



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF February 13, 2024**

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

The Goshen Redevelopment Commission will meet on February 13, 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. PRESENTATION – Viewrail

5. NEW BUSINESS

Resolution 01-2024 – Approval and Authorization for Execution of 10th Street and Douglas Street Road Reconstruction Change Order No. 3 with Niblock Excavating, Inc.

Resolution 02-2024 – Approval of Contract Amendment No. 2 with American Structurepoint for Geotechnical Services

Resolution 03-2024 – Approval of Agreement Amendment No. 4 with American Structurepoint to Establish a Quiet Zone along Norfolk Southern Marion Branch

Resolution 04-2024 – Approval of Funding for Agreement with American Structurepoint for Madison Street Railroad Crossing Improvement Plan

Resolution 05-2024 – Approval of Additional Construction Inspection Services for East College Avenue Infrastructure Extension Project

Resolution 06-2024 – Approval of Surveying Services for Right-of-Way Descriptions for 65693 and 65719 State Road 15

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 – March 12, 2024 at 3:00 p.m.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of January 9, 2024

The Goshen Redevelopment Commission met in a regular meeting on January 9, 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, Brianne Brenneman, Steve Brenneman, Brett Weddell and Bradd Weddell

Absent:

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to approve the minutes of the December 12, 2023 regular meeting.

The motion was adopted unanimously.

ELECTION OF OFFICERS

Commissioner Weddell nominated Commissioner Garber for President of the Goshen Redevelopment Commission and Commissioner B. Brenneman seconded. The nominations were closed and the motion was adopted unanimously and Commissioner Garber was elected President of the Goshen Redevelopment Commission.

Commissioner Garber nominated Commissioner Brett Weddell for Vice President of the Goshen Redevelopment Commission and Commissioner B. Brenneman seconded. The nominations were closed and the motion was adopted unanimously and Commissioner Weddell was elected as Vice President of the Goshen Redevelopment Commission.

Commissioner Brett Weddell nominated Commissioner B. Brenneman for Secretary of the Goshen Redevelopment Commission and seconded by Commissioner Garber. The nominations were closed and the motion was adopted unanimously and Commissioner B. Brenneman was elected Secretary of the Goshen Redevelopment Commission.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner B. Brenneman to amend the Register of Claims to a new total of \$1,399,182.72

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Redevelopment Director Becky Hutsell made updates to the staff report and offered to answer any questions. Ms. Hutsell told the Commission the meeting with Goshen Schools for the easement for the Winona Trail Extension was well received and now putting together the easement documents. The East Lincoln/Steury Avenue Reconstruction and Jefferson Street Reconstruction projects will be bid soon along with the Request for Proposals for the New South Fire Station.

OPEN FORUM

Commission President Garber asked if the new Parks Maintenance Facility was occupied yet and Ms. Hutsell responded that there are a few issues.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for February 13, 2024 at 3:00 p.m.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:10 p.m.

APPROVED on February 13, 2024

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber, President

Brienne Brenneman, Secretary

RESOLUTION 01-2024

Approval and Authorization for Execution of 10th Street and Douglas Street Road Reconstruction Change Order No. 3 with Niblock Excavating, Inc.

WHEREAS, the Goshen Redevelopment Commission adopted Resolution 18-2023 on July 11, 2023 to award a contract for the 10th Street and Douglas Street Road Reconstruction (the “Project”) to Niblock Excavating, Inc.;

WHEREAS, said contract contemplated the need for changes or alterations to the original specifications and permitted Change Orders to be issued;

WHEREAS, Niblock Excavating, Inc. has submitted Change Order No. 3 for the Project, which includes costs related to fitting and 4-inch valves for the Ariel Cycleworks water main, removing sanitary structures on Douglas Street, and abandoning a sanitary main under the railroad tracks on Douglas Street;

WHEREAS, said Change Order No. 3 is a request to increase the contract amount by \$14,674.68, for the additional scope of work and materials for the Project, representing an aggregate increase of 1.10% over the original contract amount.

WHEREAS, the additional work proposed by Change Order No. 3 is necessary for completion of the Project and the associated costs thereof are reasonable and appropriate;

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of Change Order No. 3 with Niblock Excavating, Inc. for the 10th Street and Douglas Street Road Reconstruction Project, said Change Order No. 3 being attached to and made part of this Resolution.

BE IT FURTHER RESOLVED that Becky Hutsell, Goshen Redevelopment Director, is authorized to execute Change Order No. 3 on behalf of the City of Goshen and the Goshen Redevelopment Commission.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, Secretary



**Engineering Department
CITY OF GOSHEN**

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

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MEMORANDUM

TO: Redevelopment Commission

FROM: Engineering Department

RE: **CHANGE ORDER NO. 3 FOR 10TH STREET AND DOUGLAS STREET
ROAD RECONSTRUCTION (JN: 2022-0037)**

DATE: February 13, 2024

Attached please find Change Order No. 3 for the 10th Street and Douglas Street Reconstruction project.

Change Order No. 3 includes costs related to fittings and 4-inch valves for the Ariel Cycleworks water main, as well as costs related to removing sanitary structures on Douglas Street and abandoning a sanitary main under the railroad tracks on Douglas Street.

The original contract amount plus additions from Change Order No. 1 and Change Order No. 2 was \$4,280,711.40. Change Order No. 3 increases the total contract by \$14,674.68, for a revised contract amount of \$4,295,386.08, which is an increase of 1.10% over the original contract amount. No days are being added to the project for this work.

Requested Motion: Approve and authorize the Director to sign Change Order No. 3 for the 10th Street and Douglas Street Reconstruction project in the amount of \$14,674.68, bringing the total Contract to \$4,295,386.08, an increase of 1.10%.

RESOLUTION 02-2024

**Approval of Contract Amendment No. 2 with
American Structurepoint for Geotechnical Services**

WHEREAS, the City of Goshen entered into a Contract with American Structurepoint, Inc. on March 25, 2020 for the College Avenue Reconstruction (the “Project”);

WHEREAS, the Goshen Redevelopment Commission adopted Resolution 33-2023 on September 12, 2023 approving Amendment No. 1 to the Contract with American Structurepoint, Inc. for the Project;

WHEREAS, geotechnical work is required for the design work associated with the Project;

WHEREAS, INDOT’s standard rates for geotechnical services has increased since the original Contract;

WHEREAS, American Structurepoint, Inc.’s subconsultant has requested their fee be increased in accordance with INDOT’s current rates for geotechnical services;

WHEREAS, the increase in said rates, totaling \$19,298, due to the length of time since Contract inception, being for necessary work for the completion of the Project, are reasonable and appropriate;

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves Amendment No. 2 for Geotechnical Services to the Contract with American Structurepoint, as amended on the attached Contract, which is made part of this Resolution.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission recommends the City of Goshen Board of Public Works & Safety approve Amendment No. 2.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, Secretary



**Engineering Department
CITY OF GOSHEN**

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Memorandum

To: Goshen Redevelopment Commission

From: Dustin K. Sailor, Director of Public Works

RE: **COLLEGE AVENUE, PHASE 1 – US 33 TO THE RAILROAD
STRUCTUREPOINT CONTRACT AMENDMENT NO. 2 FOR GEOTECHNICAL SERVICES
(JN: 2019-0022 / DES. NO. 19000739)**

Date: February 7, 2024

American Structurepoint continues to work through the design process for the aforementioned project. A key component of the design is the geotechnical work. Since signing the professional engineering services contract, INDOT's standard rates for geotechnical services have increased. The geotechnical subconsultant to American Structurepoint has requested their standard fee be increased accordingly. Because LPA projects take years to develop, Goshen Engineering believes the request is valid and supports the sub-consultant's request.

The increase in the geotechnical service fee is \$19,298 and will be ran through American Structurepoint's contract. Because this contract is being funded by the Goshen Redevelopment Commission, it is being brought before the commission before presentation to the Board of Public Works and Safety.

Requested Motion: Move to approve American Structurepoint's Amendment No. 2 to increase the geotechnical services fee in the amount of \$19,298 to match INDOT's service schedule and refer the contract amendment to the Board of Works and Safety for approval.

Amendment No. 2

This Amendment, made and entered into this __ day of _____, 2024, by and between City of Goshen Board of Public Works and Safety, acting by and through its proper officials (hereinafter referred to as LPA) and American Structurepoint, Inc., (hereinafter referred to as CONSULTANT), a corporation organized under the laws of the State of Indiana.

WHEREAS, on March 25, 2020 LPA entered into a contract with the CONSULTANT for College Avenue Reconstruction Project, DES No. 1900739, and on September 11, 2023, LPA entered into Amendment No. 1 with CONSULTANT for Environmental Services; and

WHEREAS, since the execution of the original contract, the INDOT fee schedule has been updated.

NOW THEREFORE, it has been determined by LPA and the CONSULTANT that the contract shall be amended as follows:

1. Appendix D, Paragraph A.1 shall be revised as follows:
 2. The CONSULTANT shall be compensated for services to be performed under this Contract a total fee not to exceed ~~\$680,810~~ **\$700,108** unless approved in writing by the LPA.
2. Appendix D, Paragraph A.4 shall be revised as follows:
 4. The CONSULTANT shall receive payment for the work performed under this Contract related to geotechnical services based on the specific cost per unit as shown in Exhibit 1, attached hereto and incorporated herein, multiplied by the actual units of work performed; however, the final amount shall not exceed ~~\$37,600~~ **\$56,898** unless and until a supplemental agreement is executed.
3. The rate proposal for Geotechnical Consultant Resource International, Inc., is replaced in its entirety by the rate proposal attached to this Amendment No. 2.
4. CONSULTANT's total compensation under the Contract and Amendment No. 1 dated September 11, 2024, is revised from \$680,810 to \$700,108, an increase of \$19,298.

In Witness Whereof, the CONSULTANT and the LPA have, through duly authorized representatives, entered into this Contract. The parties having read and understand the forgoing terms of this Contract do by their respective signatures dated below hereby agree to the terms thereof.

CONSULTANT
American Structurepoint, Inc.

LOCAL PUBLIC AGENCY
City of Goshen Board of Public Works and Safety

DocuSigned by:
Cash E. Carfield

Cash E. Carfield, President

Gina M. Leichty, Mayor

College Avenue Reconstruction
INDOT Designation No. 1900739
City of Goshen, Elkhart County, Indiana
Rii Proposal No. 19-I044

		<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
<u>GEOTECHNICAL FIELD</u>				
1.	Mobilization and field coordination			
	a. SPT Rig	1 each	\$284.00	\$284.00
	b. CPT	each	\$475.00	
	c. Mileage	310 mi	\$3.70	\$1,147.00
2.	Truck mounted borings with split spoon sampling			
	a. Standard	170 ft	\$20.00	\$3,400.00
	b. Night time	ft	\$23.60	
3.	Truck mounted borings with drilling fluid			
	a. Standard	ft	\$22.00	
	b. Night time	ft	\$26.00	
4.	Truck mounted rock core drilling			
	a. Standard	ft	\$41.00	
	b. Night time	ft	\$48.40	
5.	Truck mounted borings			
	a. Truck mounted borings through bedrock or boulders or concrete pavement			
	i. Standard	ft	\$41.00	
	ii. Night time	ft	\$48.40	
	b. Bridge deck coring and restoration			
	i. Standard	each	\$368.00	
	ii. Night time	each	\$434.00	
6.	Cone penetrometer testing			
	a. Set up			
	i. Standard	each	\$84.00	
	ii. Night time	each	\$99.00	
	b. Subsurface profiling			
	i. Standard	ft	\$13.00	
	ii. Night time	ft	\$15.00	
	c. Profiling with pore pressure measurement			
	i. Piezometric saturation			
	a. Standard	each	\$98.00	
	b. Night time	each	\$115.00	
	ii. Penetration			
	a. Standard	ft	\$15.25	
	b. Night time	ft	\$18.00	
	iii. Pore water dissipation test			
	a. Standard	hour	\$200.00	
	b. Night time	hour	\$235.00	
	iv. Hydraulic conductivity and consolidation			
	a. Standard	each	\$79.00	
	b. Night time	each	\$93.00	
	d. Profiling with shearwave velocity measurement			
	i. Standard	ft	\$17.00	
	ii. Night time	ft	\$20.00	
	e. Sample			
	i. Standard	each	\$26.00	
	ii. Night time	each	\$30.00	
7.	Hand or truck soundings			
	a. Standard	ft	\$13.25	
	b. Night time	ft	\$15.50	
8.	Hand auger drilling			

	a. Standard	ft	\$13.75	
	b. Night time	ft	\$16.25	
9.	Skid mounted borings with split spoon sampling			
	a. Standard	200 ft	\$32.00	\$6,400.00
	b. Night time	ft	\$37.75	
10.	Skid mounted borings using drilling fluid			
	a. Standard	ft	\$33.50	
	b. Night time	ft	\$39.50	
11.	Skid mounted rock core drilling			
	a. Standard	ft	\$46.00	
	b. Night time	ft	\$54.00	
12.	Skid mounted boring through bedrock or boulders			
	a. Standard	ft	\$48.00	
	b. Night time	ft	\$56.00	
13.	Skid mounted soundings			
	a. Standard	ft	\$19.00	
	b. Night time	ft	\$22.00	
14.	Skid mounted cone penetrometer testing (CPT)			
	a. Set up			
	i. Standard	each	\$121.00	
	ii. Night time	each	\$143.00	
	b. Subsurface profiling			
	i. Standard	ft	\$18.75	
	ii. Night time	ft	\$22.00	
	c. Profiling with pore pressure measurement			
	i. Piezometric saturation			
	a. Standard	each	\$116.00	
	b. Night time	each	\$137.00	
	ii. Penetration			
	a. Standard	ft	\$22.00	
	b. Night time	ft	\$26.00	
	iii. Pore water dissipation test			
	a. Standard	hour	\$231.00	
	b. Night time	hour	\$273.00	
	iv. Hydraulic conductivity and consolidation			
	a. Standard	each	\$89.00	
	b. Night time	each	\$105.00	
	d. Profiling with shearwave velocity measurement			
	i. Standard	ft	\$26.25	
	ii. Night time	ft	\$31.00	
	e. Sample			
	i. Standard	each	\$34.00	
	ii. Night time	each	\$40.00	
15.	Furnishing of a boat			Actual Cost
16.	Barge set-up expenses			
	a. Navigable water			
	i. Barge set-up	each	\$6,300.00	
	ii. Rental of support equipment and/or boat	each	Actual Cost	
	iii. Drill rig down time	hour	\$157.00	
	b. Non-navigable water barge set-up	each	\$5,250.00	
17.	Additional disassembly and reassembly			
	a. Navigable water	each	\$2,200.00	
	b. Non-navigable water	each	\$2,000.00	
18.	Barge mounted borings with split spoon sampling	ft	\$35.00	
19.	Barge mounted rock core drilling	ft	\$48.00	
20.	Barge mounted boring through bedrock or boulders	ft	\$48.00	
21.	Barge mounted soundings	ft	\$21.00	
22.	Casing through water	ft	\$9.00	
23.	Uncased sounding through water	ft	\$6.00	

24.	Set up for borings and machine soundings			
	a. Borings and machine soundings less than 20 ft deep	26 each	\$74.00	\$1,924.00
	b. Rock core borings	each	\$126.00	
25.	Additional 2-in. split spoon sampling	12 each	\$22.00	\$264.00
26.	3-in. split spoon samples	each	\$24.00	
27.	3-in. Shelby tube samples	4 each	\$66.00	\$264.00
28.	Bag Samples			
	a. 25-lb sample	4 each	\$54.00	\$216.00
	b. 5-lb sample	4 each	\$35.00	\$140.00
29.	Field vane shear test			
	a. Standard	each	\$121.00	
	b. Night time	each	\$143.00	
30.	4 1/2-in. cased hole	ft	\$13.25	
31.	Installation of geotechnical instruments			
	a. Inclinator casing installation			
	i. Standard	ft	\$16.00	
	ii. Night time	ft	\$19.00	
	b. Piezometer installation up to 25 ft below surface	each	\$284.00	
	c. Piezometer installation deeper than 25 ft below surface	each	\$315.00	
	d. Metal protective outer cover for inclinometer and piezometer casings	each	\$132.00	
32.	Railroad expenses		Actual Cost	
33.	Twenty-four hour water levels			
	a. Field measurements per borehole			
	i. Standard	3 each	\$40.00	\$120.00
	ii. Night time	each	\$48.00	
	b. PVC slotted pipe	90 ft	\$6.50	\$585.00
34.	Borehole backfilling			
	a. 0 to 15 ft			
	i. SPT			
	a. Standard	8 each	\$150.00	\$1,200.00
	b. Night time	each	\$175.00	
	ii. CPT			
	a. Standard	each	\$49.00	
	b. Night time	each	\$57.00	
	b. More than 15 ft			
	i. SPT			
	a. Standard	180 ft	\$7.00	\$1,260.00
	b. Night time	ft	\$8.25	
	ii. CPT			
	a. Standard	ft	\$2.00	
	b. Night time	ft	\$2.40	
	c. Pavement restoration			
	i. Standard	16 each	\$65.00	\$1,040.00
	ii. Night time	each	\$75.00	
35.	Equipment rental		Actual Cost	
36.	Traffic control			
	a. Flag crew	day	\$800.00	
	b. Equipment rental and professional traffic services		Actual Cost	\$7,500.00
	c. Flag crew with equipment	day	\$950.00	
37.	Centerline surveying		Actual Cost	
38.	Percolation Test			
	a. Granular Soils (A-1, A-2, A-3)	each	\$2,000.00	
	b. Cohesive Soils (A-4, A-5, A-6, A-7)	each	\$3,000.00	
		Subtotal (Geotechnical Field)		\$25,744.00

GEOTECHNICAL LABORATORY

39.	Sieve analysis for soils	20 each	\$52.00	\$1,040.00
40.	Hydrometer analysis	20 each	\$61.00	\$1,220.00
41.	Sieve analysis for aggregates			
	a. Analysis by washing (AASHTO T-11)	each	\$81.00	
	b. Analysis by using (AASHTO T-27)	each	\$142.00	
42.	Liquid limit	16 each	\$41.00	\$656.00
43.	Plastic limit & plasticity index	16 each	\$30.00	\$480.00
44.	Liquid limit ratio	each	\$79.00	
45.	pH test	20 each	\$16.50	\$330.00
46.	Loss on Ignition Test			
	a. Loss on Ignition Test (Conventional)	8 each	\$26.00	\$208.00
	b. Loss on Ignition Test (Sequential)	each	\$55.00	
	c. Organic content based on calorimeter	each	\$26.00	
47.	Topsoil tests			
	a. Phosphorus test	4 each	\$23.00	\$92.00
	b. Potassium test	4 each	\$23.00	\$92.00
48.	Moisture content test			
	a. Moisture content test (conventional)	140 each	\$7.25	\$1,015.00
	b. Moisture content test (microwave)	each	\$9.00	
49.	Expansion index of soils	each	\$247.00	
50.	Specific gravity test	each	\$38.00	
51.	Unit weight determination	16 each	\$19.00	\$304.00
52.	Hydraulic conductivity test			
	a. Constant head	each	\$247.00	
	b. Falling head	each	\$300.00	
53.	Unconfined compression test on soils & rocks			
	a. Unconfined compression test (soils)	2 each	\$50.00	\$100.00
	b. Remolding of soil samples with chemical admixtures in chemical soil modification/stabilization (3 samples is equal to 1 unit)	each	\$125.00	
	c. Point load strength index of rock	each	\$55.00	
54.	Compressive strength and elastic moduli of intact rock			
	a. Compressive strength of intact rock	each	\$120.00	
	b. Elastic moduli of intact rock	each	\$452.00	
55.	Consolidation test	each	\$500.00	
56.	Triaxial Test			
	a. Unconsolidated - Undrained (UU)	each	\$375.00	
	b. Consolidated - Undrained (CU)	each	\$550.00	
	c. Consolidated - Drained (CD)	each	\$775.00	
	d. Pore pressure measurement with a. or b. and use of back pressure for saturation	each	\$260.00	
57.	Direct shear test	each	\$575.00	
58.	Moisture -density relationship test			
	a. Standard Proctor	4 each	\$150.00	\$600.00
	b. Modified Proctor	each	\$165.00	
59.	Soil Support Testing			
	a. Subgrade Resilient Modulus on remoulded soils	each	\$660.00	
	b. Resilient modulus on Shelby tube	2 each	\$420.00	\$840.00
60.	Collapse potential evaluation test			
	a. Cohesive or expansive soils	each	\$500.00	
61.	Water soluble sulfate test	8 each	\$110.00	\$880.00
62.	Water soluble chloride test	each	\$110.00	
63.	Soil resistivity test	each	\$150.00	
64.	Rock durability tests			
	a. Slake durability index test	each	\$140.00	
	b. Jar slake test	each	\$15.00	
			Subtotal (Geotechnical Laboratory)	\$7,857.00

CONSTRUCTION INSPECTION AND MONITORING

74.	Pressure meter testing services	day	\$1,800.00	
75.	Mobilization of testing equipment	LS	\$200.00	
77.	Integrity testing		Actual Cost	
79.	Dynamic pile analysis	each	\$1,100.00	
81.	Dynamic pile load test		Actual Cost	
82.	CAPWAP-C analysis	each	\$600.00	
			Subtotal (Construction Inspection and Monitoring)	

PAVEMENT INVESTIGATION

88.	Mobilization of coring equipment	LS	\$225.00	
89.	Mobilization mileage for coring equipment	mi	\$2.00	
90.	Pavement core (partial depth)	each	\$140.00	
91.	Pavement core (full depth)			
	a. Standard	6 each	\$215.00	\$1,290.00
	b. Night time	each	\$255.00	
92.	Subbase sample	6 each	\$66.00	\$396.00
93.	Cement concrete pavement core density determination	each	\$36.00	
94.	Cement concrete core compressive strength test	each	\$35.00	
95.	Bituminous extraction test	each	\$90.00	
96.	Sieve analysis of extracted aggregate test	each	\$61.00	
97.	Recovery of asphalt from solution by Abson method	each	\$378.00	
98.	Theoretical maximum specific gravity test	each	\$80.00	
99.	Bulk specific gravity test	each	\$35.00	
100.	Air voids calculation	each	\$31.00	
101.	Core report	6 each	\$65.00	\$390.00
			Subtotal (Pavement Investigation)	\$2,076.00

¹ For items 1d, 1e, 36d, 65 through 73, 76, 78, 80, 83 through 87 and 102 please refer to separate hourly rate schedule.

Summary of Fees

Geotechnical Field	\$25,744.00
Geotechnical Laboratory	\$7,857.00
Construction Inspection and Monitoring	
Pavement Investigation	\$2,076.00
Engineering and Coordination (See Separate Fee Schedule)	\$21,220.50
Estimated Total	\$56,897.50

RESOLUTION 03-2024

Approval of Agreement Amendment No. 4 with American Structurepoint to Establish a Quiet Zone along Norfolk Southern Marion Branch

WHEREAS, the City of Goshen entered in an Agreement with American Consulting, Inc., d/b/a American Structurepoint, inc. on March 25, 2013 to provide technical assistance and coordination to the City for the purpose of establishing a Quiet Zone along the Norfolk Southern Marion Branch railroad line;

WHEREAS, the City entered into Agreement Amendment No. 1 with American Structurepoint on December 23, 2013, which extended the term of the Agreement;

WHEREAS, the City entered into Agreement Amendment No. 2 with American Structurepoint on March 26, 2015 to additional scope of work to assist in submission of the City's application for a Quiet Zone to the Federal Railroad Administration;

WHEREAS, the City entered into Agreement Amendment No. 3 with American Structurepoint, Inc. on July 31, 2023, for the provision of additional services to implement the Quiet Zone along the Norfolk Southern Marion Branch railroad line;

WHEREAS, additional work, services, and coordination is needed for completion of the Quiet Zone application and implementation process, which City desires American Structurepoint to provide;

WHEREAS, these additional necessary services result in increased fees and costs of \$48,495.00, which said costs are reasonable and appropriate;

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves Amendment No. 4 for additional services and coordination with American Structurepoint, Inc., as indicated in the attached Fee Proposal, which is made part of this Resolution.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission recommends the City of Goshen Board of Public Works & Safety approve Amendment No. 4.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, Secretary



**Engineering Department
CITY OF GOSHEN**

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

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Memorandum

To: Goshen Redevelopment Commission

From: Dustin K. Sailor, Director of Public Works

RE: **MARION LINE RAILROAD QUIET ZONE
STRUCTUREPOINT CONTRACT AMENDMENT NO. 4
(JN: 2009-0046)**

Date: February 7, 2024

The railroad quiet zone application has been prepared and is ready for submission less the Elkhart County delegation letter for the County Road 42 railroad crossing. An interlocal agreement is currently being prepared to finalize this task. Once the task is complete, the application will be submitted to the Federal Railroad Administration. American Structurepoint has reviewed their current effort to date and has projected the effort that will be required to complete the quiet zone application and implementation process. Structurepoint offers a work scope amendment that includes:

- a. Coordinate Delegation Letter
- b. Prepare and submit Notice of Intent
- c. Respond to NOI questions/comments
- d. Prepare Public Authority Application
- e. Prepare Notice to Establish
- f. Revisions
- g. Project management
- h. Railroad/Agency coordination
- i. Client meetings (3)

For these additional services, American Structurepoint offers a service fee increase of \$58,425.

Goshen Engineering has found American Structurepoint's assistance on this project invaluable and support their continued support and service fee. Because this contract is being funded by the Goshen Redevelopment Commission, it is being brought before the commission before presentation to the Board of Public Works and Safety.

Requested Motion: Move to approve American Structurepoint's Amendment No. 4 to increase the quiet zone professional service fee in the amount of \$58,425.00 and refer the contract amendment to the Board of Works and Safety for approval.

AGREEMENT AMENDMENT #4

Establish a Quiet Zone along Norfolk Southern Marion Branch

THIS AGREEMENT AMENDMENT is entered into on this _____ day of _____, 2024, between American Structurepoint, Inc., herein after referred to as “Consultant”, and the City of Goshen by its Board of Public Works and Safety and its Redevelopment Commission, hereinafter referred to as “City”.

WHEREAS, the City entered into an Agreement with Consultant dated March 25, 2013 for Consultant to provide on-call technical assistance and coordination, as needed, to the City for the purpose of establishing a Quiet Zone along the Norfolk Southern Marion Branch railroad line for an amount not to exceed Twenty Thousand Five Hundred Dollars (\$20,500.00).

WHEREAS, the City entered into an Agreement Amendment with Consultant dated December 23, 2013 to extend the term until June 1, 2015 due to on-going negotiations with the Indiana Department of Transportation (INDOT), Norfolk Southern Railroad, MACOG and Federal Railroad Administration (FRA).

WHEREAS, the City entered into an Agreement Amendment with Consultant dated March 26, 2015 to add additional scope in order to submit the City’s application for a Quiet Zone to the Federal Railroad Administration for an amount not to exceed Twenty-Nine Thousand Three Hundred Dollars (\$29,300.00).

WHEREAS, the City entered into an Agreement Amendment with Consultant dated July 31, 2023 to add additional scope in order to submit the City’s application for a Quiet Zone to the Federal Railroad Administration for an amount not to exceed Forty-Eight Thousand Four Hundred and Ninety-Five Dollars (\$48,495.00).

NOW THEREFORE, in consideration of the mutual covenants contained in this amendment and the covenants contained in the original agreement for the Establishment of a Quiet Zone along Norfolk Southern Marion Branch Project, the parties agree as follows:

SCOPE OF WORK

Consultant’s services under this Agreement Amendment #4 shall consist of:

1. Quiet Zone implementation, including:
 - a. Coordinate Delegation Letter
 - b. Prepare and submit Notice of Intent
 - c. Respond to NOI questions/comments
 - d. Prepare Public Authority Application
 - e. Prepare Notice to Establish
 - f. Revisions
 - g. Project management
 - h. Railroad/Agency coordination
 - i. Client meetings (3)

COMPENSATION

The City agrees to compensate Consultant for the above services based on a time and materials basis and Consultant's hourly rates from the March 25, 2013 Agreement are revised as follows:

Consultant's Hourly Rates to December 31, 2024

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$425
Project Manager	\$325
Senior Engineer	\$250
Project Engineer	\$205
Staff Engineer	\$150
Technician	\$135
Senior Technician	\$205

Total cost for all services under this Agreement Amendment #4 shall not exceed Fifty-Eight Thousand Four Hundred Twenty-Five Dollars (\$58,425.00).

All other terms and conditions of the March 25, 2013 Agreement, the December 23, 2013 Agreement Amendment, the March 26, 2015 Agreement Amendment, and the July 31, 2023 Agreement Amendment shall remain the same.

IN WITNESS WHEREOF, the parties have executed this contract amendment as set forth below.

City of Goshen

Board of Public Works and Safety

American Structurepoint, Inc.

Gina Leichty, Mayor

Scott M. Crites, Project Development Director

Michael Landis, Member

Date: _____

Mary Nichols, Member

Orv Myers, Member

Barb Swartley, Member

Date: _____

City of Goshen Redevelopment Commission

Becky Hutsell
Redevelopment Director

Date: _____

RESOLUTION 04-2024

**Approval of Funding for Agreement with American Structurepoint for
Madison Street Railroad Crossing Improvement Plan**

WHEREAS, the City of Goshen has pursued the establishment of a Quiet Zone along the Norfolk Southern Marion Branch railroad line;

WHEREAS, Norfolk Southern must improve the Madison Street railroad crossing, but their proposed improvements would not support the City's Quiet Zone;

WHEREAS, the City needs to prepare and submit a plan for the Madison Street crossing that would comply and support the establishment of a Quiet Zone along the Norfolk Southern Marion Branch railroad line;

WHEREAS, American Structurepoint has assisted the City in working with Norfolk Southern and throughout the application and implementation process for the Quiet Zone;

WHEREAS, American Structurepoint has submitted a Fee Proposal, which is attached hereto, for performing topographical survey and engineering design services necessary to modify the Madison Street railroad crossing to support the Quiet Zone;

WHEREAS, American Structurepoint's Fee Proposal, which totals \$98,200.00, are reasonable and appropriate.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves funding in an amount up to \$98,200.00 for the services indicated on American Structurepoint's Fee Proposal, which is attached and made part of this Resolution.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission recommends the City of Goshen Board of Public Works & Safety approve an Agreement with American Structurepoint for said services.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, 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: Dustin K. Sailor, Director of Public Works

RE: **MARION LINE RAILROAD QUIET ZONE
STRUCTUREPOINT CONTRACT FOR MADISON STREET RAILROAD CROSSING
(JN: 2009-0046)**

Date: February 7, 2024

Norfolk Southern (NS) must improve the Madison Street railroad crossing in association with the Highway Safety Improvement Program (HSIP). The City has provided its portion of funding towards this project; however, HSIP improvements are not meant for quiet zones and NS does not intend to install crossing arms that would support the City's quiet zone. The City of Goshen and INDOT disagree with NS's approach and have voiced our concerns to NS. NS has responded that if the City wants something else considered, the City must prepare a plan for NS's approval.

The City desires a quad-gate at the crossing that includes sidewalk safety provisions for high school students and other pedestrians.

American Structurepoint has been a party to the meetings with NS and offers an hourly not to exceed proposal of \$98,200 to prepare a submittal to Norfolk Southern.

Goshen Engineering has found American Structurepoint's assistance in working with Norfolk Southern invaluable and supports Structurepoint working on this project. This work will ultimately support the City's railroad quiet zone application. Goshen Engineering requests that Goshen Redevelopment Commission support the funding of this project and authorize the Board of Works and Safety sign the contract once the contract is prepared by the Goshen Redevelopment Commission.

Requested Motion: Move to approve funding an agreement with American Structurepoint to prepare an improvement plan for a Madison Street railroad crossing that can be submitted to Norfolk Southern Railroad. Once the agreement in the amount of \$98,200 is prepared by Goshen Legal, the Commission authorizes the Goshen Board of Works and Safety sign the agreement.



February 5, 2024

Mr. Dustin Sailor
Director of Public Works
City of Goshen Engineering Department
204 E. Jefferson Street
Goshen, Indiana 46528

Re: Fee Proposal
Madison Street Railroad Crossing Modification, Goshen, Indiana

Dear Mr. Sailor:

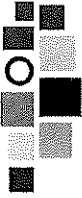
American Structurepoint, Inc. is pleased to provide the following proposal for the above-referenced project.

PROJECT SCOPE

American Structurepoint will provide topographical survey and engineering design services necessary to modify the existing Madison Street and NSRR Crossing to accommodate the installation of a four quadrant flasher with gate and two cantilever flashers. Scope items include the following:

Basic Services

- A. Perform topographic field survey and property line determination. See Attachment A for survey area.
- B. Create a layout for Madison Street and 9th Street showing the following concepts:
 1. Modify the sidewalk on the south side of Madison Street to be constructed adjacent to the existing roadway curb through the railroad crossing. The active gate arm will control both vehicular and pedestrian traffic movements.
 2. Modify the 9th Street approach curblineline to create a right turn only from 9th Street to Madison Street and to include a segment of sidewalk connecting the existing sidewalk along the north side of Madison Street.
- C. Prepare a preliminary opinion of probable cost
- D. Note potential right-of-way limit impacts
- E. Utility Coordination
 1. No utility impacts are assumed. If utility relocations or extensive coordination becomes necessary, a supplemental fee will be required.



F. Railroad Coordination

G. Meetings

- 1. Three virtual project meetings with the City and Railroad are assumed.

H. Drainage Evaluation

- 1. Hydraulic analysis, culvert design, and Storm sewer design are not anticipated. The crossing modifications will be evaluated to ensure existing drainage patterns are maintained. If additional drainage design is determine to be necessary, a supplemental fee will be required.

COMPENSATION

Compensation for basic services rendered will be hourly and invoiced monthly on a percent complete basis. Full payment of invoices is due within 30 days from the invoice date. The fee amounts are as follows:

Basic Services

Coordination and Railroad Crossing Exhibit.....	\$66,800
Topographic Survey.....	\$31,400
Total.....	\$98,200

ADDITIONAL SERVICES

The services listed above represent the project scope as we understand it at this time. If services beyond our scope are requested by the City, we are available to provide them for an additional fee.

No additional services will be initiated without the written authorization of the City. Once authorized, American Structurepoint will invoice work for additional services in accordance with the attached standard hourly rate schedule.

If you have any questions, please contact me at (260) 373-0600.

Very truly yours,
American Structurepoint, Inc.

Scott M. Crites, PE
Project Development Director

Attachment

**AMERICAN STRUCTUREPOINT, INC.
TRANSPORTATION GROUP
2024 STANDARD HOURLY RATES SCHEDULE**

Standard Hourly Rates are subject to annual review and adjustment. Hourly rates for services in effect from Jan 1, 2024, to Dec 31, 2024 are:

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal	\$425
Project Manager	\$325
Senior Engineer	\$250
Project Engineer	\$205
*Staff Engineer	\$150
Senior Planner	\$200
Project Planner	\$185
*Staff Planner	\$105
Senior Environmental Specialist	\$290
Environmental Specialist	\$180
*Staff Scientist	\$115
Senior Designer	\$285
*Designer	\$225
*Senior Technician	\$205
*Technician	\$135
*Researcher	\$160
Senior Registered Land Surveyor	\$270
Registered Land Surveyor	\$215
Staff Land Surveyor	\$145
*Senior Survey Crew Chief	\$215
*Survey Crew Chief	\$160
*Survey Crew Member (1)	\$110
*Resident Project Representative	\$205
*Construction Inspector	\$145
*Interns and Co-ops	\$85
Landscape Architect	\$165

*Rates for these classifications are subject to overtime premium of an additional 0.18 x hourly rate.

Rates shall be escalated at the rate of 5% per year and will be applicable on Jan 1st of each year.

REIMBURSABLE EXPENSES

Reimbursable expenses include direct expenses incurred by American Structurepoint, Inc., or our consultants in the performance of work which is directly related to the project. These expenses are in addition to compensation for Basic and Supplemental services. Reimbursable expenses will be invoiced at 1.1 times our direct costs. These expenses include, but are not limited to, the following:

- Renderings, models, or colored elevations
- Governmental agency review or permit fees
- Reproduction of documents for governmental agency review, bidding, or construction
- Reimbursable expenses charged to us by subconsultants
- Airline tickets, car rental, mileage, and per diem expenses for out-of-town travel
- Couriers and overnight deliveries, including FedEx, UPS, or similar carriers

The following expenses, if incurred in the process of providing professional services included in basic services, are included in the fee noted and are not considered reimbursable expenses:

- Printing for in-house purposes and progress meetings
- Plotting expenses
- Computer charges
- Postage and handling

AMERICAN STRUCTUREPOINT, INC.
Madison Street Railroad Crossing - Goshen, Indiana
MANHOOR JUSTIFICATION

Madison Street Railroad Crossing - Goshen, Indiana

January 23, 2024

DESCRIPTION: Field Survey

WORK CLASSIFICATION	ESTIMATED TIME							TOTAL
	Senior Registered Land Surveyor	Registered Land Surveyor	Senior Survey Crew Chief	Survey Crew Chief	Survey Crew Member	Researcher	Senior Technician	
RESEARCH								
Assessor/Auditor Maps						1		
Owners Names & Addresses						1		
Deeds						7		
Section Corner Ties						1		
Recorded Surveys						1		
Utilities						1		
Coordination	1							
SURVEY NOTICES								
Prepare Mailings	1					2		
UTILITY COORDINATION								
Utility Call in						1		
Onsite Meeting				1	1			
Coordination	1							
SURVEY CONTROL								
Set & Reference Control			4		4		4	
GPS Locate Control Points			3					
Bench Circuit				2	2			
Coordination	1							
SECTION CORNER-TIE-IN								
Recover and Reference Section Corners			2		2		2	
GPS Locate Section Corners			2					
ALIGNMENT & PROPERTY CORNER TIE-IN								
Recover property corners			3					
Recover alignment points			1					
TOPOGRAPHIC SURVEY								
Madison Street (±470' x 80')			8	6				
9th Street (±200' x 80')				4	6			
Coordination	1							
UTILITIES, SEWERS & DRAIN PIPES								
Madison Street (±470' x 80')				6	6			
9th Street (±200' x 80')				4	4			
Coordination	1							
COMPUTATIONS								
Property & Right of Way Line Computations	1	36						
Plot Survey Data	1						17	
Route Survey Plat (N/A)								
SKELETON FIELD BOOK								
		2					3	
TOTAL HOURS	8	36	23	23	25	15	26	
HOURLY RATE	\$ 270.00	\$ 215.00	\$ 215.00	\$ 160.00	\$ 110.00	\$ 160.00	\$ 205.00	
SUB TOTAL	\$ 2,160.00	\$ 8,170.00	\$ 4,945.00	\$ 3,680.00	\$ 2,750.00	\$ 2,400.00	\$ 5,330.00	\$ 29,435.00
DIRECT COST								\$ 1,975.60
TOTAL FEE								\$ 31,410.60

Direct Costs	
Mileage 2 trips x 260 miles x 0.655/mile =	\$ 340.60
Lodging 9 nights x \$125/night =	\$ 1,125.00
PerDiem 9 days x \$40.00/day	\$ 360.00
Deed & Plat Copies	\$ 150.00
	\$ 1,975.60

Madison Street

Survey Area - 2/4/24

Attachment A



Google Earth

S 9th St

Madison St

Restaurante la central

La Perla Tapatia Goshen

PETROLEUM



RESOLUTION 05-2024

**Approval of Additional Construction Inspection Services for
East College Avenue Infrastructure Extension Project**

WHEREAS, the City of Goshen entered into an Agreement with Abonmarche Consultants, Inc. on July 12, 2022 for Construction Inspection services for the East College Avenue Infrastructure Extension Project (the “Project”) through 2022 (the “Agreement”);

WHEREAS, the Goshen Redevelopment Commission adopted Resolution 62-2022 on December 13, 2022 approving an extension for the provision of Construction Inspection services by Abonmarche Consultants, Inc. for the Project through October 2023;

WHEREAS, Goshen Redevelopment and Goshen Engineering have requested that Abonmarche Consultants, Inc.’s construction inspection services for the Project be extended through April 30, 2024 to permit completion of the Project;

WHEREAS, Abonmarche Consultants, Inc. has provided a quote for the continued provision of construction inspection services for the Project, totaling \$89,760.00;

WHEREAS, the Goshen Redevelopment Commission finds the quoted fee for the services to be provided to be reasonable and appropriate to assist in completion of the Project;

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the additional construction inspection services to be provided by Abonmarche Consultants, Inc. for the Project through April 30, 2024 in an amount not to exceed \$89,760.00.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission authorizes Becky Hutsell, Director of Redevelopment, to negotiate, enter into, and execute an Amendment No. 2 to the Agreement, subject to approval by the City of Goshen Legal Department and consistent with the terms of this Resolution.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, Secretary



**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 Approve Agreement Amendment with Abonmarche Consultants, LLC for East College Avenue Construction Inspection Services

DATE: February 13, 2024

We are requesting approval of a 2nd agreement amendment with Abonmarche Consultants, LLC for the East College Avenue Construction Inspection Services. When this project originally began, we entered into the first agreement for the remainder of 2022 (July – December). In December of 2022, we entered into an amendment to extend through the 2023 season. We're now requesting approval of an additional amendment to extend us through this spring as the project is wrapping up.

All work associated with Contact #1 (water main loop from CR 36 to 31 to 38) is complete. Contract #3 is awaiting the generator for the lift station, which has been delayed several times, to get the station fully operational. In addition, there are a few areas of asphalt repair needed once the plants open this spring. Contract #2, which is the earthwork, is nearing completion with the northern pond nearly finished and the southern pond nearing completion as well. Once all dirt work is complete, there will be the time associated with stabilization to consider. NIPSCO will also be returning to the site to complete the remainder of their gas and electric loop around Brinkley Way West.

This amendment includes less man hours than previously provided for a total cost of \$89,760.00. This includes the project management hours for Rob Nichols, who provides a majority of the coordination at 4 hours per week, 8 hours per week for the primary inspector and then 20 hours per week of the field inspector.

When combined with the existing \$821,000 agreement, the overall Abonmarche agreement with this amendment will total \$910,760. With the project cost of \$25,808,233, this equates to 3.5% of the total project cost. Engineering has indicated that construction inspection typically ranges between 8-10% of the total project cost so, while this again seems high, it's actually much lower than typical.

Staff is recommending approval of this amendment.

**Additional Construction Inspection Services - E. College
Avenue Industrial Park - Contract 2 and 3 Completion**

November 1, 2023 - April 30, 2024

Person	Rate	Monthly Hours	TOTAL
RAN	\$ 185.00	16	\$ 2,960.00
JDM	\$ 125.00	32	\$ 4,000.00
INSPECTOR 1	\$ 100.00	80	\$ 8,000.00
MONTHLY TOTAL			\$ 14,960.00

TOTAL (6 Months) \$ 89,760.00

This total includes oversight from the Construction Manager - Rob Nichols at 4 hours per week, oversight by JD McPhail at 8 hours per week, and a resident project inspector at 20 hours per week until anticipated project completion at the end of March 2024.

RESOLUTION 06-2024

**Approval of Surveying Services for Right-of-Way Descriptions for
65693 and 65719 State Road 15**

WHEREAS, the City of Goshen owns real estate general located at 65693 State Road 15, Goshen, Indiana and 65719 State Road 15, Goshen, Indiana (collectively, the “Real Estate”);

WHEREAS, the entirety of the Real Estate is not needed for future roadway improvement projects;

WHEREAS, the Goshen Redevelopment Commission authorized pursuing the sale of the Real Estate, subject to dedication of sufficient Right-of-Way from the respective parcels of Real Estate necessary for future roadway improvement projects, at its November 14, 2023 meeting;

WHEREAS, quotes for surveying services to provide the Right-of-Way descriptions to be dedicated from the Real Estate were solicited and received, with the lowest responsive quote received for said services received from JPR in the amount of \$2,200.00;

WHEREAS, the Goshen Redevelopment Commission finds the surveying services to be provided by JPR at the cost of \$2,200.00 to be reasonable and appropriate to assist in the dedication of Right-of-Way from the Real Estate and the eventual disposal of the Real Estate;

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the surveying services for Right-of-Way Descriptions to be provided by JPR in an amount not to exceed \$2,200.00.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission authorizes Becky Hutsell, Director of Redevelopment, to negotiate, enter into, and execute an Agreement with JPR for the surveying services contemplated by this Resolution, subject to approval by the City of Goshen Legal Department and consistent with the terms of this Resolution.

PASSED AND ADOPTED on February 13, 2024.

Brian Garber, President

Brianne Brenneman, Secretary



**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 Authorize Negotiation and Execution of an Agreement with JPR for Surveying Services for Right-of-Way Descriptions for 2 State Road 15 Properties

DATE: February 13, 2024

We are requesting approval to work with JPR to develop an agreement for surveying services for right-of-way descriptions for 65693 and 65719 State Road 15. The Commission has agreed to move forward with selling these two residential properties that have been determined to not be needed with the condition that an additional 20' right-of-way dedication is made first along the roadway. We've requested quotes and are recommending moving forward with JPR for this work.

Their proposal is attached. They're indicating that they can complete the necessary work for a cost of \$2,200 and can have the work completed within two weeks of notice to proceed.

If approved, we'll work with Legal to prepare the agreement and have it executed and will bring it back for ratification next month.



February 9, 2024

City of Goshen
204 East Jefferson Street, Ste. 6
Goshen, IN 46528

Attn: Ms. Becky Hutsell
Director of Redevelopment

**RE: SURVEYING SERVICES FOR RIGHT OF WAY DESCRIPTIONS, S.R. 15, GOSHEN,
INDIANA**

Dear Ms. Hutsell,

Thank you for contacting JPR regarding this project. Per your email correspondence, you are requesting JPR prepare right of way descriptions and parcel plats for two parcels along S.R. 15 near Waterford Mills Parkway. The parcels have the following parcel numbers: 20-11-28-477-005.000-014 and 20-11-28-477-006.000-014. These are two parcels the City of Goshen Currently owns. It is our understanding that the City desires to dedicate an additional 20 feet of the eastern portion of each tract. The property cards from the Elkhart County GIS are attached for reference.

The following tasks will be performed by JPR in order to complete the easement preparation service:

- Secure a copy of the vesting deeds for each parcel.
- Prepare legal descriptions and parcel plats for the proposed right of way for the two parcels mentioned above.
- JPR will provide pdf files of the final exhibits and Word documents to facilitate the recording of the documentation. It is our understanding that the City of Goshen legal department will handle the recording of the final documents.
- JPR does not anticipate any fieldwork would be required to prepare this documentation.

JPR can provide this service for a lump sum fee of **\$2,200.00**.

We can begin this work upon your notice to proceed. We anticipate 2 weeks or less to complete these documents. Should any delays occur to our schedule you will be notified. This proposal is valid for 60 days.

Our monthly statements may include charges for some expenses that we incur on your behalf such as acquiring deeds from the Elkhart County Recorder's Office. Payment is due upon receipt of our invoice. A late charge of 1½% will be added to any unpaid balance after 30 days. Work will be suspended on any account which is 30 days past due until the account is paid in full. During the course of the work, if you have any questions or comments concerning our services or charges, please bring them to our attention immediately so that any problem can be resolved quickly.

**SURVEYING SERVICES FOR RIGHT OF WAY DESCRIPTIONS, S.R. 15, GOSHEN, INDIANA
AUTHORIZATION**

Jones Petrie Rafinski appreciates the opportunity to be of service to you on this project and is prepared to commence work immediately upon your acceptance of this Proposal. Should you have any questions or require additional information, please contact me at (574) 232-4388. If acceptable, please execute the Proposal by signature, where indicated and return a copy to my attention via email at jbarnes@jpr1source.com.

Sincerely,



Jeffrey S. Barnes
Professional Land Surveyor

PROPOSAL ACCEPTANCE

This proposal is hereby accepted and authorization to proceed hereby granted:

Accepted By: _____ Date: _____

Printed Name: _____

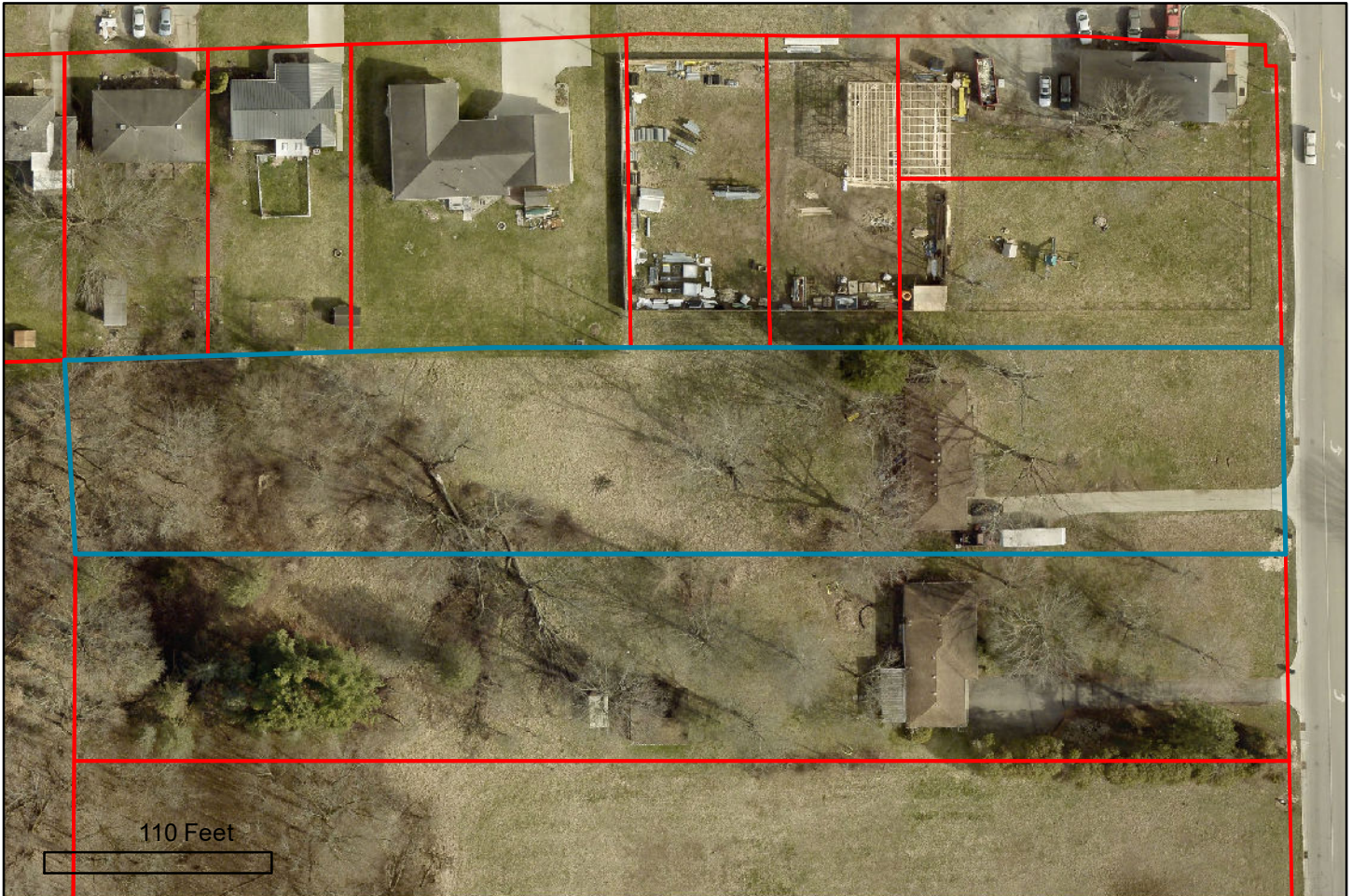
Billing address: _____

Phone No.: _____ Fax No.: _____ E-mail: _____

The party that signs this proposal is directly responsible for all charges incurred during the course of our work.

Elkhart County, IN

65693 STATE RD 15, GOSHEN, IN 46526
20-11-28-477-005.000-014



Parcel Information

Parcel Number: 20-11-28-477-005.000-014

Alt Parcel Number: 11-28-477-005-014

Property Address: 65693 STATE RD 15
GOSHEN, IN 46526

Neighborhood: 1452703-sunny acres, pleasant
prairie, waterford m

Property Class: Exempt: Municipality - 640

Owner Name: CITY OF GOSHEN INDIANA DEPT OF REDEVELOPMENT C/O CLERK-TREASURERS OFFICE

Owner Address: 202 SOUTH FIFTH STREET SUITE 2
GOSHEN, IN 46528

Legal Description: SUNNY ACRES S D LOT 35

Taxing District

Township: ELKHART TOWNSHIP

Corporation: Goshen Community Schools

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
Residential Excess	0.365	
Homesite	1.0	

Elkhart County, IN

65719 STATE RD 15, GOSHEN, IN 46526
20-11-28-477-006.000-014



Parcel Information

Parcel Number: 20-11-28-477-006.000-014
Alt Parcel Number: 11-28-477-006-014
Property Address: 65719 STATE RD 15
GOSHEN, IN 46526
Neighborhood: 1452703-sunny acres, pleasant
prairie, waterford m
Property Class: Exempt: Municipality - 640
Owner Name: CITY OF GOSHEN INDIANA
Owner Address: 202 S 5th St
Goshen, IN 46528-3703
Legal Description: SUNNY ACRES S D LOT 34

Taxing District

Township: ELKHART TOWNSHIP
Corporation: Goshen Community Schools

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
Residential Excess	0.347	
Homesite	1.0	

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 **January 10, 2024 through February 9, 2024** and finds that entries are allowed in the total amount of **\$227,449.32**

APPROVED on February 13, 2024

Brian Garber, President

Brianne Brenneman, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Expenditure Report - by Budget Line and Payee

Claims from 01/10/24 through 02/09/24

324-560-00-438.0300		Paying Agent Fees	
1/11/2024	Bank of New York Mellon Trust Company, NA (05316)		\$825.00
Line Total for Period:			\$825.00
406-560-00-435.0101		RDV NON-RVRT OP/Electric	
2/8/2024	NIPSCO (00014)		\$151.93
2/8/2024	NIPSCO (00014)		\$29.79
Line Total for Period:			\$181.72
406-560-00-435.0201		RDV NON-RVRT OP/Gas	
2/8/2024	NIPSCO (00014)		\$175.45
2/8/2024	NIPSCO (00014)		\$89.66
Line Total for Period:			\$265.11
406-560-00-439.0301		RDV NON-RVRT OP/Subscriptions & Dues	
2/6/2024	Elan Corporate Payment Systems		\$185.00
Line Total for Period:			\$185.00
473-560-00-431.0502		SOUTHEAST TIF/Contractual Services	
2/8/2024	American Structurepoint, Inc. (03093)		\$10,983.75
2/8/2024	American Structurepoint, Inc. (03093)		\$10,388.30
2/8/2024	American Structurepoint, Inc. (03093)		\$9,374.85
Line Total for Period:			\$30,746.90
473-560-00-439.0930		SOUTHEAST TIF/Other Services & Charges	
2/8/2024	Commercial Appraisal Services, Inc. (09958)		\$600.00
2/8/2024	Culp Door Sales & Service, Inc. (01617)		\$454.00
2/8/2024	Kelly Appraisals (05993)		\$450.00
Line Total for Period:			\$1,504.00
473-560-00-441.0000		SOUTHEAST TIF/Property Acquisition	
2/8/2024	Shelly Hurley & Rocket Mortgage (13228)		\$5,704.95
2/8/2024	Shelly Hurley (13227)		\$20,795.05
Line Total for Period:			\$26,500.00

473-560-00-442.0000		SOUTHEAST TIF/Capital Projects	
2/8/2024	Jones Petrie Rafinski Corp. (00463)		\$3,875.00
2/8/2024	State Barricading, Inc.		\$9,655.00
Line Total for Period:			\$13,530.00
480-560-00-431.0502		RR/US 33 TIF/Contractual Services	
2/8/2024	American Structurepoint, Inc. (03093)		\$3,005.00
Line Total for Period:			\$3,005.00
480-560-00-439.0930		RR/US 33 TIF/Other Services & Charges	
2/8/2024	Barkes, Kolbus, Rife & Shuler, LLP (00311)		\$296.60
2/8/2024	City of Goshen Utilities		\$82.72
Line Total for Period:			\$379.32
480-560-00-442.0000		RR/US33 TIF/Capital Projects	
2/8/2024	City of Goshen (0200)		\$12,305.59
2/8/2024	Elkhart County Landfill (00587)		\$2,342.32
2/8/2024	Niblock Excavating, Inc. (00653)		\$135,679.36
Line Total for Period:			\$150,327.27
Total Expenditures for Period:			\$227,449.32



February 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. The project is expected to be completed in 2024. (NS does not want to install gates at this crossing. The City has made a special request for quad-gates, and NS is requesting addition 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 2nd with Federal Railroad, Norfolk Southern, American Structurepoint and staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The application is complete, but we need an interlocal agreement with Elkhart County before they will sign the delegation letter needed for the CR 42 railroad crossing. As soon as the delegation letter is signed, the application will be submitted. 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 the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the "S" curves. The water main project, which was a Water Utility project, east of Steury Avenue, was completed in December 2020, with successful improvement of fire flow capability in East Goshen.

Utility relocation will be finalized with the relocation of Frontier's communication cable. Goshen Engineering has issued a right-of-way permit for the relocation, but has not received confirmation the utilities are clear. Design plans are being finalized and

bidding for this project is anticipated to occur in March 2024. Because of material lead times, it is anticipated this project will begin construction in 2024 and extend into 2025.

PROJECT: FORMER WESTERN RUBBER SITE

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 underway. We are in the process of issuing the bonds for this project and anticipate that it will begin in the spring of 2024.

For the City's portion of the work that will be improving 10th & Douglas, Niblock has been hired as the contractor. Due to a project conflict with a natural gas line, the City is working with NIPSCO to perform a utility relocation. NIPSCO continues to actively relocate their gas main and anticipates being complete with their service tie-overs at the end of March 2024. Niblock continues to work within the Douglas Street right-of-way with the water main relocation work. In the next two week, Niblock anticipates starting the pipe work necessary for the underground stormwater management system.

PROJECT: 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

The half block at 3rd & 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.

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. A brief presentation will be provided at this month's meeting on how the project concept has progressed.

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 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 a 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 the 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: SOUTH FIRE STATION STUDY

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

The study has been completed and the Redevelopment Commission has approved issuance of an RFP for design services for a new south fire station facility. Prior to proceeding with a traditional design/build, staff is exploring the “Build Operate Transfer” model and will bring a draft RFP to the Commission in March.

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 an additional cost of \$100,000 for design fees.

PROJECT UPDATE

The survey and geotechnical work are complete. A conceptual plan has been completed and a review with redevelopment commission members has taken place. In February 2023, a public meeting was held with potentially affected property owners. Goshen Engineering continues to work on the project design, and anticipates bidding the project in the spring of 2024.

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. A pre-construction meeting has been held and utility coordination is underway. Initial work includes clearing the right-of-way, which will allow NIPSCO gas, electric and other utilities to complete their work. NIPSCO gas is anticipated to start work in February, NIPSCO Gas is anticipated to start in March, and Comcast and Frontier will relocate after NIPSCO Electric is completed. Roadway work for the City’s project will likely begin in late March 2024..

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, a RFP for design services will be issued.

PROJECT: EAST COLLEGE AVENUE INDUSTRIAL DEVELOPMENT

PROJECT DESCRIPTION

Last Dance, LLC has purchased 313 acres of farmland on East College Avenue just east of the railroad tracks. A portion of the land was previously annexed by Lippert for development but the project never came to life. Last Dance has now purchased additional land and is partnering with the City on the infrastructure. They've hired Abonmarche to complete the design of a new water main loop from College to CR 31 to CR 38 to connect at Century Drive, extension of sewer mains beneath the railroad to serve the new industrial area, a new public water/sewer/roadway loop within the first phase of the development and substantial stormwater improvements. The project is being funded by a combination of existing TIF funds and by a city-issued bond that will be purchased by the developer and repaid through future TIF revenues. Annexation of the additional land has been completed.

PROJECT UPDATE

Construction contracts have been awarded to HRP Construction for Contracts 1 and 3 and Niblock Excavating for Contract 2. Work for Contract 1 is complete and Contract 3 will be finished within the next few months. Contract 2 will likely be completed by summer. Brinkley is currently in production for the first three buildings with the fourth slated to be completed by the end of March 2024. They have approvals in place to begin construction for the fifth building, as well.

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 School's 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 summer for construction in the fall of 2024.