

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:** 4<sup>th</sup> Street & Trades District Garages

**Project Manager(s):** Karen Valiquett, CORE Planning Strategies; Mick Renneisen; Jeff Underwood; Alex Crowley

**Project Description:**

This is a project to retain all necessary design, construction management, and contracting for the design and construction of the 4<sup>th</sup> Street Parking Garage and Trades District Garage. The 4<sup>th</sup> Street Garage includes demolition of the existing garage and construction of up to 600 parking spaces.

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

- A structure that allows for part or most of the garage to be converted into office, retail, or living space should downtown needs change over the life of the garage;
- At least six (6) electric vehicle charging stations in an area of priority parking with a design that allows for the garage to be retrofitted for more charging stations as demand for the stations requires;
- Solar panels to offset the reliance on coal-powered energy for power and the electric vehicle charging stations;
- Bicycle parking;
- 25% of all parking spaces in the garage designed for use by compact vehicles;
- A maintenance and caretaking plan for the life of the garage; and
- The design should also explore the options of installing at least one public restroom, retail space on the ground floor, public art, and architecturally significant design that would enhance the space of downtown Bloomington.

The Trades District Garage includes up to 400 parking spaces. As with the 4<sup>th</sup> Street Garage, the City and the RDC reiterates its commitment to building a garage within the Trades District that has many, if not all, of the sustainability features listed above, including but not limited to:

- Convertible design to meet the communities needs over the life of the garage
- Priority electric vehicle parking stations with the ability to retrofit additional stations to meet demand;
- Solar panels;
- Bicycle parking;
- Parking for compact vehicles; and
- A maintenance and caretaking plan.

**Project Timeline:**    **Start Date:**    **Fall 2018**  
    **End Date:**        **Summer 2020**

**Financial Information:**

Estimated full cost of project:	\$25,792,375
Sources of funds:	2018-19 Revenue Bonds; Consolidated TIF

**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.

<u>Phase/Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1 Design Contract	\$1,005,750	Fall 2018 – Summer 2020
2 Construction Manager Contract	\$614,625	Fall 2018 – Summer 2020
3 Demolition of Old Fourth Street Garage	\$750,000	Winter 2019
3 Construction	\$22,200,000	Winter 2019- Summer 2020
4 Public Art	\$222,000	Winter 2019- Summer 2026
5 Contingency	\$1,000,000 <sup>1</sup>	Summer 2020

**TIF District:** Consolidated TIF (Expanded Downtown)

**Resolution History:** 18-67: Approval of Project Review Form  
 18-76: Approval of Amended Project Review Form

To Be Completed by Redevelopment Commission Staff:

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

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

<sup>1</sup> This is estimated to be approximately 5% of the construction cost.