

## MINUTES

### NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, June 9, 2020 at 2:30 p.m., virtually, through Zoom.com.

Commission Members Present: Irving Joshua, President  
Adam Dickey, Vice President  
Terry Middleton, Secretary  
Jason Applegate  
Jennie Collier  
Elaine Murphy, School Board Advisory Member

Commission Members Absent:

Staff Members Present: Josh Staten, Redevelopment Director  
Jessica Campbell, Public Facilities Specialist (PFS)  
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)

Others Present: All Terrain Paving and Construction, LLC Representative  
Mary Austin, Clark Dietz, Inc.  
Sandy Boofter, City Controller's Office  
Wes Christmas, Clark Dietz, Inc.  
Dennis Coffman, TSI Construction  
Excel Excavating Inc. Representative  
EZ Construction, LLC Representative  
Haire Construction, LLC Representative  
Miguel Hampton, F5 Enterprises, LLC  
Joseph Hensel, Seven Seas Construction  
Jorge Lanz, Jacobi, Toombs, & Lanz  
MAC Construction and Excavating Representative  
Madison Lindsay, Planning and Zoning Intern  
Linda Moeller, City Controller  
Bob Stein, United Consulting  
Daniel Suddeth, News and Tribune  
Larry Summer, City Engineer  
TRC, LLC Representative  
Jason Uhl, Temple and Temple Excavating and Paving, Inc.

The President called the meeting to order at 2:31 p.m. Roll was called. All members were present.

The first item of business was the **Bid Opening** for the **Olive Avenue Sidewalk Improvements Project**. A total of seven (7) bids were received. Due to the meeting being held virtually, two staff members in the office, the Director and the PFS, opened the sealed bids and read the bids aloud. The Olive Avenue Sidewalk Project Bid Tabulation and Recommendation from Clark Dietz is attached. The first bid received was from All Terrain Paving and Construction, LLC with a base bid of \$263,955.25 and an alternate bid of \$34,294.75 for a total of \$298,250. The second bid received was from Haire Construction, LLC with a base bid \$167,100. Haire Construction, LLC did not include an alternate bid amount. The third bid received was from Excel Excavating Inc. with a base bid of \$243,835.10 and an alternate bid of

\$27,897.75 for a total of \$273,732.85. The fourth bid received was from MAC Construction and Excavating with a base bid of \$273,000 and an alternate bid of \$32,767.50 for a total of \$305,767.50. The fifth bid received was from Seven Seas Construction for a base bid of \$256,080.60 and an alternate bid of \$34,482 for a total of \$290,563.10. The sixth bid received was from EZ Construction, LLC for a base bid of \$305,400 and an alternate bid of \$43,425 for a total of \$348,825. The seventh bid received was from TRC, LLC for a base bid of \$345,673.75 and an alternate bid of \$31,042.25 for a total of \$376,716. The President asked if the alternate bid was required. Mary Austin, Clark Dietz, Inc. responded that the alternate bid is required if the commission were to decide to move forward with the project including the alternate and the project would be awarded based upon the option that the Commission selected. Jorge Lanz, Jacobi, Toombs, & Lanz asked if the project would be awarded by base bid or total bid. The City Engineer responded that staff would need to assess the bids in aggregate and considering that this project is CDBG, it would need to fall within the allocated budget. Ms. Collier asked what the alternate bid included. Wes Christmas, Clark Dietz, Inc. stated that there were 3 addendums included in Alternative #1 that all included additional paving work. The President asked for the engineer's estimate. Ms. Austin responded that the estimate for the base bid was \$290,800 but did not have an estimate for the alternate. The City Engineer noted that in order to stay within the CDBG timeline, he requested that the project be awarded to the lowest bidder pending the engineer's review. Mr. Dickey motioned to approve the awarding of the Olive Avenue Sidewalk Improvements Project to Excel Excavating Inc. for a base bid of \$243,835.10 and an alternate bid of \$27,897.75 for a total of \$273,732.85, pending engineer review. Ms. Collier seconded and the motion carried 5-0.

The second item of business was **Approval of the Minutes** from the **May 12, 2020** meeting. Mr. Middleton motioned to approve the May 12, 2020 minutes. Mr. Applegate seconded and the motion carried 5-0.

The third item of business was the **Comments from the Public**. The President allowed time for the attendees of the virtual meeting to speak and noted that there were no comments from the public.

Old Business:

The first item of Old Business was the **University of Louisville Research Foundation Sponsored Research Agreement**. The Director noted that this was brought before the Commission at the May 12, 2020 meeting for their review and that there were several questions and concerns, and asked the City Engineer if those had been addressed. The City Engineer responded that he spoke with the lead Professor on this study and that the team would analyze traffic with multiple lanes including the current volume as well as how the corridor would function with additional traffic possibly caused from proposed future construction on the Sherman Minton Bridge. Mr. Applegate suggested that the research team potentially add on more areas along the corridor to study, specifically the area surrounding the Thornton's. Mr. Applegate noted that the more knowledge we can obtain from this study, the more beneficial it will be. The President requested for the Commission to be continually updated on this research as it progressed. Mr. Dickey motioned to approve the University of Louisville Research Foundation Sponsored Research Agreement for a total amount of \$94,842. Mr. Middleton seconded and the motion carried 5-0.

New Business:

The first item of New Business was the **New Albany Emergency Repair Program Applicant**. The Director stated that this applicant falls outside of the designated CDBG area and that is why it is before the Commission for approval. He explained that the map shows how close the home is to the CDBG area and that the applicant qualifies for the program in every other way. The President noted that the applicant's home was located about 2 blocks away from the designated CDBG target area. Mr. Applegate motioned to approve the New Albany Emergency Repair Program Applicant at 2409 E. Elm Street. Ms. Collier seconded and the motion carried 5-0.

The second item of New Business was the **Clark Dietz Grant Line Road Sight Distance CN Professional Services Agreement**. The Director explained that this agreement is for the inspection of the Grant Line Road Sight Distance project. He stated that construction has begun on this project. Mr. Christmas stated that a portion of this agreement covers the additional work from the design phase, which included geotechnical, additional borings, classification of rock, coordination and survey and staking of utilities. He added that the remainder of the agreement amount is for the construction phase. Mr. Dickey motioned to approve the Clark Dietz Grant Line Road Sight Distance CN Professional Services Agreement for the total amount of \$78,300. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **Acquisition of 1730 Division Street**. The Director stated that last year, the Commission purchased 1732 Division Street at tax sale and that the owner of 1730 Division Street had reached out about selling the property. He explained that the property is currently a rental but that the plan would be to demolish the property and extend the park. He added that this is an opportunity to remove blight and improve the neighborhood. He stated that the average of the 2 appraisals was \$66,750. Mr. Dickey noted that purchasing this property and improving upon the Division Street Park was a great opportunity and had a lot of potential for the neighborhood. Mr. Dickey motioned to approve the **Acquisition of 1730 Division Street** for the average of the 2 appraisals at \$66,750. Ms. Collier seconded and the motion carried 5-0.

The fourth item of New Business was the **BLN Supplemental No.1 for Slate Run Rd. CE Phase**. The Director explained that this was for the construction observation for Slate Run Road and that the project timeline had increased and therefore the construction observation agreement would need to be extended. The City Engineer added that there were issues with relocating utilities. Mr. Dickey asked if this agreement will get them through the remainder of construction. The City Engineer stated that he was confident that it would, as the last update sheet was at 80% completion and added that they are moving towards conclusion, with asphalt and concrete work to be down this week. Mr. Applegate asked if there were plans for a crosswalk at the school. The City Engineer stated that he was going off of recollection, but was fairly certain that a crosswalk was to be installed. Mr. Dickey motioned to approve the BLN Supplemental No.1 for Slate Run Rd. CE Phase in the amount of \$78,500. Mr. Applegate seconded and the motion carried 5-0.

The fifth item of New Business was the **Griffin Center – Phase 3 – ICDC, Inc. Change Order No. 2**. The Director explained that the additional amount is estimated between \$40,000 - \$45,000 after contingency is deducted. He stated that the Change Order No.2 is for additional labor and materials required to replace approximately 600 sq. ft. of vinyl siding at window infills, replace brick veneer on north elevation upper corner, patch point and remove protrusions, repair chimney on south elevation, and replace upper corner on east elevation. He added that there is funding available in the budget since their

original bid came in lower than expected. The President noted that this is an opportunity to get as much work done as possible. The Director added that with CDBG funds, the goal is to hit as close to the budget of \$218,000 as possible. Mr. Dickey stated that this is a chance to continue to refresh the Griffin Center and to make the community proud. Mr. Dickey motioned to approve the Griffin Center – Phase 3 – ICDC, Inc. Change Order No. 2 in the amount of \$43,502.29. Ms. Collier seconded and the motion carried 5-0.

The sixth item of New Business were the Claims Worksheets dated 5/18/2020 and 6/8/2020. Mr. Middleton motioned to approve the Claims Worksheets dated 5/18/2020 in the amount of \$307,643.34 and 6/8/2020 in the amount of \$580,842. Mr. Applegate seconded and the motion carried 5-0.

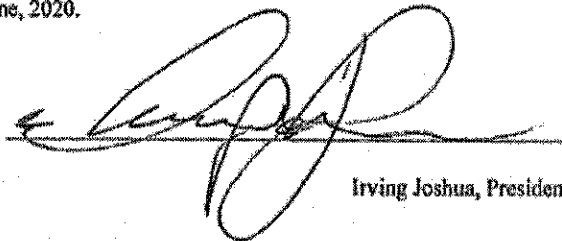
Other Business:

The first item of Other Business was Mr. Applegate's concerns regarding the property at the Vincennes Street Townhomes Development. Mr. Applegate noted that the grass needed to be cut and that the sign had fallen down. The Director stated that he would reach out to the property owner to have these concerns remedied.

The second item of Other Business was Mr. Applegate's praise of the new mural by artist Key Detail, located on the side of the Schmitt Furniture building. Mr. Applegate and the Director commended the NIC for her work on the mural.

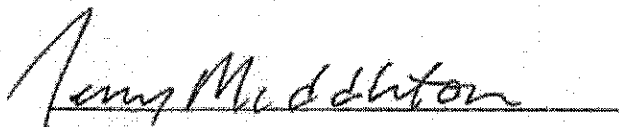
There being no other business, the meeting was adjourned at 3:19 PM.

Approved and Adopted this 23rd day of June, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary

# ClarkDietz

Engineering Quality of Life®



June 12, 2020

New Albany Redevelopment Commission  
311 Hauss Square  
New Albany, IN 47150

Re: Olive Ave Sidewalk Project Bid Tabulation and Recommendation

Dear New Albany Redevelopment Commission,

Clark Dietz has analyzed and reviewed the bids received on June 9, 2020 for the Olive Avenue Sidewalk Project. The table below summarizes the bids received for this project.

	Contractor	Base Bid	Alternative Bid	Total Bid
1	Haire Construction, LLC	\$ 167,100.00	N/A	N/A
2	Excel Excavating, Inc.	\$ 245,835.10	\$ 27,897.75	\$ 273,732.85
3	Seven Seas Construction	\$ 256,080.60	\$ 34,482.50	\$ 290,563.10
4	Allterrain Paving & Construction, LLC	\$ 263,955.25	\$ 34,294.75	\$ 298,250.00
5	MAC Construction & Excavating, Inc.	\$ 273,000.00	\$ 32,767.50	\$ 305,767.50
6	EZ Construction Co, Inc	\$ 305,400.00	\$ 43,425.00	\$ 348,825.00
7	TRC, LLC	\$ 345,673.75	\$ 31,042.25	\$ 376,716.00

The bid form for this project included a base bid for placement of sidewalks, drainage improvements, and associated improvements. Alternative #1 included items required to resurface the pavement along Olive Avenue. Clark Dietz has reviewed the quotes

The bid results table above includes:

1. Summary of the base bids
2. Summary of the bids for Alternative #1
3. Summary of the total bid amounts

It should be noted that minor math calculation errors were found in submitted bid from Haire Construction, but those differences did not affect the final order of the bidders. However after reviewing the bid packages it is noted that Haire Construction did not include a bid for Alternative #1, they did not acknowledge the three (3) addendums that were issued, they did not provide evidence of authorization to do business in the state of Indiana, nor did they include any material suppliers. These omissions void the submittal of Haire Construction's bid. Therefore, Clark Dietz recommends Excel Excavating for award.

Sincerely,

Mary Austin, PE  
Area Manager  
E-mail: Mary.Austin@ClarkDietz.com  
Clark Dietz, Inc.