



**GOSHEN REDEVELOPMENT COMMISSION  
AGENDA FOR THE REGULAR MEETING OF November 12, 2024**

*To access online streaming of the meeting, go to <https://us02web.zoom.us/j/81223011833>*

The Goshen Redevelopment Commission will meet on November 12, 2024 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

**1. CALL TO ORDER/ROLL CALL**

**2. CHANGES TO THE AGENDA**

**3. APPROVAL OF MINUTES**

**4. OPEN PROPOSALS**

- a. 65693 State Road 15
- b. 65719 State Road 15

**5. NEW BUSINESS  
RESOLUTIONS**

- a. Resolution 17-2024 A Resolution of the Goshen Redevelopment Commission Approving Mortgage Payoff on Certain Real Estate to be Used for the New South Fire Station

**REQUESTS**

- b. Request to Authorize Negotiation of an Agreement with Abonmarche Consultants for Design Services for the Eisenhower Drive and Caragana Court Roadway Reconstruction Project and Authorize the Redevelopment Director to sign the Agreement
- c. Request to Approve and Authorize the Redevelopment Director to sign Change Order No. 6 for the 10<sup>th</sup> Street and Douglas Street Road Reconstruction
- d. Request to Reconsider the RDC's Policy to Solicit Professional Services
- e. Request Approve Change Order No. 3 for the Consolidated Courts Roadway Improvements
- f. Request to Execute an Agreement with Abonmarche Consultants, Inc. for Construction Inspection for Public Infrastructure Portion of the Cherry Creek Development
- g. Request to Approve the Five Year Capital Plan – Information to follow
- h. Request to Approve Annual RDC Spending Plan – Information to follow

**6. APPROVAL OF REGISTER OF CLAIMS**

**7. MONTHLY REDEVELOPMENT STAFF REPORT**

**8. OPEN FORUM**

The open forum is for the general discussion of items that are not otherwise on the agenda. The public will also be given the opportunity at this time to present or comment on items that are not on the agenda.

**9. ANNOUNCEMENTS**

Next Regular Meeting – December 10, 2024 at 3:00 p.m.

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of October 8, 2024**

The Goshen Redevelopment Commission met in a regular meeting on October 8, 2024 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

### **CALL TO ORDER/ROLL CALL**

The meeting was called to order by President Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Jonathan Graber, Megan Hessel, Brett Weddell and Bradd Weddell

Absent: Colin Yoder

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the September 10, 2024 regular meeting.

**The motion was adopted unanimously.**

### **PRESENTATION – Jason Semler, Baker Tilly**

Annual presentation of information for the governing bodies of taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds
- b. The long term plans for the allocation area
- c. The impact of each of the taxing units.

(1:00) Jason Semler, Baker Tilly, presented a PowerPoint of the annual TIF Report and answered questions from Commission members. This is an annual requirement.

**REQUEST** – Approval of Change Order No. 4 for the 10<sup>th</sup> Street and Douglas Street Road Reconstruction

(32:00) Dustin Sailor, Director of Public Works, stated this change order is for work at the intersection of 10<sup>th</sup> Street & Plymouth Avenue replacing a structure. Cost of the change order is \$4117.00 and the project schedule will be extended four days. A new revised contract in the amount of \$3,332,663.08.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to Approve and Authorize Change Order No. 5 for the 10<sup>th</sup> Street and Douglas Street Road Reconstruction.

**The motion was adopted unanimously.**

**REQUEST**– Request to Negotiate an Agreement with JPR for Design Services for Century Drive Reconstruction

(34:00) Becky Hutsell, Redevelopment Director, a Request for Proposals was issued in September for design services for the Century Drive Reconstruction Project. The RFP was distributed to six (6) firms. Proposals were received from Abonmarche Consultants and JPR. After review by staff and commission members, the proposal from JPR was selected in the amount of \$221,100 with \$20,875.00 for geotechnical work to be completed prior to project design.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to Approve the Request to Negotiate an Agreement with JPR for Design Services for Century Drive Reconstruction.

The motion was adopted unanimously.

### **APPROVAL OF REGISTER OF CLAIMS**

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve payment of the Register of Claims totaling \$483,933.39

The motion was adopted unanimously.

### **MONTHLY REDEVELOPMENT STAFF REPORT**

Becky Hutsell, Redevelopment Director, working on getting an update from Ariel Cycleworks design team on closing and groundbreaking.

Work is progressing on Reliance & Peddlers Village Road and should have the intersection open yet this year.

With all the new projects coming up we will have to start looking to hire construction inspection services.

Request for Proposals have been issued for the rental homes at 65693 & 65719 State Road 15. Proposals are due November 12, 2024. Open houses will be held on October 11 & October 18, 2024 from 2:00 to 5:00 p.m.

Dustin Sailor, Director of Public Works, will start paving 10<sup>th</sup> Street next week and then start working on Reynolds Street.

### **OPEN FORUM**

Commissioner Garber asked about the status of the downtown vaults and Mr. Sailor responded that there had been a discussion with the past administration about having an ordinance in place and a method to compel. Discussion regarding the safety of the vaults.

Commissioner Bradd Weddell asked about the Commission's continue support of Goshen Community Schools and is there a specific definition of what the money can be used for and can it be geared towards other pathways. Becky Hutsell responded that there is one more year left on the manufacturing pathways. Need to have discussion between the school and commission to decide next steps.

Becky Hutsell introduced Michael Wanbaugh, Director of Administrative Affairs in the Mayor's office.

### **ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for November 12, 2024 at 3:00 p.m.

### **ADJOURNMENT**

A motion was made by Commissioner Graber and seconded by Commissioner Weddell to adjourn the meeting.

The motion was adopted unanimously.

The regular meeting was adjourned at 3:49 p.m.

**APPROVED** on November 12, 2024

**GOSHEN REDEVELOPMENT COMMISSION**

---

Brian Garber, President

---

Jonathan Graber, Secretary

## **RESOLUTION 17-2024**

### **A Resolution of the Goshen Redevelopment Commission Approving Mortgage Payoff on Certain Real Estate to be Used for the New South Fire Station**

WHEREAS, the Goshen Redevelopment Commission (the “Commission”) has previously approved funding for the New South Fire Station to serve the City of Goshen; and

WHEREAS, the real estate located at 17120 County Road 40, Goshen, Indiana (the “Real Estate”) has been identified as the appropriate location for the New South Fire Station;

WHEREAS, the Real Estate is currently titled and owned by the City of Goshen Board of Aviation Commissioner (the “BOAC”);

WHEREAS, at its meeting on October 21, 2024, the BOAC approved the transfer of the Real Estate to the City of Goshen, Indiana, contingent upon payoff of the outstanding mortgage on the Real Estate, thereby releasing the BOAC from any further obligations related to the Real Estate; and

WHEREAS, the Commission previously approved a Scoping Agreement for the design, development, and construction of the New South Fire Station at the Real Estate at its meeting on August 13, 2024, and the City of Goshen Board of Public Works and Safety approved the Scoping Agreement for the design, development, and construction of the New South Fire Station at the Real Estate at its meeting on August 8, 2024;

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission as follows:

- Section 1:** The Commission approves the payment of the BOAC mortgage on the Real Estate, to facilitate the transfer of the Real Estate to the City of Goshen, Indiana for purposes of the New South Fire Station.
- Section 2:** Upon mortgage satisfaction, the Commission acknowledges that the City of Goshen will complete necessary documentation to finalize transfer of title from the BOAC to the City, thereby releasing the BOAC from any further obligations associated with the Real Estate.
- Section 3:** The Commission authorizes Becky Hutsell, Goshen Redevelopment Director, to take all necessary actions, including execution of documents, to carry out and effectuate the intent of this Resolution.

PASSED an ADOPTED by the Goshen Redevelopment Commission on November 12, 2024.

---

President

---

Secretary



**Engineering Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## **Memorandum**

To: Goshen Redevelopment Commission

From: Engineering Department

**RE: AWARD OF DESIGN SERVICES CONTRACT  
EISENHOWER DRIVE AND CARAGANA COURT RECONSTRUCTION  
(JN 2023-0037)**

Date: November 12, 2024

---

Goshen Redevelopment Commission issued a request for proposal (RFP) for the referenced project on September 3. The RFP was distributed to six (6) firms and three (3) proposals were received – one from Abonmarche Consultants, one from DLZ, and one from Fleis & VandenBrink. A four-member consultant selection advisory committee (Committee) reviewed the proposals and scored each per Goshen Redevelopment Commission's policy. The totals for all ranked scores were 100, 23, and 79, respectively, favoring Abonmarche predominantly because of their lowest design fee.

Per the Committee's recommendation, Goshen Engineering requests the Redevelopment Commission award the design services contract to Abonmarche Consultants for their proposed fee of \$198,000.00.

***Suggested Motion:*** Move to authorize negotiation of an agreement with Abonmarche Consultants for design services for the Eisenhower Drive and Caragana Court roadway reconstruction project and authorize the Redevelopment Director to sign the agreement, once prepared.



**Engineering Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## MEMORANDUM

TO: Redevelopment Commission

FROM: Engineering Department

RE: **CHANGE ORDER NO. 6 FOR 10<sup>TH</sup> STREET AND DOUGLAS STREET  
ROAD RECONSTRUCTION (JN: 2022-0037)**

DATE: November 12, 2024

---

Attached please find Change Order No. 6 for the 10<sup>th</sup> Street and Douglas Street Reconstruction project. The signed change order will be provided at the Redevelopment Commission meeting.

Change Order No. 6 includes costs related to the addition of sanitary sewer service on Reynolds Street, east of 10<sup>th</sup> Street, as well as underground stormwater retention on Reynolds Street, west of 10<sup>th</sup> Street. The sanitary sewer extension was included in the project in order to provide service to houses that are currently attached to “party” sewer laterals. Underground stormwater retention was added to the project, as the existing drywell is insufficient to handle stormwater runoff from the Reynolds Street alternate reconstruction. With the additional work, the project schedule will be extended 14 days.

The original contract amount plus additions from Change Order No. 1 through Change Order No. 5 was \$4,332,663.08. Change Order No. 6 increases the total contract by \$191,865.00, for a revised contract amount of \$4,524,528.08, which is an increase of 6.49% over the original contract amount.

Funding for Change Order No. 6 costs will be split between Goshen Utilities and Redevelopment:

Goshen Utilities: \$127,337.00 (Sanitary Extension and related work)

Goshen Redevelopment: \$ 64,528.00 (Underground Stormwater Retention)

**Requested Motion: Approve and authorize the Redevelopment Director to sign Change Order No. 6 for the 10<sup>th</sup> Street and Douglas Street Reconstruction project in the amount of \$191,865.00 and 14 days.**



**Department of Community Development  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185  
communitydevelopment@goshencity.com • www.goshenindiana.org

# Memorandum

---

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Reconsider the RDC's Policy to Solicit Professional Services

DATE: November 12, 2024

---

Federal and State statutes do not require a formal process when soliciting professional services (ie – project design, surveying, construction inspection, etc). In 2013, the Redevelopment Commission adopted Resolution 96-2013 and then amended the policy in 2018 and a copy of both are attached. The overall purpose of the policies was to encourage price competition without reducing service quality. Within the policy, procedures regarding the solicitation of professional services were defined with different requirements based upon the dollar amount of the work and specifications on how to score and rank proposals received.

While staff has been operating within the framework of the policy for the past several years, we're finding that the weight given to the compensation component of the scoring is essentially eliminating all but local firms from being able to work on City projects. We remain committed to continuing our work with the local firms but know that with the quantity of projects that are going to be designed over the next few years, capacity will become an issue. For the two projects that have been out for proposals this fall for design, we've received very limited response. We're finding that other firms are choosing not to even submit proposals as they realize that their pricing will exclude them from being considered with our current scoring matrix. In order to ensure that we are able to complete all the projects in our Five-Year Capital Plan, staff is requesting that the Policy to Solicit Professional Services be either removed to allow us to operate according to statute or amend the existing policy to adjust the scoring matrix that is currently in place. If an amendment is the option selected, staff requests that a committee, to include two RDC members, we established to review the existing policy and assist in recommending changes.

***Requested Motion: To approve removal of the existing Policy to Solicit Professional Services OR to approve moving forward with amending the existing Policy to Solicit Professional Services***

## **RESOLUTION 96-2013**

### **Policy to Solicit Professional Services**

WHEREAS Indiana Code § 36-7-14-12 authorizes the Redevelopment Commission to contract for professional services for various purposes.

WHEREAS the existing Indiana Code establishes certain requirements for contracting for professional services for various purposes and projects.

WHEREAS certain funding sources impose additional requirements to contract for professional services when the purpose or project is to be paid in part from such funding sources.

WHEREAS the Redevelopment Commission desires to establish a policy to supplement the requirements of federal and state statutes and regulations and the requirements of specific funding sources to encourage price competition without reducing service quality.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission that professional services will be solicited in the following manner:

1. If the reasonable estimate of the contract cost for professional services is less than Five Thousand Dollars (\$5,000), the services may be solicited from a single source. No prior approval of the solicitation needs to be made by the Redevelopment Commission provided the purpose or project for which the professional service is to be rendered has been previously discussed with the Redevelopment Commission.
2. If the reasonable estimate of the contract cost for professional services is Five Thousand Dollars (\$5,000) or more, but less than Fifteen Thousand Dollars (\$15,000), quotes for such services must be obtained from at least three (3) qualified professionals. Each of the quotes must be based on the same written scope of work. No prior approval of the solicitation for professional services needs to be made as long as the Redevelopment Commission has approved the project or purpose for which professional service is to be rendered.
3. If the reasonable estimate of the contract cost for professional services is Fifteen Thousand Dollars (\$15,000) or more, approval of the Redevelopment Commission must be obtained to solicit such professional services. The solicitation must be by formal quotes or a request for proposals.

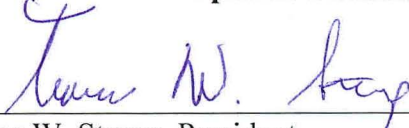
The Redevelopment Commission may elect a formal quote process that selects the lowest responsible and responsive quoter or the Commission may elect a formal quote or request for proposal process that selects the top three (3) or more quotes or proposals based on non-cost criteria.

Once the top formal quotes or proposals are selected without considering compensation, the top quotes or proposals will be scored using the following methodology:

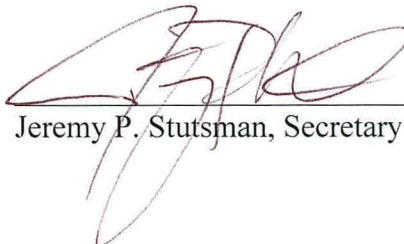
- a. The highest scoring quote or proposal on the non-compensation scoring will be given twenty-five (25) points, the second highest twenty (20) points, and the third highest fifteen (15) points. Any additional quotes or proposals selected for final consideration will be given twelve (12) points or less at the discretion of the scoring committee.
  - b. The formal quotes or proposals will then be ranked from lowest cost to highest cost. The quote or proposal with lowest cost will be awarded seventy-five (75) points. The quote or proposal with the next lowest cost will be awarded seventy (70) points unless the quote or proposal exceeds the lowest quote or proposal by more than five percent (5%). The quote or proposal will lose one (1) point for each percent (rounded to the nearest whole percent) that the cost of the quote or proposal exceeds the lowest quote or proposal. For example, if the second lowest quote or proposal exceeds the lowest quote or proposal by eleven percent (11%), the second lowest quote or proposal will receive sixty-four (64) points. Each subsequent quote or proposal will be given points based on the percentage that its cost exceeds the cost of the lowest quote or proposal, but the points given shall not exceed seventy (70) points.
4. In the event of an emergency, this policy may be bypassed as long as there is compliance with all applicable statutes and regulations. In the event the Community Development Director declares that an emergency exists, this policy may be bypassed. The Community Development Director shall report the declaration of emergency and the reasons for the declaration to the Redevelopment Commission at the Commission's next regularly scheduled meeting.
  5. Notwithstanding the stated policy, all professional services will be solicited in a manner that meets all applicable federal and state statutes and regulations.
  6. Notwithstanding the stated policy, all professional services will be solicited in a manner that meets the requirements of all funding sources for the purpose or project for which professional services are contracted.

PASSED and ADOPTED on December 10, 2013.

**Goshen Redevelopment Commission**



Thomas W. Stump, President



Jeremy P. Stutsman, Secretary

## **RESOLUTION 68-2018**

### **Policy to Solicit Professional Services**

WHEREAS Indiana Code § 36-7-14-12 authorizes the Redevelopment Commission to contract for professional services for various purposes.

WHEREAS the existing Indiana Code establishes certain requirements for contracting for professional services for various purposes and projects.

WHEREAS certain funding sources impose additional requirements to contract for professional services when the purpose or project is to be paid in part from such funding sources.

WHEREAS the Redevelopment Commission desires to establish a policy to supplement the requirements of federal and state statutes and regulations and the requirements of specific funding sources to encourage price competition without reducing service quality.

NOW, THEREFORE, BE IT RESOLVED by the Goshen Redevelopment Commission that professional services will be solicited in the following manner:

1. If the reasonable estimate of the contract cost for professional services is less than Five Thousand Dollars (\$5,000), the services may be solicited from a single source. No prior approval of the solicitation needs to be made by the Redevelopment Commission provided the purpose or project for which the professional service is to be rendered has been previously discussed with the Redevelopment Commission.
2. If the reasonable estimate of the contract cost for professional services is Five Thousand Dollars (\$5,000) or more, but less than Fifteen Thousand Dollars (\$15,000), quotes for such services must be solicited from at least three (3) qualified professionals. Each of the quotes must be based on the same written scope of work. No prior approval of the solicitation for professional services needs to be made as long as the Redevelopment Commission has approved the project or purpose for which professional service is to be rendered.
3. If the reasonable estimate of the contract cost for professional services is Fifteen Thousand Dollars (\$15,000) or more, approval of the Redevelopment Commission must be obtained to solicit such professional services. The Redevelopment Commission may elect a formal quote process or a request for proposals process.
4. If more than three (3) quotes/proposals are received, the members of the Commission and/or staff shall evaluate all quotes/proposals and provide scoring for each quote/ proposal based upon qualifications. The Commission members and staff evaluating the quotes/proposals shall rank the proposals best to worst. The Commission shall select at least the top three (3) quotes/proposals based upon qualifications and then evaluate the quotes/ proposals considering proposed charges including wages and other forms of compensation. More than the three (3) highest scored quotes/proposals based upon qualification may be selected to be scored on qualification and charges, including wages and other forms of compensation by the Commission and or staff.

5. If three (3) or less quotes/proposals are received, members of the Commission and/or staff shall evaluate the quotes/proposals and provide scoring for each quote/proposal based upon qualifications. The Commission members and/or staff shall then select at least the top two (2) quotes/proposals to further score based up their submitted charges including wages and other forms of compensation.
6. Once the top formal quotes/proposals are selected without considering compensation, the top quotes/proposals will be scored using the following methodology:
  - a. The highest scoring quote/proposal on the non-compensation scoring will be given fifty (50) points, the second highest forty-five (45) points and the third highest forty (40) points. Any additional quotes/proposals selected for final consideration will be given thirty five (35) points or less at the discretion of the scoring committee. If two of the (2) quotes/ proposals submitted have equal qualifications both shall receive the higher point value.
  - b. The formal quotes/ proposals will then be ranked from lowest cost to highest cost. The quote/proposal with lowest cost will be awarded fifty (50) points. The quote/proposal with the next lowest cost will be awarded forty-five (45) points unless the quote/proposal exceeds the lowest quote/proposal by more than five percent (5%). The quote/proposal will lose one (1) point for each percent (rounded to the nearest whole percent) that the cost of the quote/proposal exceeds the lowest quote/proposal. For example, if the second lowest quote/proposal exceeds the lowest quote/proposal by eleven percent (11%), the second lowest quote/proposal will receive thirty-nine (39) points. Each subsequent quote/proposal will be given points based on the percentage that its cost exceeds the cost of the lowest quote/proposal, but the points given shall not exceed forty-five (45) points.
7. In the event of an emergency, this policy may be bypassed as long as there is compliance with all applicable statutes and regulations. The Community Development Director shall report the declaration of emergency and the reasons for the declaration to the Redevelopment Commission at the Commission's next regularly scheduled meeting.
8. Notwithstanding the stated policy, all professional services will be solicited in a manner that meets all applicable federal and state statutes and regulations.
9. Notwithstanding the stated policy, all professional services will be solicited in a manner that meets the requirements of all funding sources for the purpose or project for which professional services are contracted.

PASSED and ADOPTED on October 9, 2018

**Goshen Redevelopment Commission**

---

Thomas W. Stump, President

---

Brett Weddell, Secretary



**Engineering Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## MEMORANDUM

TO: Redevelopment

FROM: Goshen Engineering Department

RE: **CHANGE ORDER NO. 3 FOR COUNTY COURTS CONSOLIDATION  
ROADWAY IMPROVEMENTS  
(JN: 2021-0014)**

DATE: October 31, 2024

---

Attached, find Change Order No. 3 for the County Courts Consolidation Roadway Improvements project.

Soil samples have been taken and it was found that existing soils within the proposed new roadway near US 33 are unsuitable to build the road. The recommendation is the complete removal of the unsuitable soils. There will be additional material needed, labor and fees associated with the removal of the unsuitable soils. There are landfill tipping fees, equipment and labor that will be handled through the creation of new contract line items.

The original contract amount was \$4,165,762.30. The removal of unsuitable soils, additional materials needed, and landfill tipping fees will increase the contract by \$55,483.50, for a revised contract amount of \$4,249,478.56, an increase of 2.01%.

**Requested motion:** Move to approve Change Order No. 3 to remove the unsuitable soils, deliver additional material, additional labor, and landfill tipping fees for an increase of \$55,483.50.



**Department of Community Development  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185  
communitydevelopment@goshencity.com • www.goshenindiana.org

# Memorandum

---

TO: Redevelopment Commission

FROM: Becky Hutsell, Redevelopment Director

RE: Request to Execute an Agreement with Abonmarche Consultants, Inc. for the Construction Inspection for Public Infrastructure Portion of the Cherry Creek Development

DATE: November 12, 2024

---

We are requesting approval to execute an agreement with Abonmarche Consultants, Inc. for construction inspection services for the public infrastructure portion of the new Cherry Creek Development. As mentioned in previous meetings, this project is substantial and the density of the development adds complexity in that everything has to be installed exactly as designed due to limited space. We issued a request for proposals for this project on October 24<sup>th</sup> and received only one proposal from Abonmarche for the work.

As part of the RFP, we had requested pricing for a full-time inspector to start right away as the mass earthwork phase of the project is getting started. Once the utility infrastructure work begins in the spring (anticipated for beginning of March), we requested having two full-time inspectors. This project is very similar to the East College Avenue project in scope as we will be constructing a new lift station and coordinating with NIPSCO for utility installation, constructing new water, sewer and stormwater infrastructure within the right-of-way and constructing roadways. The goal at this point is to have the majority of the work completed by the end of 2025 and this agreement would extend through that time. While the City does have two engineering inspectors, they have a full project schedule already in place for 2025 in addition to any private projects that arise throughout the year and Engineering does not have the capacity to provide the necessary inspection for this project.

The proposed cost of all necessary inspection in the proposal is \$920,000, to be divided and billed monthly, and will include all coordination with City staff, Cherry Creek, Niblock Excavating and the various utility companies. With our prior experience with Abonmarche for construction inspections services, staff feels that their proposal is fair and that they have a good understanding of the assistance being requested for the project. It's anticipated that the inspection services will begin as soon as an agreement is executed.

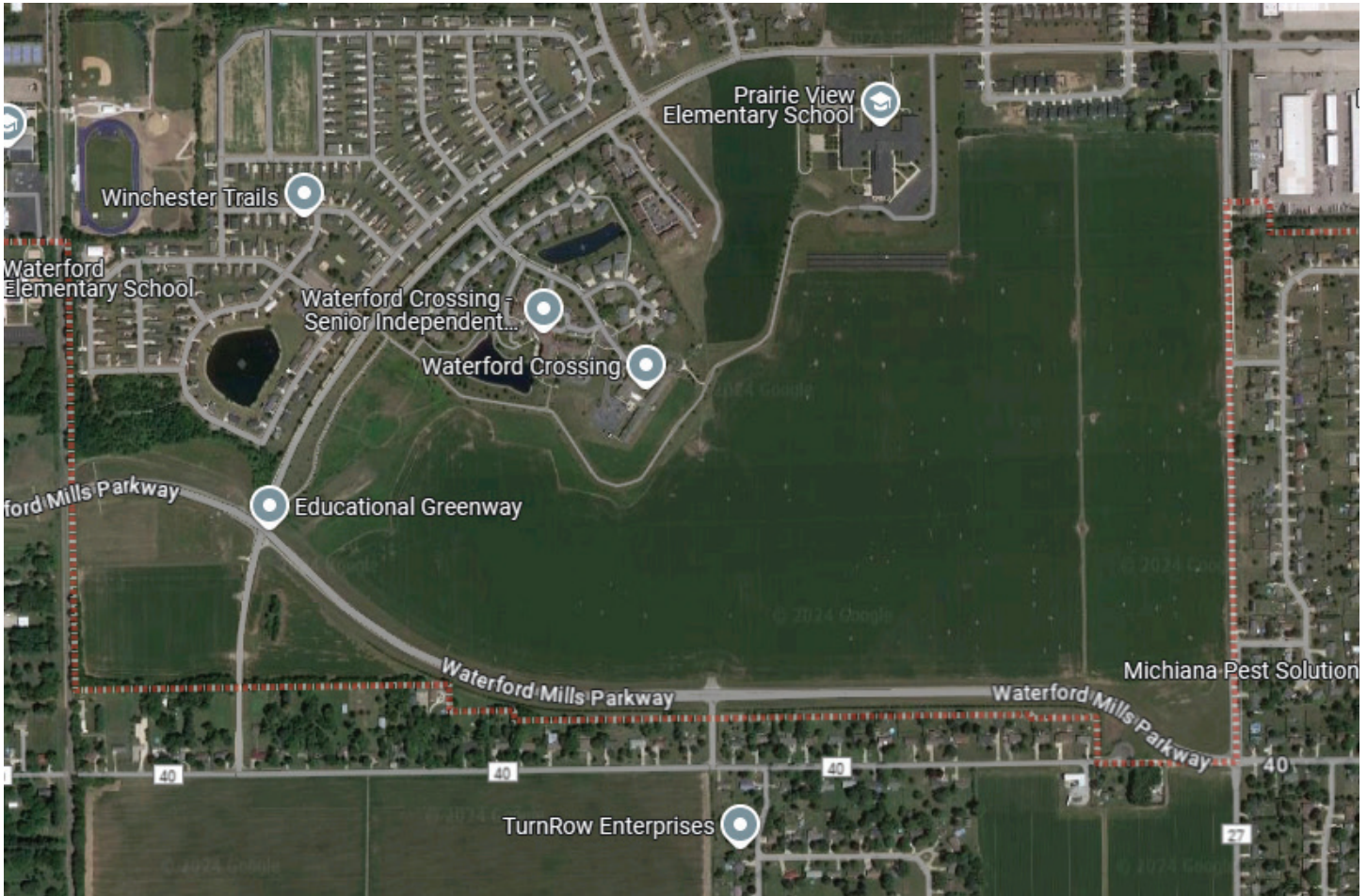
A copy of Abonmarche's proposal is attached.

If approved, we'll work with Legal to prepare the agreement based upon the RFP and the submitted proposal for execution.



303 River Race Drive, Unit 206, Goshen, IN 46526

315 West Jefferson Boulevard, South Bend, IN 46601



## PROFESSIONAL SERVICES FOR CONSTRUCTION INSPECTION

CHERRY CREEK SUBDIVISION, PHASE 1

GOSHEN, INDIANA  
NOVEMBER 7, 2024

November 7, 2024

Ms. Becky Hutsell, Redevelopment Director  
City of Goshen  
204 East Jefferson Street, Suite 6  
Goshen, IN 46528

RE: PROFESSIONAL SERVICES FOR CONSTRUCTION INSPECTION PROPOSAL  
Cherry Creek Subdivision, Phase 1 – Mass Earthwork and Utility Installation

Dear Ms. Hutsell:

Construction is where the plans and dreams, the months and sometimes years of planning and design meet the physical world. These plans and dreams of the Developer and City meet the realities and unknowns of the physical world. As one of the largest recipients of the first round of READI Grants, the partnership the City has in the Cherry Creek development provides an opportunity to make a small dent in the housing shortage that currently faces Goshen and surrounding Elkhart County. We are excited to be a continued part of the project through construction.

We employ a few very basic tenants in the process of construction inspection and oversight for our clients:

1. Be engaged, firm, and fair with contractors and convey our expectations.
2. Be great communicators: provide timely project information to our client as well as the contractor.
3. Be a part of the solution to address any challenges that arise.

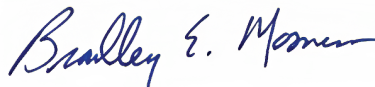
We hope our continued commitment and the innovations we've developed throughout our partnership over the years solidify your selection of Abonmarche for the inspection of Cherry Creek.

If you have any questions or concerns regarding this proposal, please do not hesitate to contact me at 574.328.9701 or by email at [rnichols@abonmarche.com](mailto:rnichols@abonmarche.com).

Sincerely,  
Abonmarche Consultants, Inc.



Robert A. Nichols II  
Director of Construction Services  
574.328.9701  
[rnichols@abonmarche.com](mailto:rnichols@abonmarche.com)



Bradley E. Mosness, PE  
Vice President & Goshen Office Director  
574.314.1024  
[bmosness@abonmarche.com](mailto:bmosness@abonmarche.com)



**BRADLEY E. MOSNESS, PE**  
Principal & Goshen Office Director



**ROBERT A. NICHOLS**  
Construction Services Director

**JD MCPHAIL**  
Construction Inspection Manger

**CHAD MARTENSEN**  
Construction Technician

**DEREK MILLS**  
Construction Technician



## BRADLEY E. MOSNESS, PE

### PRINCIPAL & GOSHEN OFFICE DIRECTOR

Brad has 24 years of experience in project management and the design of civil and municipal engineering projects, including the design of roadways and intersections, storm water management and treatment, environmental permitting and clearances, sanitary sewer conveyance, water distribution, and site engineering associated with private, commercial, single-family residential, multi-family, and institutional developments.

As Vice President at Abonmarche, Brad manages the Goshen Office and oversees the Fort Wayne Office, and is responsible for supervision of survey and engineering staff, staff development, project management, and business development.

### AREAS OF EXPERTISE:

#### PROJECT MANAGEMENT

Brad approaches each project with a big-picture mindset and a goal of maintaining timely and effective communication with the client. He oversees the project's budget, schedule, and assembles the team, identifying the tasks on hand for design, permitting, approvals, and assigns staff to the appropriate roles and responsibilities.

#### MUNICIPAL AND DOT CONSTRUCTION EXPERIENCE

Brad has extensive experience in project management and design of civil and municipal infrastructure projects, including roadways and roadway widenings, combined sewer separation projects, sanitary sewer gravity and force main extensions, stormwater quality and treatment, stormwater permitting, drainage studies, utility infrastructure, and water distribution extensions.

He also has extensive experience managing municipal survey projects, including route surveys, detailed topographic and utility surveys, bridge surveys, and has coordinated over 300 right-of-way parcel plats on various roadway projects.

#### PRIVATE DEVELOPMENT / SITE ENGINEERING

Brad's private development and site engineering experience includes numerous single-family residential subdivisions, townhomes, and multi-family complexes throughout Elkhart and St. Joseph Counties, including sites from 8 to 130 lots and multi-family complexes up to 200 units. He has conducted site planning and development for over 150 commercial and industrial sites, including sewer and water extension, new traffic patterns, phased demolition, parking layout, drainage systems, security, landscaping, drainage design, and permitting for utility piping, storm sewer discharges, and land disturbance permitting.

### EDUCATION

Purdue University  
Bachelor of Science,  
Construction Engineering  
Technology

### REGISTRATION

Professional Engineer  
Licensed: Indiana

Stormwater Management  
Operator, State of  
Michigan

### PROFESSIONAL AFFILIATIONS

American Society of Civil  
Engineers (ASCE), Past  
President of the Indiana  
North Central Branch

Board of Trustees  
Goshen Public Library  
Appointed by City Council

Indiana Onsite Wastewater  
Professionals Association  
(IOWPA)

Home Builders Association  
of St. Joseph Valley, Past  
Board of Director

### CERTIFICATION/TRAINING

INDOT Inspector, Site  
Manager, LPA Project  
Development



## ROBERT A. NICHOLS II

### CONSTRUCTION SERVICES DIRECTOR

Rob has over 20 years of combined experience serving both public and private clients. Throughout his career, he has been responsible for the design and administration of projects ranging from \$25K to \$25 million.

Rob's specialties include design oversight and management of subdivision design and layout, stormwater management, storm sewer sanitary sewer, water main, traffic signals, and other roadway safety improvement projects. In addition to design, Rob's experience allows him to aid in the management of the construction of projects by providing conflict resolution, schedule management, and oversight of the adherence to project plans and specifications.

#### EDUCATION

Purdue University  
Bachelor of Science,  
Civil Engineering

#### PROFESSIONAL AFFILIATIONS

American Society of Civil  
Engineers  
Northern Indiana Chapter  
Past President  
Former Member

American Public Works  
Association  
Indiana Chapter, Former  
Member

Indiana Water  
Environmental  
Association, Former  
Member

#### AREAS OF EXPERTISE:

##### PROJECT MANAGEMENT

Rob's priority is understanding the client's goals and managing the project's schedule, budget, and staff to achieve the client's goals efficiently, on time, and on budget.

- South Bend International Airport, FedEx Terminal Manhole Repair, South Bend, IN
- Woodford Trails Subdivision, St. Joseph County, IN
- Clover Hills Subdivision, St. Joseph County, IN
- VA Outpatient Clinic, Benton Harbor, Michigan
- Autumn Ridge, Phases 3 and 4, Mishawaka, IN
- State Road 19 Corridor Enhancement , Elkhart, IN
- Old Cleveland Road Turn Lane Construction, St. Joseph County, IN
- Poppy Road Speed Study, St. Joseph County, IN

##### MUNICIPAL AND DOT CONSTRUCTION EXPERIENCE

Rob's experienced in project management of roadways, water main, sanitary and storm sewer construction projects. Rob has successfully managed the construction process and mediated between subcontractors, municipality/State, residents and business owners during construction on many of the projects listed below.

- East College Avenue Industrial Park, Goshen, IN
- IR-30143 US 31 Tie Ins, Marshall/St. Joseph County, IN
- IR-30087 US 33 Relocation, Goshen, IN
- B-32110 Prairie Street over NSF Railroad, Elkhart, IN
- R-37645 & R-38157 Kercher Road Reconstruction, Goshen, IN
- SR 19 Corridor Improvements, Elkhart, IN
- CR38 Reconstruction, Elkhart County, IN



## JAMES (JD) MCPHAIL

### CONSTRUCTION MANAGER

James has over ten years of experience in field operations and construction oversight. His responsibilities at Abonmarche include construction inspections, progress meetings, pay estimates, schedule oversight, record keeping, stakeholder communication, construction staking, utility as-builts, and construction administration.

### AREAS OF EXPERTISE:

#### CONSTRUCTION INSPECTION

##### **East College Avenue Industrial Park, Goshen, IN**

JD was the Construction Manager for this \$24 million project to evaluate extension of utilities, stormwater management, traffic management and required roadway improvements, project phasing, bidding, and construction.

##### **Mishawaka Traffic Safety Plan & West Vestibule, Mishawaka, IN**

JD performed the role of primary construction inspector for this \$3.2 million project over seeing all aspects of the construction. This project included the construction of multiple new parking lots, drop off area, new grand entrance into the school. Ensuring ADA accessibility and safe traffic routes for all school traffic.

##### **Bremen Highway Added-Travel Lanes Project, Mishawaka, IN**

JD performed the role of primary construction inspector for this \$3.5 million project over seeing all aspects of the construction and overseeing other inspectors.

##### **Wild Cherry Ridge Roadway Improvements, Mishawaka, IN**

JD performed the role of primary construction inspector for this \$600,000 project.

##### **La Porte Sidewalk Project, La Porte, IN**

JD performed the role of primary construction inspector for this \$420,000 sidewalk project over seeing all aspects of the construction. The project included replacement of over 20 sidewalk ramps and over 6,500' of sidewalk.

##### **CR 17 Improvements, Elkhart County, IN**

JD performed the role of primary construction inspector for this \$800,000 project that included new roadway construction, earthwork, and associated improvements.

#### EDUCATION

High School Graduate

#### CERTIFICATIONS

Project Engineer /  
Supervisor (INDOT)

Site Manager Training  
(INDOT)

HMA Field Supervisor  
Certification (INDOT)

Certified Construction  
Technician (INDOT)

Storm Water Manager  
(INDOT)

OSHA 10-hour Safety  
Training

ACI Concrete Field  
Testing—Level 1  
Certification



## CHAD MARTENSEN

### CONSTRUCTION TECHNICIAN

Chad has performed construction inspection services and material testing on municipal and MDOT roadway construction projects. His inspection services include HMA paving projects and concrete replacement. He completes paving inspection including depth and grade checks on cold milling, completing In-Place Nuclear Density Testing during HMA placement, verifying HMA yield calculations and temperature checks. For concrete inspections, Chad checks curb and gutter forms and elevations, sidewalk ramp construction, and performs concrete material testing utilizing MDOT forms 1999 and 1174. Utilizing FieldBook software on his IDR's, Chad reports all HMA paving results, tracks and documents contract quantities, and tracks materials.

#### CERTIFICATIONS

MDOT Density  
Technology Certification

Storm Water Operator  
Certification

MDOT Prevailing Wage  
Training

Michigan Concrete Field  
Testing, Level 1

MDOT Bituminous Paving  
Operations Certification

MDOT Materials  
Acceptance

#### AREAS OF EXPERTISE:

##### TRANSPORTATION

##### **East College Avenue Industrial Park, Goshen, IN**

Chad was the primary Construction Inspector for this \$24 million project to evaluate extension of utilities, stormwater management, traffic management and required roadway improvements, project phasing, bidding, and construction.

##### **US-12 Cold Milling and Resurfacing, Washtenaw County, MI**

The 3.67-mile project included cold milling, HMA resurfacing, and centerline and shoulder corrugations. Chad provided contractor oversight, construction inspection, traffic and safety inspection measuring and documenting pay items, and performed QA material testing. Chad assisted the primary senior field engineer by completing all documentation and testing in accordance with MDOT specifications using FieldBook software for his IDR.

##### **Local Streets Resurfacing Project, Portage, MI**

The project included sidewalk ramp replacement, utility replacement, retaining wall construction, and placement of 16,600 tons of HMA resurfacing. Chad completed in-place density testing, collected HMA tickets, verified yields, and performed concrete QA testing.

##### **M-51 Two-course Asphalt Resurfacing, Berrien County, MI**

Chad assisted the HMA paving inspection on M-51 from the Indiana State line to Chestnut Lane. The project included cold-milling, two-course asphalt resurfacing, concrete joint and crack repairs, isolated drainage structure repairs and replacement, and sidewalk. He also provided inspection of coring and sampling locations and provided density testing on asphalt paving.

## **PROJECT UNDERSTANDING**

The Cherry Creek Subdivision is a pivotal project on Goshen's southeast side that will decrease the housing shortage in not only Goshen but also Elkhart County. The first phase of the project will be funded by a \$19 million low interest loan through the Indiana Finance Authority (IFA) that was awarded in the first round of READI grants by the state. Funding will be reimbursed to the developer throughout the construction of the project. The City will then be repaying the loan through a bond issue and providing the Construction Administration and Inspection requested in this proposal. The first phase of the project will include the mass earthwork, roadways, and utilities that will facilitate the construction of two condominium buildings, mixed-use buildings, and the first phase of single-family residential. Utilities and infrastructure to be provided by the contract are to include a sanitary sewer lift station, sanitary sewers, water, and storm sewer.

Niblock Contracting has already been contracted by the developer for Phase 1, Zone 1 mass earthwork. Work has commenced and will continue through the winter. It is the intent of the developer to continue into the next portion of Phase 1 throughout the winter and start utility installation in the spring.

## **PROJECT APPROACH**

We have tailored our scope of services based on the requirements of the RFP, our experience with the design of the project, and our extensive history and experience working in the City of Goshen. Abonmarche's team is creative, innovative, and most of all, very experienced with all aspects of construction within the City of Goshen. Our Construction Services Director, Rob Nichols, brings his extensive knowledge of construction to the City of Goshen as an Inspection Manager, as well as his extensive knowledge as a former contractor. He has managed the successful completion and closeout of the E. College Avenue Industrial Park, Contracts 1-3, and is currently managing the administration and inspection efforts on the Elkhart County Courts Consolidation roadway project. As a contractor, he has successfully managed the US 33 Relocation Project and the Kercher Road Utility and Reconstruction projects within the last seven years within the City of Goshen. His in-depth experience of public works construction will be invaluable in administering these inspection projects.

Along with providing all of the required documentation and correspondence as requested in the RFP, a brief listing of how we intend to deliver the project successfully is as follows:

### **PROJECT INITIATION AND PRE-CONSTRUCTION**

We will use our current experience with the City of Goshen as resident inspectors on the East College Avenue Industrial Park and Reliance Road project to springboard into this management and inspection effort. Our already established knowledge base will allow us to quickly and efficiently jump into the construction phase of the project. We will develop the required contact lists, project status checklist, and list of required submittals and coordinate an on-site visit prior to our pre-inspection kick-off meeting. We will develop the required file systems for each project respectively and upload all of the bid documents, pre-construction documentation, and supplemental information to our Teams Site for the project.

The pre-construction meeting has already taken place for the first phase of the earthwork, so as the project continues, we will host regular project progress meetings throughout the project to review the construction. Upon award of the remaining earthwork, infrastructure, and utility contract, we will host a detailed pre-construction meeting prior to the commencement of construction. We will manage the coordination between the buildings, home construction, earthwork, and utility contracts to ensure an on-time delivery for the City and Developer. Additionally, we will coordinate the installation of the private electric and gas utilities within the ROW of the new subdivision.

As the earthwork continues, we will review Niblock's schedule in depth and ensure that it meets all the requirements specified in the developed contract documents and that it won't hinder the construction of the buildings or utility installation. If any discrepancies or questions are found, we will promptly bring them to the City's and Contractor's attention so that they may be resolved throughout the construction process.

## CONSTRUCTION PHASE

Throughout construction, Abonmarche will monitor the earthwork project with a full-time inspector/RPR. As work continues into the spring other full-time inspectors will be added to the project. In addition to the on-site inspectors, the Inspection Manager will oversee and be available to answer any questions or issues that may arise during the regular course of daily construction. Lastly, the Construction Services Director will oversee the entire inspection contract, guarantee overall contract compliance, and ensure a more than adequate amount of inspection and documentation is always taking place during construction. He will also provide the final QA/QC effort for all construction documentation generated for the project.

To house the inspection effort, our local office in Goshen, located in the Hawks Building, will also provide any additional support as necessary—whether that be additional meeting space, full-size plotting capabilities, or any additional support staff needs. A copy of all record documents will be housed at the Goshen office location.

## DOCUMENTATION/COMMUNICATION/RECORD KEEPING

### Communication Plan

Our RPR will maintain excellent communication with the City, contractor, and other stakeholders, as well as property owners, utilities, mail service, schools, emergency services, and surrounding neighborhoods. We will notify everyone of the construction activities, answer questions, maintain records of complaints, and tackle issues to ensure resolution. We will distribute progress updates to inform the City (and others, as requested) of the work status, upcoming work, traffic changes, and anything that will affect the public. In addition, we will hold regular progress meetings to ensure progress stays on track.

**Progress Updates:** In addition to our extensive Microsoft Teams site providing necessary project documentation, we have recently made a major investment in a new suite of Construction Project Inspection software called Appia.

1. Appia will provide the platform for all daily inspection records, quantity recording, pay estimate generation, change order generation, and general project status tracking (budget and time). This information is accessible anytime on any internet browser for all project stakeholders.
2. In addition to the Appia suite this information will be disseminated to the Teams site the City of Goshen is familiar with. We will use this in conjunction with our ESRI Suite of Software to Create a Project Website Accessible to the Public to help track the status of the project. An example can be found at <http://www.nlpcproject.com>.

We have extensive in-house experience with the Teams and ESRI software package and expect this to be an efficient and easily accessible method to ensure project transparency for all parties involved with the project.

## ALWAYS BE PART OF THE SOLUTION/PROBLEM SOLVERS

### Proactive Approach

Our past successes are based on our attention to detail and our ability to look ahead and anticipate problems. With our already extensive experience with this project, we anticipate being able to administer the full design intent of all three projects for the duration of construction. Our Inspection Manager's extensive project construction experience will allow us to proactively manage any potential questions and ensure that additional cost increases or time delays are minimized.

Additionally, our staff understands the importance of providing timely solutions to avoid costly delays. We will draw on our experience to solve these issues with expert technical backup, applying engineering principles to provide creative solutions.

This approach will allow us to stay informed of potential issues and ensure timely and cost-effective delivery of all three construction projects.

## Cherry Creek - Phase 1 CA/CI Manhour Justification

### December 2024 - February 28, 2025

| Person               | Monthly Hours |
|----------------------|---------------|
| RAN                  | 64            |
| JDM                  | 80            |
| INSPECTOR 1          | 160           |
| ADMIN SUPPORT        | 16            |
|                      |               |
|                      |               |
| <b>MONTHLY TOTAL</b> | <b>320</b>    |

### March 1, 2025 - December 31, 2025

| Person               | Monthly Hours |
|----------------------|---------------|
| RAN                  | 64            |
| JDM                  | 80            |
| INSPECTOR 1          | 200           |
| INSPECTOR 2          | 200           |
| ADMIN SUPPORT        | 24            |
|                      |               |
| <b>MONTHLY TOTAL</b> | <b>568</b>    |



Over 44 years ago, Abonmarche began shaping communities in the Midwest by offering surveying, civil engineering, and marina development services. As our services, client base, and geographical reach grew, we expanded our offices to better serve our clients and maintain our commitment to customer service.

Today, our team of 235 employees operates from 11 offices, undertaking transformative projects in the region. Our expertise spans engineering, architecture, land surveying, site development, landscape architecture, coastal and waterfront development, planning, financing strategies, and digital solutions.

Through our comprehensive range of professional services, we deliver exceptional value to private and public-sector clients, often assisting with grant and loan applications in collaboration with state funding agencies.

Rather than dictating to our clients, we collaborate closely with them to understand their objectives and aspirations. Leveraging our technical and creative skills, we help create remarkable places. Our principals and staff bring their best to every project, irrespective of its size. We continuously refine our work processes and enhance our teams' skill sets to ensure top-notch service for our clients. Our strategy involves forming expert project teams that offer effective communication, innovation, and customer service, backed by knowledge and experience.

We approach each project with our clients' best interests at heart, aiming to become true partners throughout its duration. Our business strategy revolves around fostering long-term client relationships. Throughout our proud history, we have earned and maintained clients through the delivery of exceptional customer value. In fact, a significant portion of our work comes from repeat business with loyal clients.

Engineering  
Architecture  
Land Surveying  
Digital Solutions  
Landscape Architecture  
Coastal & Waterfront  
Planning  
Site Development  
Financing Assistance

[abonmarche.com](https://www.abonmarche.com)



## MICHIGAN

BENTON HARBOR  
KALAMAZOO  
GRAND HAVEN  
GRAND RAPIDS

## INDIANA

SOUTH BEND  
VALPARAISO  
GOSHEN  
LAFAYETTE  
HOBART  
FORT WAYNE

## CONSULTANT LOCATION

ABONMARCHE  
315 W. Jefferson Blvd.  
South Bend, IN 46601  
[abonmarche.com](https://www.abonmarche.com)

## CONTACT

Robert A. Nichols  
Director of Construction  
Services  
574.328.9701  
[nichols@abonmarche.com](mailto:nichols@abonmarche.com)



## EAST COLLEGE AVENUE INDUSTRIAL PARK GOSHEN, INDIANA

Brinkley RV / Last Dance (Developer) acquired 350+ acres of land for a new industrial development located outside the City of Goshen incorporation limits. We partnered with the Developer and the City to evaluate the extension of utilities, stormwater management, traffic management and required roadway improvements, project phasing, bidding, and construction. Due to the complexity of the project, extensive public infrastructure requirements, and the desired project timeline, construction of the development was separated into three (3) separate contracts for bidding and construction management.

Our detailed services included boundary, topographic, and utility surveying, site master planning, construction inspection, public meetings, annexation/rezoning, master stormwater design, flood zone evaluation and flood protection, and design of regional stormwater detention facilities to account for approximately 1.2 square miles of off-site watershed. A plan was developed for extending municipal sanitary sewer and water main which required 3.4 miles of new water main extension (both off-site and on-site), new City Regional Sanitary Lift Station, and (3) bore and jack designs beneath Norfolk Southern Railroad.

Abonmarche conducted traffic and road studies to determine required roadway lane improvements, and pavement evaluations to determine a pavement section to handle the anticipated traffic and meet the City's needs for pavement life. Options evaluated included stone base with underdrains, cement stabilization, and geo-grid reinforcement. Design and construction documents were prepared for a new 1.4-mile City Street loop through the site with curb and gutter, and storm sewer inlets and piping, the new water main, and provisions to accommodate private utilities such as gas, electric, and telecommunications.

### CLIENT

Brinkley RV/Last Dance  
(Funding managed by the City of Goshen)

### HIGHLIGHTS

- Street Loop with Curb and Storm Sewer
- Water Loop for Fire Protection
- Regional Sanitary Lift Station
- Railroad Coordination
- Bore & Jack Sanitary Sewer Force Main
- Bore & Jack Water Main
- Flood Control Design / Large Off-Site Drainage Area
- Stormwater Modeling / Detention Analysis
- Pavement Evaluation & Design





## PORTAGE PRAIRIE/AMERIPLEX

### SOUTH BEND, INDIANA

#### CLIENT

Holladay Properties

#### CONSTRUCTION COST

\$100 Million+

Abonmarche provided planning and concept design for 500 acre, mixed-use project. Proposed land uses include light industrial, distribution, logistics, medical, office, commercial, retail, lodging, and residential sites. Multi-use paths were designed throughout the site to interconnect all amenities and properties. This site design minimized environmental impacts, using Low Impact Development (LID) techniques, without escalating costs. The storm water management system incorporated bio-swales (instead of large diameter pipes) and a series of bio-retention basins.

The initial phase of this project included 2,800 feet of new roadway and other amenities that include ornamental lighting, sculpture nodes along the walking paths, and extensive native prairie landscape plantings that provide an interface between the roadway edge and the walking path. Abonmarche continues to provide planning, landscape architecture, engineering design and construction management for this project.

## U.S. 31 INDUSTRIAL PARK

### SOUTH BEND, INDIANA

#### CLIENT

City of South Bend

#### CONSTRUCTION COST

\$2 Million+

For this project, Abonmarche was contracted to oversee the development of an 80-acre rural site, which would be home to new facilities for several trucking and distribution companies. These facilities had to be constructed on an accelerated time schedule. The most unique aspect of the project involved building the infrastructure during the same time period as construction of two trucking facilities was taking place - on the same site. Careful coordination and communication were required to complete the project on time and within budget.

Abonmarche prepared all engineering plans for the project, which included roadways, retention basins, storm sewer, sanitary sewer, water main, a new regional lift station and all roadway lighting. The new lift station now services an area approximately 800 acres in size.





## 9TH STREET MULTI-USE PATH

This project created a multi-use path from College Avenue to Purl Street, providing improved pedestrian and bicycle access to both Goshen High School and Goshen College. Abonmarche's role of construction inspection and administration involved ensuring the workmanship and materials were in accordance with INDOT standards.

### CLIENT

City of Goshen

### CONSTRUCTION

\$180,000 (Construction Inspection & Admin)

### HIGHLIGHTS

- Construction Inspection and Administration
- Client Communication Coordination
- Quality Assurance
- Public Engagement



## EAST DIVISION STREET PHASE II

This second phase federal-aid LPA project included CE-1, topographic survey, route survey, a 46-parcel land acquisition, hydraulic design, utility relocations and road design for one mile of Division Street. This street is a major east/west corridor linking a residential area with the business district. The 18-foot road was replaced with two 11-foot lanes and 3-foot bituminous shoulders.

### CLIENT

Town of Demotte

### CONSTRUCTION

Phase I \$700,000 | Phase II \$1.5 million

### HIGHLIGHTS

- Environmental Assessment CE-1
- Topographic & Route Surveys
- Land Acquisition
- Hydraulic Design
- Road Design
- Construction Administration



## IRON HORSE HERITAGE TRAIL

This project was designed to improve access to the parks and create more recreational opportunities. The design features a 1,700 foot long, 12 foot wide asphalt multi-use trail with painted cross walks at Portage Avenue and Hamstrom Road.

### CLIENT

City of Portage

### CONSTRUCTION

\$180,000

### HIGHLIGHTS

- LPA Design & Construction Engineering
- 1700 LF Path on Old Railroad Bed
- Improved ADA Accessibility
- Topographic Survey
- Comprehensive Field Investigation & Analysis

## CITY OF GOSHEN EXPERIENCE

Over the last 15 years, we have partnered with the City on many projects covering Engineering, Survey, Landscape Architecture, Permitting, INDOT and Railroad as noted in the list below:



- The Crossing Drainage Improvements (Survey / Engineering / INDOT)
- Wilden Avenue Reconstruction LPA Project (Engineering / INDOT)
- Steury / Lincoln Avenue Reconstruction, Phases 1-2 (Survey / Engineering)
- Starcraft Lift Station Relocation (Survey / Engineering)
- Plymouth Avenue Trail Modifications and Extension (Survey / Engineering / INDOT)
- First Street Sewer Separation and Road Improvements (Survey / Engineering)
- Fifth Street Infrastructure Improvements Phases 1-2 (Survey / Engineering / Railroad)
- Dierdorff Road Widening at Ardmore Court (Survey / Engineering)
- Supreme Court Roadway and Drainage Design (Survey / Engineering)
- Crescent Street Revitalization Phases One through Three (Survey / Engineering)
- Carter Road South Drainage Improvements (Survey / Engineering)
- CR 38 at SR 15 Intersection (Survey / Engineering / INDOT)
- Roger's Park Skate Park (Survey / Engineering)
- Park's Department Maintenance Building (Survey / Architectural / Engineering)
- Blackport Drive Temporary Drainage (Survey / Engineering)
- Mill Race Corridor (Survey and Engineering Assistance)
- Pringle Park Splash Pad (Survey / Landscape Architecture / Engineering)
- Plymouth Avenue Trail Modifications (Survey / Engineering)
- Reynolds Street Driveway Drainage Design (Survey / Engineering)
- Carter Road Ditch, Linway Lake, and Madison Street (Permitting Evaluation)
- Johnston Street and Hickory Street (Survey)
- Sanders Street (Survey)
- Parking Lot Q, Central Fire Station, City Hall Parking, and Alley 226 (Survey)
- Canal Street (Survey)
- East Goshen Lincoln Avenue Water Main (Survey)
- Blackporte Drive (Survey)
- Lincoln Avenue, Logan Street, and Monroe Street (Survey / Railroad)
- Reynolds, Douglas, and 16th Street (Survey)
- Jefferson and Ninth Streets (Survey)
- Main Street from Madison Street and Pike Street (Survey)
- Plymouth Avenue / Foxbriar Drive Intersection (Survey)
- River Race Residential Area and Alley #135 (Survey)
- Millrace Farmer's Market Easement (Survey)
- Hay Park, 9th Street Dog Park, and Dykstra Park (Surveys)
- 9th Street Dog Park (Survey / Landscape Architecture)
- 3rd Street Parking, Alley 119, Lincoln Avenue, Ice Rink, Alley 254 (Survey)
- 2024 Downtown Sites (Survey)
- County Courts Road Project (Inspection)
- East College Avenue Industrial Park, Contracts 1-3 (Inspection)
- County Road 27 Utility Extension (Inspection)
- Eisenhower Drive North Extension with new Bridge (Inspection)
- Ninth Street Multi-Use Path (Inspection)
- City of Goshen Growth Strategy (Planning)
- City of Goshen Digital Solutions

November 7, 2024

Ms. Becky Hutsell  
Redevelopment Director  
City of Goshen  
204 East Jefferson, Suite 6  
Goshen, IN 46528

**RE: PROFESSIONAL SERVICES FOR CONSTRUCTION INSPECTION PROPOSAL  
Cherry Creek Subdivision, Phase 1 – Mass Earthwork and Utility Installation**

Dear Ms. Hutsell:

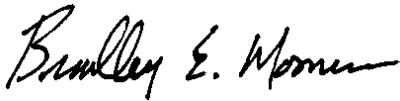
Enclosed is our proposed Compensation Requirements for the above-referenced project for the calendar year 2024-2025 based on your Request for Proposals.

As Principal and Vice President, I am authorized to submit proposals and enter into contract agreements for professional services on behalf of Abonmarche Consultants, Inc. My direct office line is 574.314.1024, and my email address is [bmosness@abonmarche.com](mailto:bmosness@abonmarche.com).

Thank you for this opportunity to submit our proposal. We look forward to working with the City of Goshen on this project.

Sincerely,

ABONMARCHE CONSULTANTS, INC.



Bradley E. Mosness, PE  
Principal / Vice President / Goshen Office Director

## COMPENSATION REQUIREMENTS

### Cherry Creek Subdivision, Phase 1 Construction Inspection

ABONMARCHE shall receive as payment for the work performed under this contract the total lump sum amount listed below, unless a supplement is executed by the parties, which increases the maximum amount payable. ABONMARCHE will be paid for work performed within the agreement on a Lump Sum Basis in accordance with the following:

#### Construction Management & Inspection Services

Phase 1    Mass Earthwork & Utility Contracts.....\$   920,000

---

**TOTAL:** .....**\$ 920,000 (Lump Sum)**

#### Note:

Mileage, reproductions, and subcontractor fees are included. Permit fees shall be paid under the Reimbursable Expenses. We do not anticipate a need for a construction trailer for this project.

#### Maximum Hourly Rates by Job Classification for Hourly Tasks

|  |               |
|--|---------------|
| Principal                                  | \$260 - \$290 |
| Project Manager / Director                 | \$190 - \$225 |
| Project Engineer / Landscape Architect     | \$125 - \$180 |
| Staff Engineer / Staff Landscape Architect | \$100 - \$150 |
| CADD Technician                            | \$90 - \$120  |
| Construction Inspector                     | \$90 - \$125  |
| Construction Technician                    | \$65 - \$105  |
| Administrative Assistant                   | \$70 - \$90   |

#### Note:

Overtime is calculated at 1.5 (one and a half) times rate over 40 hours per week and 2 (two) times rate on Holidays.

## **GOSHEN REDEVELOPMENT COMMISSION**

### **Register of Claims**

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **October 10, 2024 through November 8, 2024** and finds that entries are allowed in the total amount of **\$825,656.52**

**APPROVED** on November 12, 2024

---

Brian Garber, President

---

Jonathan Graber, Secretary



| Payable #  | Payable Type                  | Post Date  | Payable Date        | Due Date   | Discount Date | Amount    | Tax      | Shipping | Discount  | Total                   |                        |
|--|-------------------------------|------------|---------------------|------------|---------------|-----------|----------|----------|-----------|-------------------------|------------------------|
| Payable Description                                    | Bank Code                     |            | On Hold             |            |               |           |          |          |           |                         |                        |
| Vendor: 0205859 - ABONMARCHÉ CONSULTANTS, INCORPORATED |                               |            |                     |            |               |           |          |          |           | Vendor Total: 62,623.17 |                        |
| 154382-2   | Invoice                       | 11/14/2024 | 9/30/2024           | 10/30/2024 | 9/30/2024     | 21,000.00 | 0.00     | 0.00     | 0.00      | 21,000.00               |                        |
| EAST COLLEGE AVE PH 3 DESIGN                           | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |
| Items  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Item Description                                       | Commodity                     |            | Units               | Price      | Amount        | Tax       | Shipping | Discount | Total     |                         |                        |
| EAST COLLEGE AVE PH 3 DESIGN                           | N/A                           |            | 0.00                | 0.00       | 21,000.00     | 0.00      | 0.00     | 0.00     | 21,000.00 |                         |                        |
| Distributions  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Account Number   | Account Name                  |            | Project Account Key |            | Amount        | Percent   |          |          |           |                         |                        |
| 4445-5-00-4310502                                      | SE E.D. TIF/CONTR SVCS        |            |                     |            | 21,000.00     | 100.00%   |          |          |           |                         |                        |
| 15487  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Invoice  | 11/14/2024                    | 10/25/2024 | 11/24/2024          | 10/25/2024 | 20,123.17     | 0.00      | 0.00     | 0.00     | 20,123.17 |                         |                        |
| EAST COLLEGE RECON INSPECTION                          | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |
| Items  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Item Description                                       | Commodity                     |            | Units               | Price      | Amount        | Tax       | Shipping | Discount | Total     |                         |                        |
| EAST COLLEGE RECON INSPECTION                          | N/A                           |            | 0.00                | 0.00       | 20,123.17     | 0.00      | 0.00     | 0.00     | 20,123.17 |                         |                        |
| Distributions  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Account Number   | Account Name                  |            | Project Account Key |            | Amount        | Percent   |          |          |           |                         |                        |
| 4445-5-00-4420000                                      | SE E.D. TIF/CAPITAL PROJ      |            |                     |            | 20,123.17     | 100.00%   |          |          |           |                         |                        |
| 154884   |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Invoice  | 11/14/2024                    | 10/28/2024 | 11/27/2024          | 10/28/2024 | 15,000.00     | 0.00      | 0.00     | 0.00     | 15,000.00 |                         |                        |
| CONSOLIDATED COURTS INSPECTION                         | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |
| Items  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Item Description                                       | Commodity                     |            | Units               | Price      | Amount        | Tax       | Shipping | Discount | Total     |                         |                        |
| CONSOLIDATED COURTS INSPECTION                         | N/A                           |            | 0.00                | 0.00       | 15,000.00     | 0.00      | 0.00     | 0.00     | 15,000.00 |                         |                        |
| Distributions  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Account Number   | Account Name                  |            | Project Account Key |            | Amount        | Percent   |          |          |           |                         |                        |
| 4446-5-00-4420000                                      | CONS RR/US33/CAPITAL PROJECT  |            |                     |            | 15,000.00     | 100.00%   |          |          |           |                         |                        |
| 155008-3   |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Invoice  | 11/14/2024                    | 10/24/2001 | 11/23/2001          | 10/24/2001 | 6,500.00      | 0.00      | 0.00     | 0.00     | 6,500.00  |                         |                        |
| EAST COLLEGE PHASE 3                                   | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |
| Items  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Item Description                                       | Commodity                     |            | Units               | Price      | Amount        | Tax       | Shipping | Discount | Total     |                         |                        |
| EAST COLLEGE PHASE 3                                   | N/A                           |            | 0.00                | 0.00       | 6,500.00      | 0.00      | 0.00     | 0.00     | 6,500.00  |                         |                        |
| Distributions  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Account Number   | Account Name                  |            | Project Account Key |            | Amount        | Percent   |          |          |           |                         |                        |
| 4445-5-00-4310502                                      | SE E.D. TIF/CONTR SVCS        |            |                     |            | 6,500.00      | 100.00%   |          |          |           |                         |                        |
| Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.        |                               |            |                     |            |               |           |          |          |           |                         | Vendor Total: 7,991.57 |
| 181220   | Invoice                       | 11/14/2024 | 10/3/2024           | 11/2/2024  | 10/3/2024     | 1,444.62  | 0.00     | 0.00     | 0.00      | 1,444.62                |                        |
| QUIET ZONE   | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |
| Items  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Item Description                                       | Commodity                     |            | Units               | Price      | Amount        | Tax       | Shipping | Discount | Total     |                         |                        |
| QUIET ZONE   | N/A                           |            | 0.00                | 0.00       | 1,444.62      | 0.00      | 0.00     | 0.00     | 1,444.62  |                         |                        |
| Distributions  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Account Number   | Account Name                  |            | Project Account Key |            | Amount        | Percent   |          |          |           |                         |                        |
| 4446-5-00-4310502                                      | CONS RR/US33/CONTRACTUAL SVCS |            |                     |            | 1,444.62      | 100.00%   |          |          |           |                         |                        |
| 181846-38  |                               |            |                     |            |               |           |          |          |           |                         |                        |
| Invoice  | 11/14/2024                    | 10/21/2024 | 11/20/2024          | 10/21/2024 | 6,546.95      | 0.00      | 0.00     | 0.00     | 6,546.95  |                         |                        |
| ENC COLLEGE AVENUE PHASE 1                             | AP1ST - AP1ST                 |            | No                  |            |               |           |          |          |           |                         |                        |

## Payable Register

Packet: APPKT00724 - RDC 11/14/24

| Payable #                                | Payable Type           | Post Date           | Payable Date | Due Date | Discount Date | Amount   | Tax      | Shipping | Discount | Total |
|--|------------------------|---------------------|--------------|----------|---------------|----------|----------|----------|----------|-------|
| Payable Description                      | Bank Code              | On Hold             |              |          |               |          |          |          |          |       |
| Items                                    |                        |                     |              |          |               |          |          |          |          |       |
| Item Description                         | Commodity              | Units               | Price        | Amount   | Tax           | Shipping | Discount | Total    |          |       |
| ENC COLLEGE AVENUE PHASE 1 Distributions | N/A                    | 0.00                | 0.00         | 6,546.95 | 0.00          | 0.00     | 0.00     | 6,546.95 |          |       |
| Account Number                           | Account Name           | Project Account Key |              |          | Amount        | Percent  |          |          |          |       |
| <a href="#">4445-5-00-4310502</a>        | SE E.D. TIF/CONTR SVCS |                     |              |          | 6,546.95      | 100.00%  |          |          |          |       |

Vendor: [0209852 - COLIN MICHAEL AVILA](#)

Vendor Total: 1,738.00

|                                   |         |                       |           |                     |           |          |         |          |          |          |
|-----------------------------------|---------|-----------------------|-----------|---------------------|-----------|----------|---------|----------|----------|----------|
| <a href="#">43952</a>             | Invoice | 11/14/2024            | 11/4/2024 | 12/4/2024           | 11/4/2024 | 1,738.00 | 0.00    | 0.00     | 0.00     | 1,738.00 |
| OCTOBER MOWING                    |         | AP1ST - AP1ST         |           |                     | No        |          |         |          |          |          |
| Items                             |         |                       |           |                     |           |          |         |          |          |          |
| Item Description                  |         | Commodity             |           | Units               | Price     | Amount   | Tax     | Shipping | Discount | Total    |
| OCTOBER MOWING Distributions      |         | N/A                   |           | 0.00                | 0.00      | 1,738.00 | 0.00    | 0.00     | 0.00     | 1,738.00 |
| Account Number                    |         | Account Name          |           | Project Account Key |           | Amount   | Percent |          |          |          |
| <a href="#">2226-5-00-4310502</a> |         | REDV OP/CONTRACT SVCS |           |                     |           | 1,738.00 | 100.00% |          |          |          |

Vendor: [0200013 - GOSHEN UTILITIES](#)

Vendor Total: 21.81

|                                      |                        |            |                     |            |            |         |          |          |       |       |
|--------------------------------------|------------------------|------------|---------------------|------------|------------|---------|----------|----------|-------|-------|
| <a href="#">311-2440-07 10/29/24</a> | Invoice                | 10/29/2024 | 10/29/2024          | 11/28/2024 | 10/29/2024 | 21.81   | 0.00     | 0.00     | 0.00  | 21.81 |
| 309 E KERCHER                        | AP1ST - AP1ST          |            | No                  |            |            |         |          |          |       |       |
| Items                                |                        |            |                     |            |            |         |          |          |       |       |
| Item Description                     | Commodity              |            | Units               | Price      | Amount     | Tax     | Shipping | Discount | Total |       |
| 309 E KERCHER Distributions          | N/A                    |            | 0.00                | 0.00       | 21.81      | 0.00    | 0.00     | 0.00     | 21.81 |       |
| Account Number                       | Account Name           |            | Project Account Key |            | Amount     | Percent |          |          |       |       |
| <a href="#">4445-5-00-4310502</a>    | SE E.D. TIF/CONTR SVCS |            |                     |            | 21.81      | 100.00% |          |          |       |       |

Vendor: [0200653 - NIBLOCK EXCAVATING, INC.](#)

Vendor Total: 753,281.97

|                                   |               |                              |            |                     |            |            |         |          |          |            |
|-----------------------------------|---------------|------------------------------|------------|---------------------|------------|------------|---------|----------|----------|------------|
| <a href="#">12350</a>             | Invoice       | 11/14/2024                   | 10/24/2024 | 11/23/2024          | 10/24/2024 | 161,343.81 | 0.00    | 0.00     | 0.00     | 161,343.81 |
| 10/14/2024                        | AP1ST - AP1ST |                              | No         |                     |            |            |         |          |          |            |
| Items                             |               |                              |            |                     |            |            |         |          |          |            |
| Item Description                  |               | Commodity                    |            | Units               | Price      | Amount     | Tax     | Shipping | Discount | Total      |
| 10/14/2024 Distributions          |               | N/A                          |            | 0.00                | 0.00       | 161,343.81 | 0.00    | 0.00     | 0.00     | 161,343.81 |
| Account Number                    |               | Account Name                 |            | Project Account Key |            | Amount     | Percent |          |          |            |
| <a href="#">4446-5-00-4420000</a> |               | CONS RR/US33/CAPITAL PROJECT |            |                     |            | 161,343.81 | 100.00% |          |          |            |

|                                      |         |                              |            |                     |            |            |         |          |          |            |
|--------------------------------------|---------|------------------------------|------------|---------------------|------------|------------|---------|----------|----------|------------|
| 12422                                | Invoice | 11/14/2024                   | 10/29/2024 | 11/28/2024          | 10/29/2024 | 319,690.42 | 0.00    | 0.00     | 0.00     | 319,690.42 |
| 10TH & DOUGLAS STREET RECONSTRUCTION |         | AP1ST - AP1ST                |            | No                  |            |            |         |          |          |            |
| Items                                |         |                              |            |                     |            |            |         |          |          |            |
| Item Description                     |         | Commodity                    |            | Units               | Price      | Amount     | Tax     | Shipping | Discount | Total      |
| 10TH & DOUGLAS STREET RECONSTRUC...  |         | N/A                          |            | 0.00                | 0.00       | 319,690.42 | 0.00    | 0.00     | 0.00     | 319,690.42 |
| Distributions                        |         |                              |            |                     |            |            |         |          |          |            |
| Account Number                       |         | Account Name                 |            | Project Account Key |            | Amount     | Percent |          |          |            |
| 4446-5-00-4420000                    |         | CONS RR/US33/CAPITAL PROJECT |            |                     |            | 319,690.42 | 100.00% |          |          |            |

|  |         |                          |           |                     |           |            |         |          |          |            |
|--|---------|--------------------------|-----------|---------------------|-----------|------------|---------|----------|----------|------------|
| 12476                                  | Invoice | 11/14/2024               | 11/8/2024 | 12/8/2024           | 11/8/2024 | 272,247.74 | 0.00    | 0.00     | 0.00     | 272,247.74 |
| STEURY & LINCOLN RECONSTRUCTION MAT... |         | AP1ST - AP1ST            |           | No                  |           |            |         |          |          |            |
| Items                                  |         |                          |           |                     |           |            |         |          |          |            |
| Item Description                       |         | Commodity                |           | Units               | Price     | Amount     | Tax     | Shipping | Discount | Total      |
| STEURY & LINCOLN RECONSTRUCTION ...    |         | N/A                      |           | 0.00                | 0.00      | 272,247.74 | 0.00    | 0.00     | 0.00     | 272,247.74 |
| Distributions                          |         |                          |           |                     |           |            |         |          |          |            |
| Account Number                         |         | Account Name             |           | Project Account Key |           | Amount     | Percent |          |          |            |
| 4445-5-00-4420000                      |         | SE E.D. TIF/CAPITAL PROJ |           |                     |           | 272,247.74 | 100.00% |          |          |            |



City of Goshen, IN

# Pending Expense Approval Report

By Fund  
APPKT00724

## CLAIMS APPROVAL - DEPARTMENT AND CLERK-TREASURER

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except:

DEPARTMENT HEAD

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

CLERK-TREASURER

| Vendor Name   | Payable Number       | Post Date  | Description (Item)            | Account Number    | Amount            |
|---|----------------------|------------|-------------------------------|-------------------|-------------------|
| <b>Fund: 2226 - REDEVELOP NON-REVERTING O</b>       |                      |            |                               |                   |                   |
| COLIN MICHAEL AVILA                                 | 43952                | 11/14/2024 | OCTOBER MOWING                | 2226-5-00-4310502 | 1,738.00          |
| <b>Fund 2226 - REDEVELOP NON-REVERTING O Total:</b> |                      |            |                               |                   | <b>1,738.00</b>   |
| <b>Fund: 4445 - TIF SOUTH EAST E.D.</b>             |                      |            |                               |                   |                   |
| NIBLOCK EXCAVATING, INC.                            | 12476                | 11/14/2024 | STEURY & LINCOLN RECONST...   | 4445-5-00-4420000 | 272,247.74        |
| ABONMARCHE CONSULTANTS,...                          | 154382-2             | 11/14/2024 | EAST COLLEGE AVE PH 3 DESI... | 4445-5-00-4310502 | 21,000.00         |
| ABONMARCHE CONSULTANTS,...                          | 15487                | 11/14/2024 | EAST COLLEGE RECON INSPEC...  | 4445-5-00-4420000 | 20,123.17         |
| ABONMARCHE CONSULTANTS,...                          | 155008-3             | 11/14/2024 | EAST COLLEGE PHASE 3          | 4445-5-00-4310502 | 6,500.00          |
| AMERICAN STRUCTUREPOINT,...                         | 181846-38            | 11/14/2024 | ENC COLLEGE AVENUE PHASE 1    | 4445-5-00-4310502 | 6,546.95          |
| GOSHEN UTILITIES                                    | 311-2440-07 10/29/24 | 10/29/2024 | 309 E KERCHER                 | 4445-5-00-4310502 | 21.81             |
| <b>Fund 4445 - TIF SOUTH EAST E.D. Total:</b>       |                      |            |                               |                   | <b>326,439.67</b> |
| <b>Fund: 4446 - TIF CONS RR/US 33/DT</b>            |                      |            |                               |                   |                   |
| NIBLOCK EXCAVATING, INC.                            | 12350                | 11/14/2024 | 10/14/2024                    | 4446-5-00-4420000 | 161,343.81        |
| NIBLOCK EXCAVATING, INC.                            | 12422                | 11/14/2024 | 10TH & DOUGLAS STREET RE...   | 4446-5-00-4420000 | 319,690.42        |
| ABONMARCHE CONSULTANTS,...                          | 154884               | 11/14/2024 | CONSOLIDATED COURTS INSP...   | 4446-5-00-4420000 | 15,000.00         |
| AMERICAN STRUCTUREPOINT,...                         | 181220               | 11/14/2024 | QUIET ZONE                    | 4446-5-00-4310502 | 1,444.62          |
| <b>Fund 4446 - TIF CONS RR/US 33/DT Total:</b>      |                      |            |                               |                   | <b>497,478.85</b> |
| <b>Grand Total:</b>                                 |                      |            |                               |                   | <b>825,656.52</b> |

Report Summary

Fund Summary

| Fund                             | Expense Amount |
|----------------------------------|----------------|
| 2226 - REDEVELOP NON-REVERTING O | 1,738.00       |
| 4445 - TIF SOUTH EAST E.D.       | 326,439.67     |
| 4446 - TIF CONS RR/US 33/DT      | 497,478.85     |
| Grand Total:                     | 825,656.52     |

Account Summary

| Account Number    | Account Name             | Expense Amount |
|-------------------|--------------------------|----------------|
| 2226-5-00-4310502 | REDV OP/CONTRACT SV...   | 1,738.00       |
| 4445-5-00-4310502 | SE E.D. TIF/CONTR SVCS   | 34,068.76      |
| 4445-5-00-4420000 | SE E.D. TIF/CAPITAL PROJ | 292,370.91     |
| 4446-5-00-4310502 | CONS RR/US33/CONTRA...   | 1,444.62       |
| 4446-5-00-4420000 | CONS RR/US33/CAPITAL...  | 496,034.23     |
| Grand Total:      |                          | 825,656.52     |

Project Account Summary

| Project Account Key | Expense Amount |
|---------------------|----------------|
| **None**            | 825,656.52     |
| Grand Total:        | 825,656.52     |



# November 2024 Redevelopment Staff Report

---

**PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE**

## PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

## PROJECT UPDATE

The City continues to work with INDOT and Norfolk Southern for the design of the Madison Street railroad Crossing. The quiet zone schedule is being driven by this work. Activities to be completed to implement the Quiet Zone are:

- Installation of signs and delineators at the railroad crossings.
  - Traffic counts to be done at each of the railroad crossings. (Completed)
  - Madison Street will have flasher and gates installed which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds.
- Update: Norfolk Southern does not want to install gates at this crossing. The City has made a special request for quad-gates, and Norfolk Southern is requesting additional information. Goshen Engineering proposes we retain the services of American StructurePoint.
- Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
  - Railroad Quiet Zone is anticipated to be "in-service".

An agreement is in place with American Structurepoint to serve as the City's agent. A site meeting was completed on November 2<sup>nd</sup> with Federal Railroad, Norfolk Southern, American StructurePoint and City staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The application is complete, including an interlocal agreement with Elkhart County and delegation letter needed for the CR 42 railroad crossing. StructurePoint staff are reviewing the application with the Federal Railroad Administration, and we expect them to submit the application this month. We anticipate an 8–12-month approval timeline following submission.

---

**PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA**

## PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Lincoln Avenue and Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department, Goshen Police Department's Training facility and the Goshen Central Garage. This corridor no longer supports the additional vehicle loads and has been chip and sealed to extend the service life of the current pavement. The intersection of Steury Avenue and Lincoln has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and Lincoln. Drainage is effectively non-existent along the roadway corridor and there are limited opportunities to improve the drainage without looking outside the corridor. In addition to the functionality of the roadway, the roadway's appearance does not reflect the investment the adjoining companies have made on their properties. The overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

## PROJECT UPDATE

Phase I of the project has been completed which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from Rock Run Creek to just past Troyer Carpets and Steury Avenue from Lincoln to the "S" curves. A water main replacement project, which was a Water Utility project, east of Steury Avenue, was also completed in December 2020, with successful improvement of fire flow capability in East Goshen.

Niblock Excavating was awarded the contract for the remainder of the project and mobilized in August. However, utilities were discovered that had not been relocated correctly and were still in conflict with the proposed project. These utilities could not be

moved soon enough to maintain a reasonable construction schedule this year. A decision was made to delay the start of the project until April 2025, and have Niblock focus extra efforts on roadway reconstruction for the Elkhart County Court Complex. Work will begin as soon as possible in 2025, including the installation of the new storm system along Lincoln Avenue and water main replacement along Lincoln Avenue, between Logan Street and Steury Avenue. Sanitary and water services will be replaced, and the roadway reconstructed with curb-and-gutter. In 2026, construction will continue with drainage improvements and utility replacements on Steury Avenue, including roadway reconstruction that will smooth out the “S” curves.

---

**PROJECT: FORMER WESTERN RUBBER SITE / ARIEL CYCLEWORKS DEVELOPMENT**

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of the Plymouth Avenue.

PROJECT UPDATE

AP Development is proceeding with plans for a mixed-use project consisting of approximately 138 apartments and 1,000 square feet of commercial space. The Redevelopment Commission and City Council have approved a development agreement with the developer and the rezoning has been completed. The developers have been awarded READI grant funds and design work is substantially complete. They anticipate breaking ground this fall.

For the City's portion of the work that will be improving 10th & Douglas, Niblock has been hired as the contractor. NIPSCO has completed their gas relocation work. Niblock has completed the underground stormwater system on Douglas Street, as well as water main, sanitary sewer replacement, and new storm system on 10<sup>th</sup> Street between Plymouth Avenue and Reynolds Street. Work is continuing with replacing water main, utility services, and roadway reconstruction between Jackson and Plymouth Avenue. Work will continue with a short sanitary sewer extension on Reynolds Street, and reconstruction of Reynolds Street on either side of 10<sup>th</sup> Street. Replacement of galvanized water services will be completed following work within the roadways. The City's project should be complete this year.

---

**PROJECT: 3<sup>rd</sup> & JEFFERSON REDEVELOPMENT LOT**

PROJECT DESCRIPTION

The half block at 3<sup>rd</sup> & Jefferson is currently vacant and ready for development.

PROJECT UPDATE

The RDC received one (1) proposal for this property. AP Development, who is developing the former Western Rubber site, is also interested in constructing multi-family for this property. The Commission has approved staff negotiations with the developer, and it is anticipated that a Development Agreement will be prepared over the next few months. AP Development did submit an application for READI 2.0 for this project and indicated that they would be pursuing a TIF bond for this project.

---

**PROJECT: DOWNTOWN VAULT ASSESSMENT**

PROJECT DESCRIPTION

Downtown vaults have been discussed for many years as a public safety concern. Since the incident in 2012, effort and resources have been committed to identify, assess, and eliminate vaults. Many vaults have removed, but there are approximately 26 vaults remaining. Work through the next steps, staff determined a vault assessment by a structural engineer was necessary. The Commission agreed to fund the assessment, and a contract was awarded to Clear Creek & Associates.

PROJECT UPDATE

The vault assessments are complete, and assessments have been forwarded to each property owner for consideration. There were two vaults deemed immediate concerns and there are other vaults that were identified as needing repairs or closure. At

the May Redevelopment meeting, Goshen Redevelopment agreed to provide partial financial support for vault closures. Goshen Engineering has sent out notices to all property owners with vaults, and applications to participate were to be submitted by December 17, 2021. The next step will be to solicit quotes to perform the public portion of the vault closures. Goshen Engineering did not proceed with requesting bids for vault removal in 2022 or 2023. If possible, we would like to proceed with the same scope of work in 2024.

---

**PROJECT: MILLRACE TOWNHOME SITE**

PROJECT DESCRIPTION

The one-acre lot, established as the Millrace Townhomes Subdivision, is currently vacant and ready for redevelopment.

PROJECT UPDATE

The RDC received two (2) proposals for this property and the Selection Committee recommended proceeding with the proposal from Viewrail for the Millrace Flats project. The Commission has approved staff negotiations with the developer, and it is anticipated that a Development Agreement will be prepared over the next few months. Viewrail submitted an application for READI 2.0 funds to assist with the project. Staff has, however, indicated that a TIF bond will not be supported as the current project includes 18 high-end townhomes. Minimal infrastructure assistance is being requested and is comparable to what was offered to the previous developer.

---

**PROJECT: COLLEGE AVE FROM US 33 EAST TO RAILROAD XING**

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. The project is expected to be under construction in 2026.

The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is actively working on the design. A public meeting was held the evening of December 6, 2023, with good turnout. The City has begun the process of purchasing right-of-way. The City's legal team is currently working through two eminent domain cases, with there being a possibility for a third case. We are on schedule to bid this project in 2025.

There have been a couple meetings with Elkhart Highway regarding the bridge over the Horn Ditch. The County was originally prepared to replace the bridge several years ago, but project delays due to the City's relocation of the lift station, force main, and water main forced the County to delay their project. With the pending work associated with College Avenue's reconstruction starting in 2025, it currently makes sense to include the bridge replacement with the City's roadwork to minimize impact on area businesses, including Lippert, Forest River, and Brinkley. A proposal has been solicited from American StructurePoint to incorporate the County's bridge plans into the road improvement plan set.

---

**PROJECT: COLLEGE AVE FROM US 33 WEST TO NINTH STREET**

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10-foot multi-use path on the north side of College Ave from US 33 west to Ninth Street. The project is expected to be under construction in 2028/2029. The City selected American StructurePoint to complete the design.

PROJECT UPDATE

American Structurepoint is working on Phase I utility coordination. The City, as one of the affected utilities, has received plans requiring comment to be provided back to American StructurePoint.

---

**PROJECT: NEW SOUTH FIRE STATION PROJECT****PROJECT DESCRIPTION**

The approved 5-Year Capital Plan includes debt service associated with a bond issuance to fund the construction of a new south fire station. The new fire station was originally intended to replace the College Avenue station and but recent negotiations with Elkhart Township have instead led to the decision to instead plan for a fourth station near the Goshen Airport.

**PROJECT UPDATE**

Following the completion of the RFPQ process, the RDC accepted a recommendation to move forward with the Core/BKV/GM Development team for this project. A scoping agreement has been approved and will take us through the full design phase of the project. Once a Guaranteed Maximum Price (GMP) is established for the project towards the end of the design, we will proceed with bonding to fund the project and will then enter into a Private/Public Partnership for construction with the team.

A kickoff meeting has been held and a second meeting is scheduled for mid-September to begin honing in on the design to begin building a price.

---

**PROJECT: WEST JEFFERSON STREETScape****PROJECT DESCRIPTION**

The Five-Year Capital Plan include the reconstruction of West Jefferson Street between Third Street and Main Street. The project will incorporate the use of brick pavers to address stormwater restrictions in this area. The project will also include the reconfiguration of parking, decorative street lighting, and street trees. The estimated cost of the project is \$500,000, plus and an additional cost of \$100,000 for design fees.

**PROJECT UPDATE**

It is anticipated that this project will be bid before the end of 2024 to allow for 2025 construction of the roadway.

---

**PROJECT: ELKHART COUNTY COURT COMPLEX****PROJECT DESCRIPTION**

Elkhart County has selected a site located on Reliance Road to construct the new Court Complex. Due to the projected increase in traffic that will be generated by the new complex, several road improvements are required to increase capacity. Since this project is located in the River Race/US 33 TIF area, the Redevelopment Commission has pledged \$1.5 million in TIF revenue to fund the improvements. The County has pledged an additional \$500,000 to assist in paying for these improvements. This project will be designed and constructed through the City of Goshen and is expected to start construction in 2023.

**PROJECT UPDATE**

The project was awarded to Niblock Excavating. Several utility relocation delays have occurred, and we now anticipate completing the intersection improvements at US 33 and Reliance and the roadway reconstruction down to the south end of the Courthouse property in 2024. The remainder of the work, including the roundabout at Reliance Road and Peddlers Village Road, will be completed in 2025.

---

**PROJECT: KERCHER WELLFIELD LAND PURCHASE****PROJECT DESCRIPTION**

The Kercher Wellfield located in the Goshen Industrial Park requires the replacement of one of its three wells. Because the wellfield is sitting on a postage stamp property, the site is unable to support the development of another well without the purchase of additional land.

The site has been purchased. Goshen Utilities has retained the services of Donohue & Associates, teamed with Arcadis, to complete the preliminary engineering study. Peerless Midwest has been retained by Goshen Utilities to drill the test wells and evaluate the aquifer. The development of the new wellfield is anticipated to take 3-years to complete.

---

**PROJECT: FIDLER POND CONNECTOR PATH**

PROJECT DESCRIPTION

This project will create a pedestrian path connecting the College Avenue path to Fidler Pond Park. The path will be constructed in two phases. Initially, the Oak Lane roadway will act as the pathway while the trail is constructed from the north end of the road to the park. Sharrows will be added to Oak Lane during Phase One and Phase Two will include reconstructing Oak Lane with curb and gutter and the installation of a separated pedestrian trail.

PROJECT UPDATE

Engineering has prepared preliminary drawing and engineer's estimates for both phases. After the final alignment is determined a neighborhood meeting will be scheduled to receive comments. Final design may be completed in-house. If not, an RFP for design services will be issued.

---

**PROJECT: WINONA MULTI-USE TRAIL EXTENSION**

PROJECT DESCRIPTION

The Winona multi-use trail ends abruptly at the south property line of Bethany Christian School. With the proposed Cherry Creek development, there is a desire to extend the Winona path between Bethany School and Cherry Creek.

PROJECT UPDATE

A tentative agreement with Goshen Community Schools has been reached to extend the path south long Waterford Elementary's property. JPR is working on the path design and the railroad permit to allow the path to cross Norfolk Southern's right-of-way. Assuming the railroad permit effort can be completed by June 2024, the project could be bid late this year for construction in 2025.