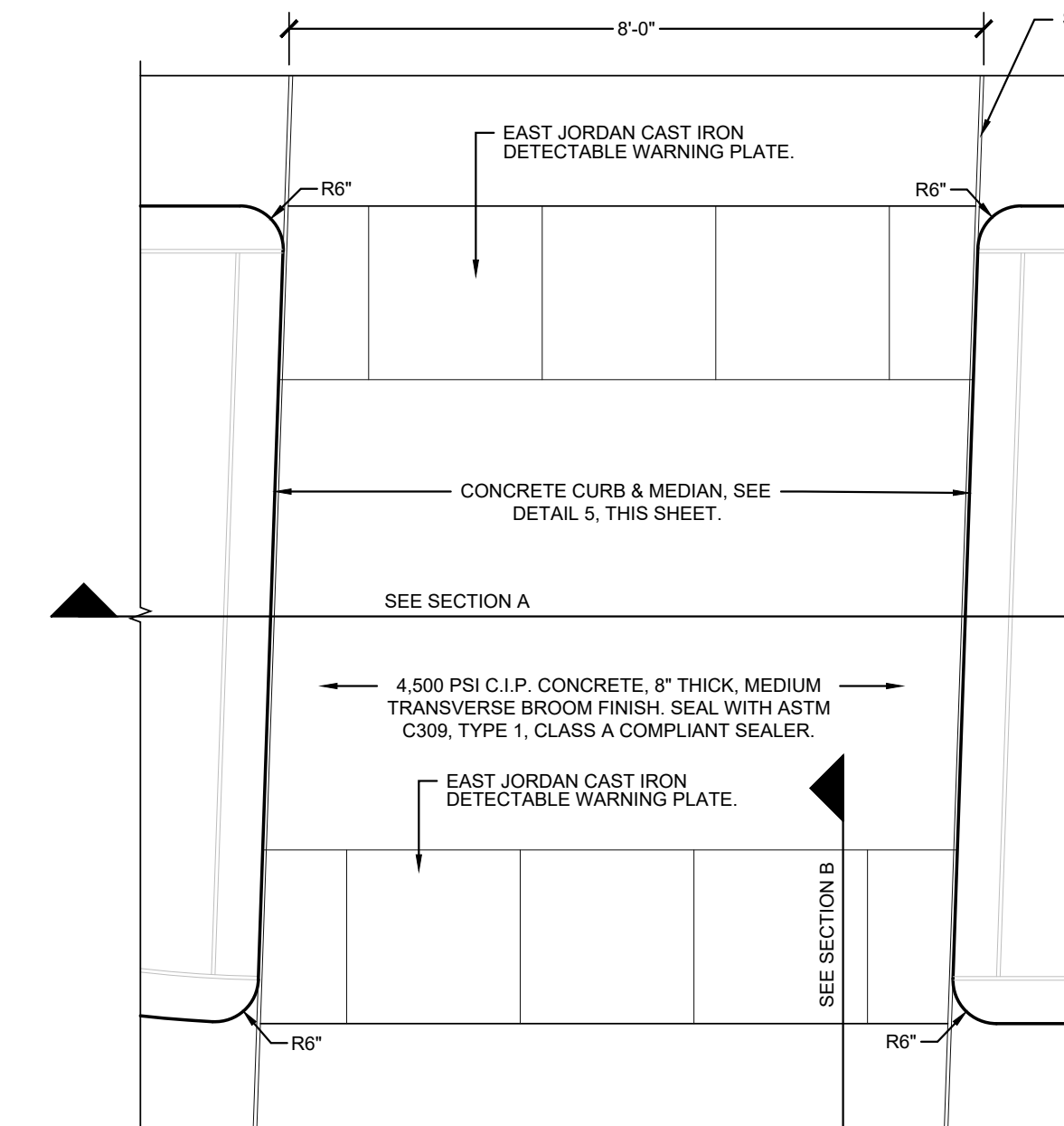
9 CROSSWALK LAYOUT
SCALE: 1/4" = 1'-0"

11 TIMBER BENCH - SECTION
SCALE: 1/2" = 1'-0"



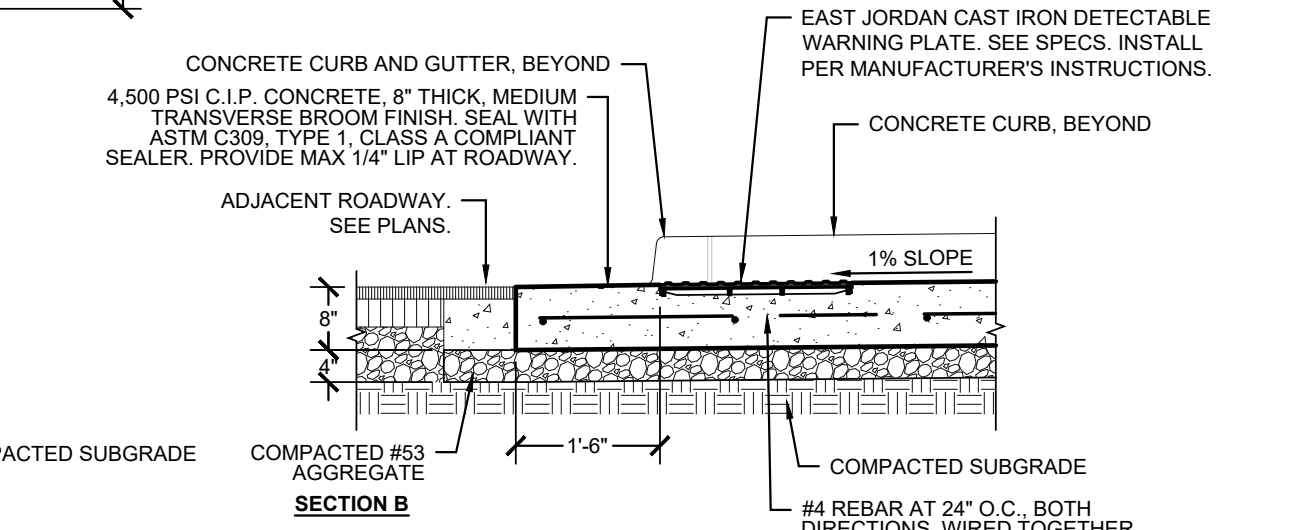
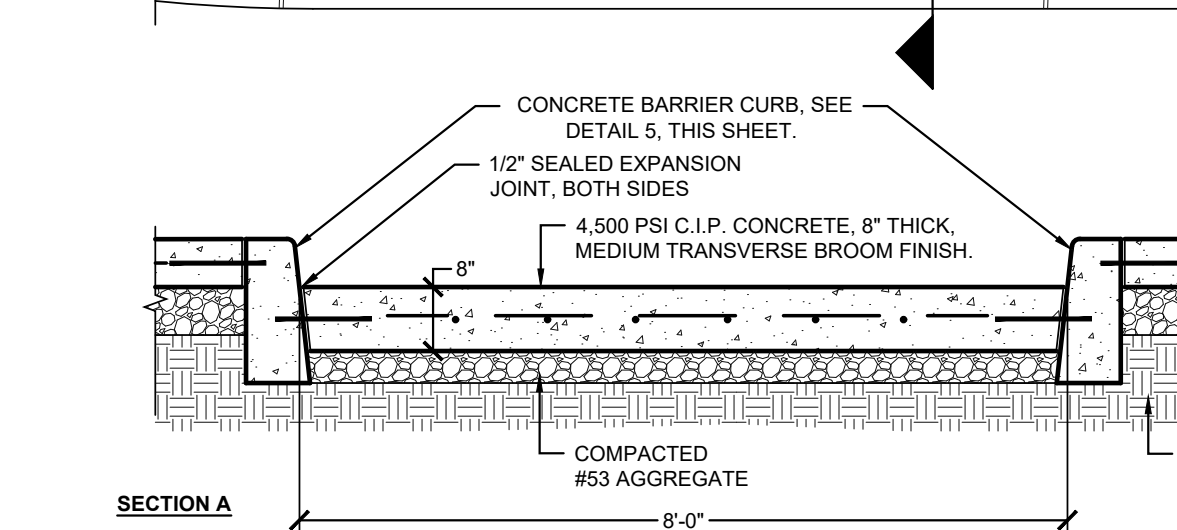
2 CONCRETE PAVEMENT, 4 INCH
SCALE: 1" = 1'-0"

6 ASPHALT PATCH
SCALE: 1" = 1'-0"



3 CONCRETE BARRIER CURB
SCALE: 1" = 1'-0"

7 ASPHALT PAVEMENT - OVERLAY
SCALE: 1" = 1'-0"



12 MEDIAN ISLAND CUT THROUGH
SCALE: 1/2" = 1'-0"

PREPARED BY:

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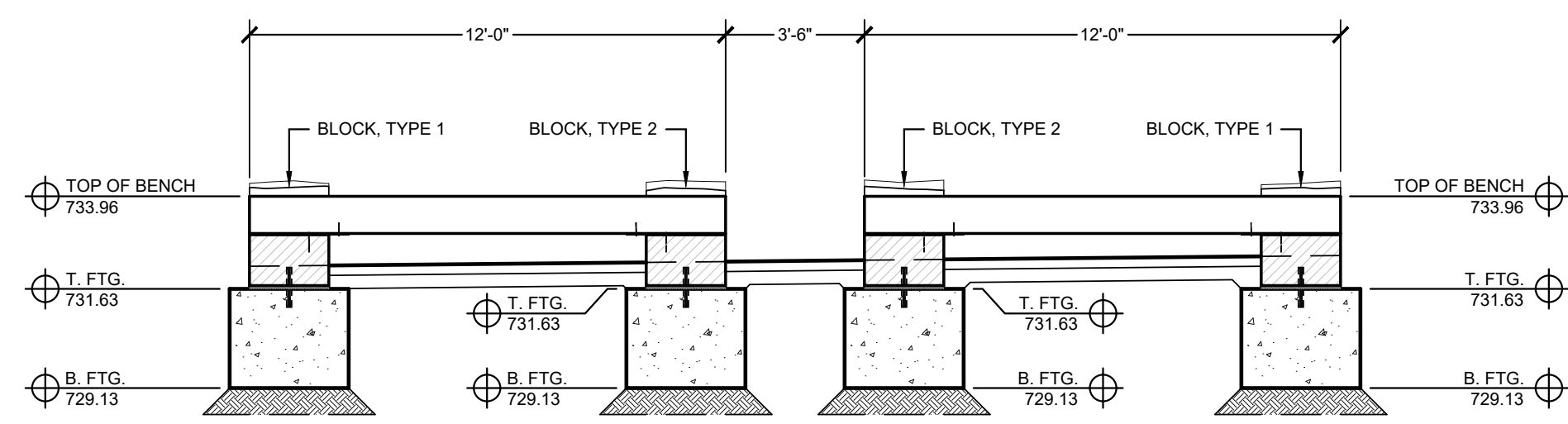
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SITE DETAILS

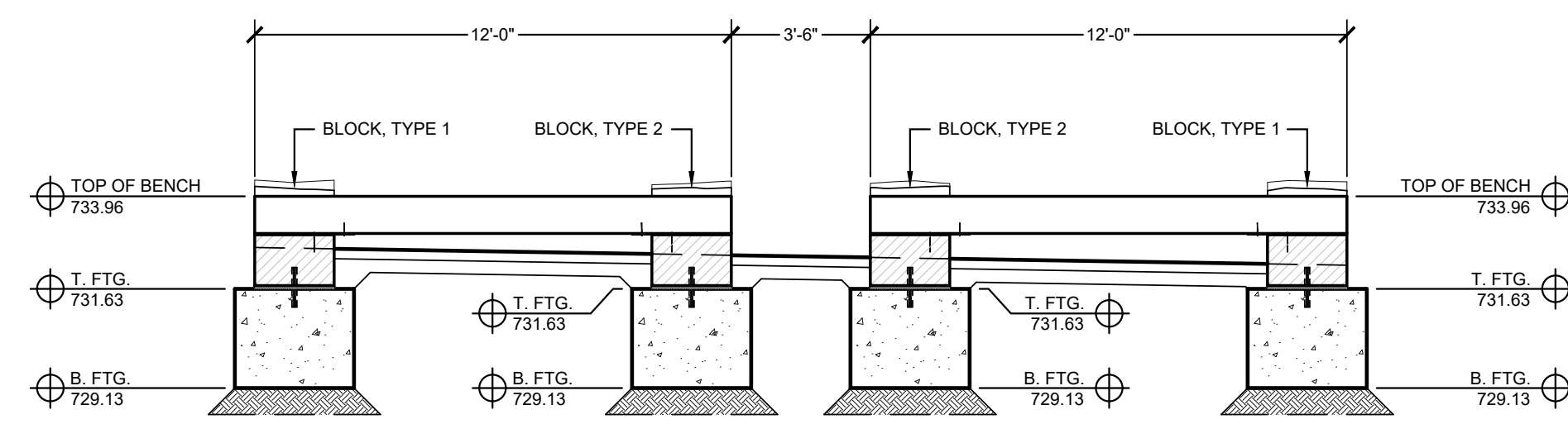
CERTIFICATION:

REA PROJECT #: 2022-1663
DATE: 06/07/23
DRAWN BY: KS
REVIEWED BY: JMM
DRAWING: **LA501**

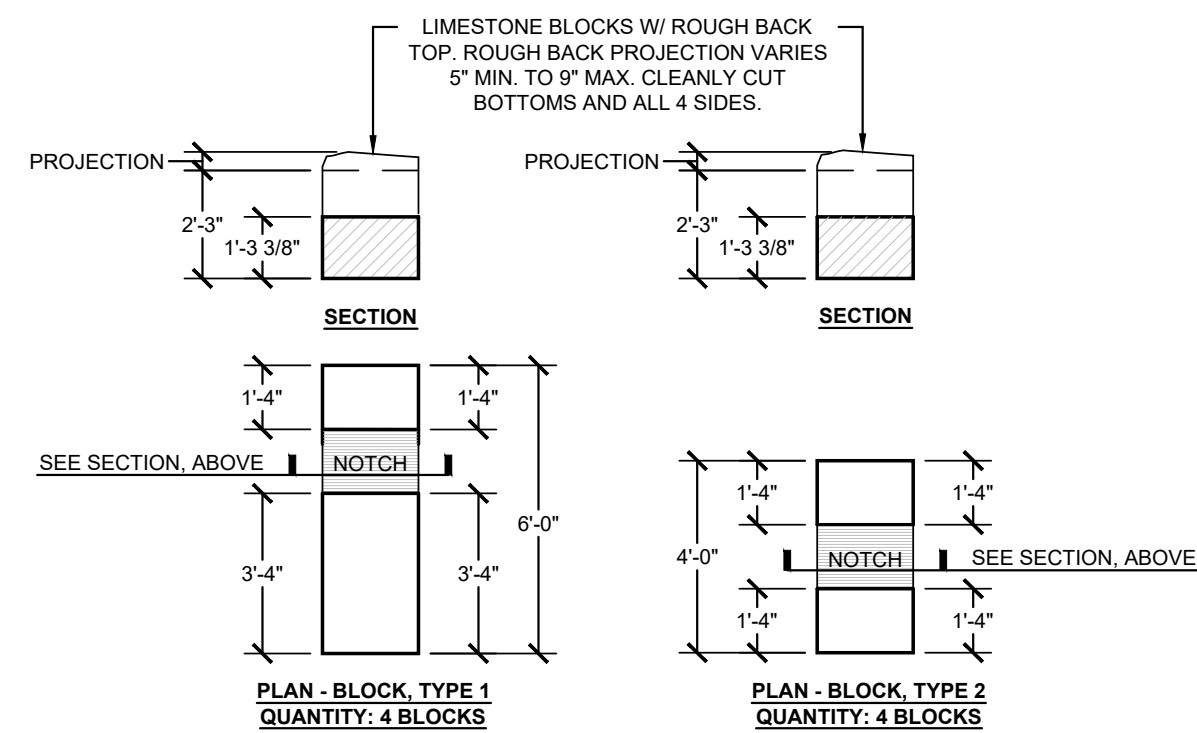
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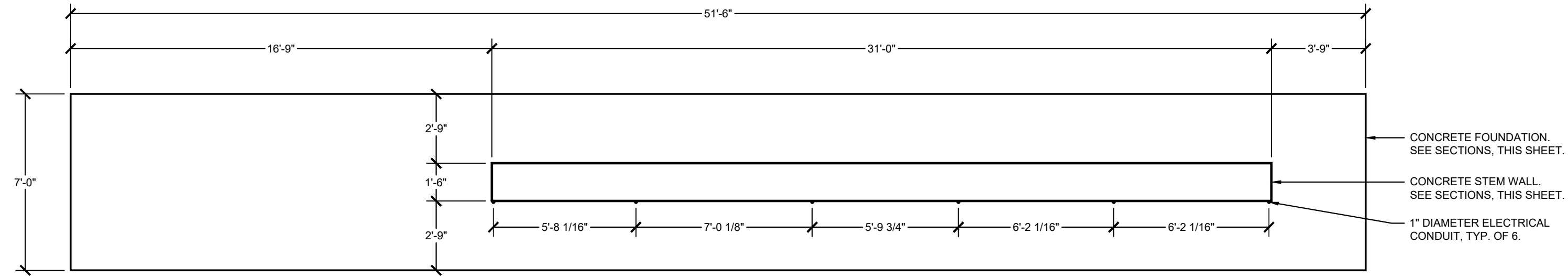
1 NORTH TIMBER BENCH - ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"



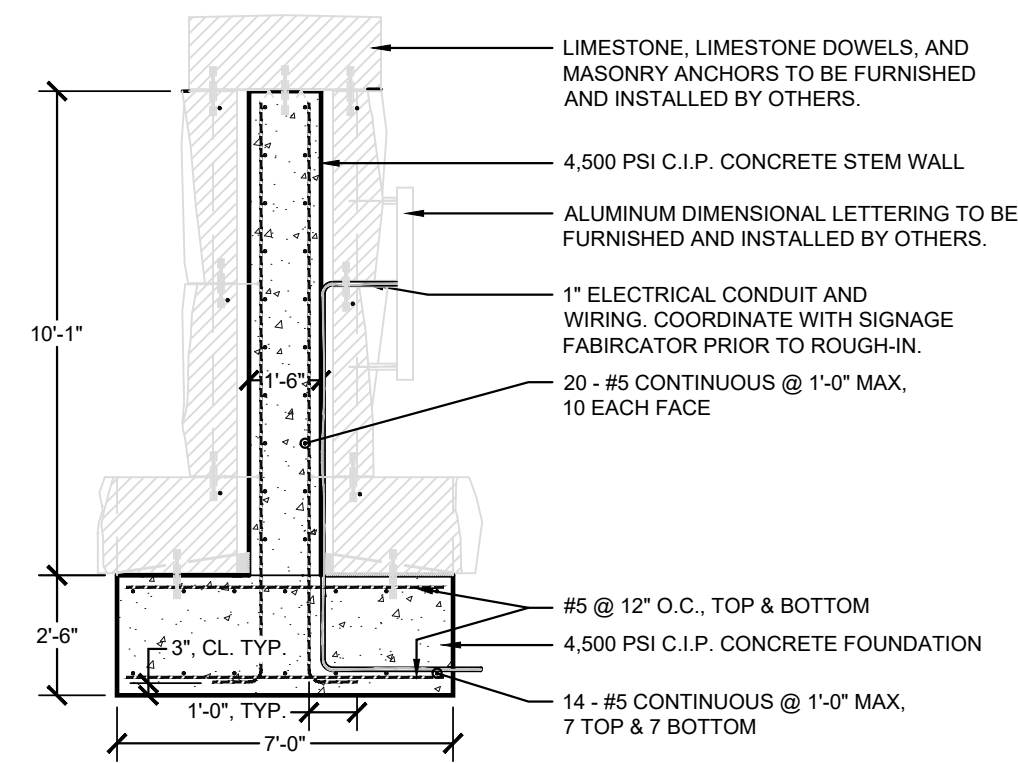
2 SOUTH TIMBER BENCH - ELEVATION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 LIMESTONE BLOCKS FOR TIMBER BENCH
SCALE: 1/4" = 1'-0"

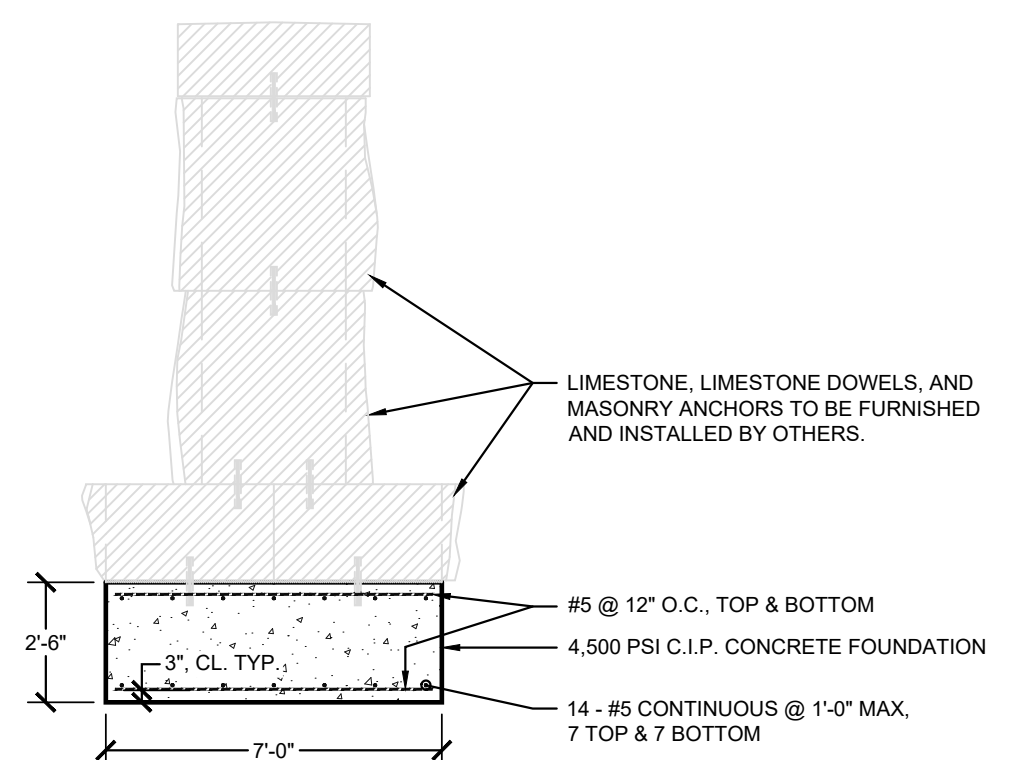


6 GATEWAY SIGN - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

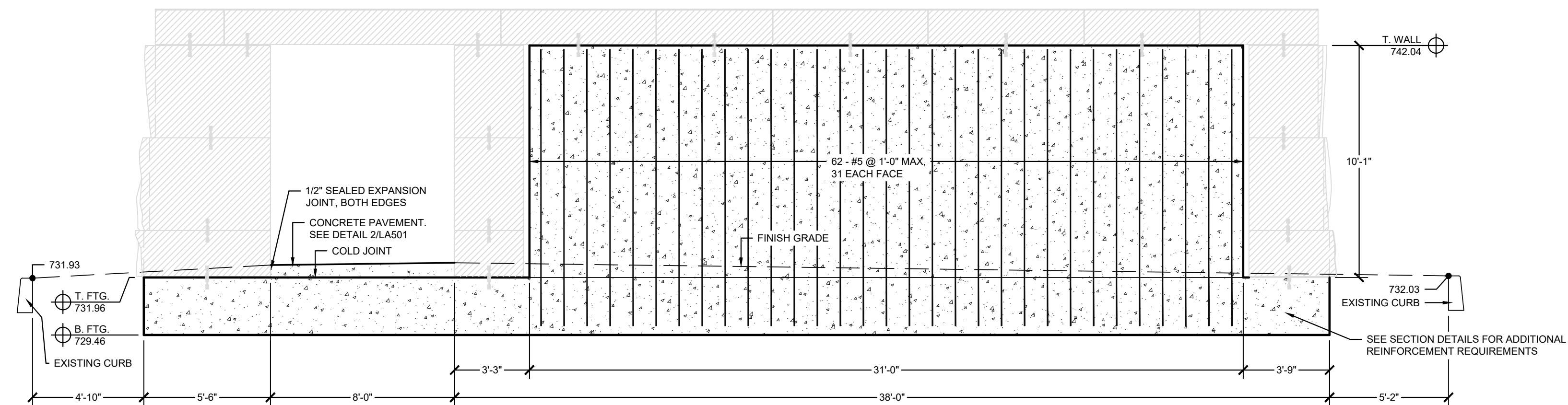


4 GATEWAY SIGN - SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
 1. THE GATEWAY SIGN LIMESTONE PIECES AND ALUMINUM LETTERING SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE LIMESTONE ELEMENTS, ALUMINUM LETTERING, AND SIGN LIGHTING WILL BE FURNISHED AND INSTALLED BY OTHERS THROUGH A SEPARATE CONTRACT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE GATEWAY SIGN'S CONCRETE FOUNDATION, CONCRETE STEM WALL, ELECTRICAL CONDUITS, AND ELECTRICAL WIRING.
 3. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.



5 GATEWAY SIGN - SECTION
SCALE: 1/4" = 1'-0"



7 GATEWAY SIGN - LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
 618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
 P 317.263.0127 / REASITE.COM



TIM STREET - DIRECTOR
 CITY OF BLOOMINGTON, PARKS AND RECREATION
 401 N MORTON ST. SUITE 250, BLOOMINGTON, IN 47404
 P 812.349.3711 | tm.street@bloomington.in.gov

CONSULTANT:

PROJECT:

**BLOOMINGTON
 GATEWAYS PHASE 1
 BLOOMINGTON, INDIANA
 BID SET
 CONSTRUCTION DOCUMENTS**

REVISIONS:			
NO.	BY	DESCRIPTION	DATE
1	PR	PROPOSAL REQUEST 001	05-01-2024

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS INCLUDING THOSE IN ELECTRONIC FORM PREPARED BY REA FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND MAY BE USED SOLELY WITH RESPECT TO THIS PROJECT. THE DOCUMENTS MAY NOT BE REPRODUCED OR MODIFIED BY A THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF REA. AUTHORIZED USE OF ELECTRONIC MEDIA OR FILE DOES NOT GUARANTEE THAT THESE FILES CONTAIN COMPLETE AND ACCURATE INFORMATION. IN ORDER TO INSURE THE ACCURACY OF THE INFORMATION CONTAINED AND THAT NO CHANGES OR MODIFICATIONS HAVE BEEN MADE, THESE FILES MUST BE COMPARED TO THE PROJECTS CONTRACT DOCUMENTS WITH STAMPED AND SEALED CERTIFICATION AND APPLICABLE APPROVED MODIFICATIONS.

SITE DETAILS

CERTIFICATION:

 REA PROJECT #: 2022-1663
 DATE: 06/07/23
 DRAWN BY: KS
 REVIEWED BY: JMM
 DRAWING:

Light Fixture Schedule							
Type	Manufacturer	Model No.	Lamp Type	Voltage	Mounting	Description	Notes
"S1"	Architectural Area Lighting (Luminaire) Lumec (pole)	FLEX2-72L-700-4K7-5Q-CL-xxx-SC5-UNV	LED / 4000K	120	Pole	Architectural LED area lighter. Single curved arm mount. Type V Square distribution. 20' straight, smooth aluminum pole (5" diameter) with decorative base. Wet location listed. Finish/color to be selected by Architect.	

Notes:


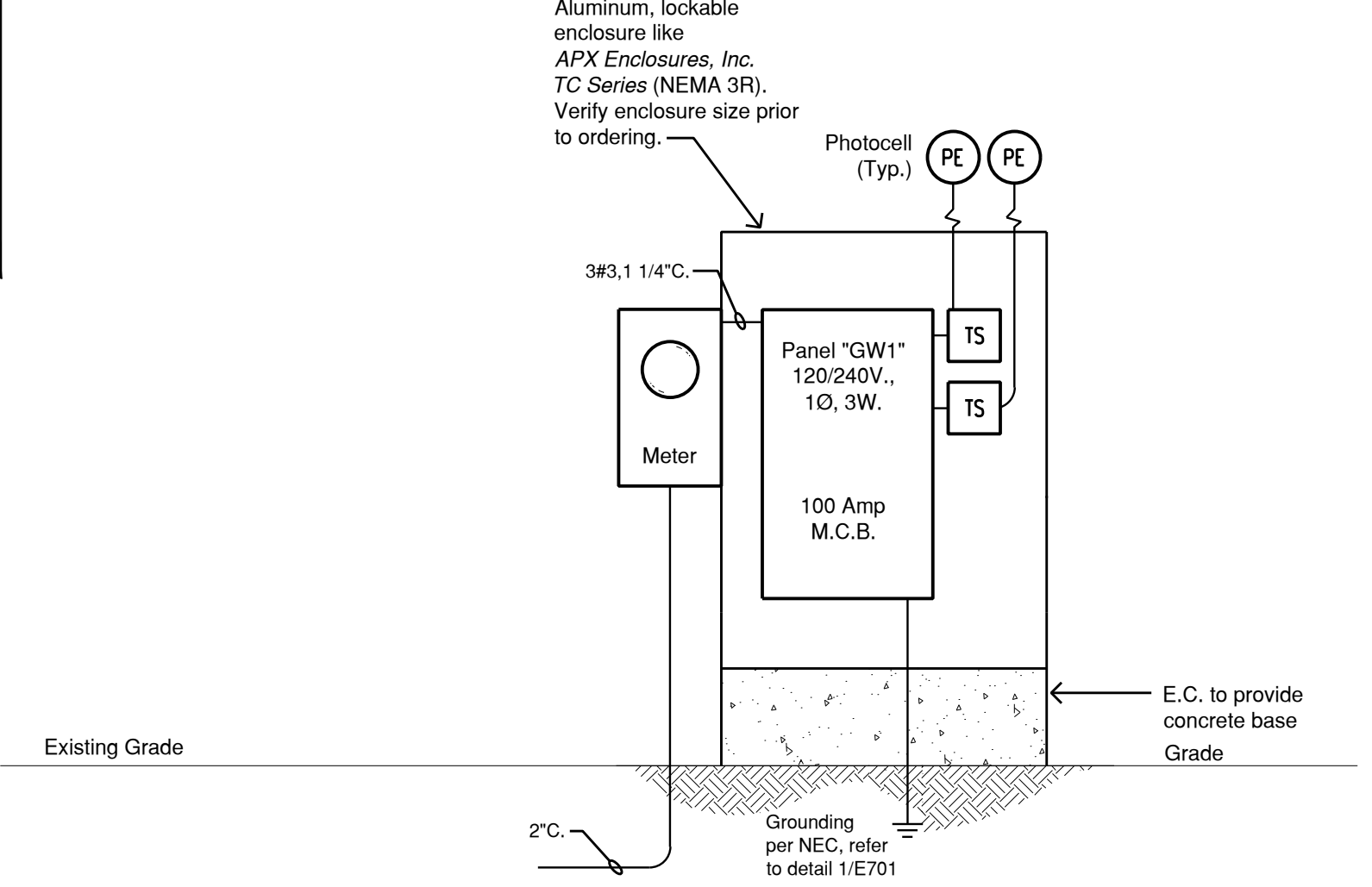
- Not used.
- Emergency backup: minimum of 90 minute runtime for emergency operation.
- 0-10V LED dimming driver. Provide Manufacturer approved compatible dimmer where applicable (refer to lighting plans for dimmer location[s]).
- Provide all connections as required by the Manufacturer. Verify exact quantities of all system components prior to ordering. Install all system components per Manufacturer's requirements.

Panel "GW1"																
Voltage: 120/240 Amps: 100 Phase: 1 Wire: 3										Main: 100 Amp Main Circuit Breaker Bus: Copper Mounting: Surface (Cabinet) Location: Panel Enclosure						
Remarks	Light	Rec.	Heat	A/C	Equip.	Other	Cir. No.	20 AMP 1 Pole U.O.N.	Cir. No.	Other	Equip.	A/C	Heat	Rec.	Light	Remarks
Gateway Signage	.6						1	1	2						.2	Site Lighting
Spare							3	2	4							Spare
Spare							5	3	6							Spare
Spare							7	4	8							Spare
Spare							9	5	10							Spare
Spare							11	6	12							Spare
Space							13	7	14							Space
Space							15	8	16							Space
Space							17	9	18							Space
Space							19	10	20							Space
	.6														.2	Connected load (KW)
	.6														.2	Demand load (KW)
Total Demand (KW)										Feeder		Calculated ±				
Legend										Fed From:		Total Demand Amps = 4±				
= 1 Pole										Wire Size:						
= 2 Pole										Conduit:						
= 3 Pole																

Note:
Coordinate electrical service with local utility company prior to bid. Include all work in bid not performed by utility company.

Contact:
Cameron West
Duke Energy

Bloomington, IN
C: 812.340.8107
E: Cameron.West@duke-energy.com

1 ELECTRICAL RISER DIAGRAM
SCALE: NONE

REPAIRED BY:



RUNDELL ERNSTBERGER ASSOCIATES

URBAN DESIGN / PLANNING / LANDSCAPE ARCHITECTURE
618 EAST MARKET STREET / INDIANAPOLIS, INDIANA 46202
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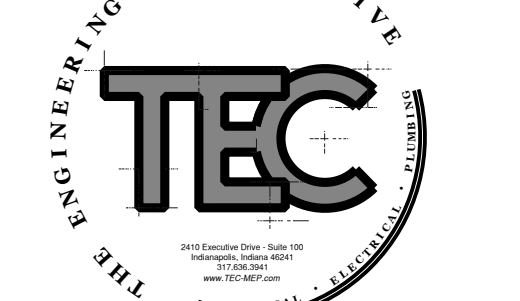
REPAIRED FOR:



TIM STREET - DIRECTOR

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401 N MORTON ST. SUITE 250, BLOOMINGTON, IN 47404
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CONSULTANT:



THE ENGINEERING COLLABORATIVE

TEC

**BLOOMINGTON
GATEWAYS PHASE 1
BLOOMINGTON, INDIANA
BID SET
CONSTRUCTION DOCUMENTS**

REVISIONS:

NO.	BY	DESCRIPTION	DATE
1 PR	GMH	PROPOSAL REQUEST 001	05-01-2024

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DRAWING NAME:
**ELECTRICAL RISER
DIAGRAM & SCHEDULES**

CERTIFICATION:

REA PROJECT #:	2022-1663
DATE:	06/07/23
DRAWN BY:	ALB
REVIEWED BY:	SLH

DRAWING:



E601