

## **Stellar Communities Status Report**

City of North Vernon – November 21, 2011

### **Updates Since Last Report:**

- ✓ Construction on the first 8 houses for Irish Hill is nearing completion.
- ✓ Bids for 4 additional homes in Irish Hill are to be received December 15.
- ✓ Carnegie design was finished and bid.
- ✓ Received authorizations and began work on the Downtown Streetscape and Muscatatuck Trail projects.
- ✓ Funding applications were submitted and approved for the Short Street Plaza, Irish Hill Streets/Sidewalks and Façade Planning/Design.
- ✓ The Stellar Communities webpage is now live. Residents can keep up on project status and provide comments on the site. [www.northvernonstellar.com](http://www.northvernonstellar.com)



*Irish Hill Groundbreaking – September 29, 2011*



# Project Milestone Status Report

November 21, 2011

Projects	Milestones															
	Local Financing In Place	Grant Admin Procurement	Complete	Consultant Procurement	Complete	State Funding Applications Submitted	State Funding Applications Approved	Design Contracts Executed	Environmental Complete	Site Control Obtained	Design Complete	Permits Secured	Bids Accepted	Construction Underway	Construction Complete	Grant Closed Out
Irish Hill Housing	✓	✓	✓	✓	✓	✓	n/a	✓	✓	n/a	✓	✓	✓	✓		
Carnegie Library Restoration	✓	n/a	✓	✓	✓	n/a	✓	✓	n/a	n/a	✓	✓	✓	✓		
Irish Hill Streets and Sidewalks	✓	✓	✓	✓	✓	✓	12-1	✓	n/a	n/a	✓	✓	✓	✓		
Short Street Plaza	✓	✓	✓	✓	✓	✓	12-1	✓	n/a	n/a	✓	✓	✓	✓		
Downtown Facades - Phase 1 Design	✓	✓	✓	✓	✓	✓										
Downtown Facades - Phase 2 Construction	✓	✓	✓	✓	✓	✓										
Downtown Streetscape - Phase 1	✓	n/a	✓	✓	✓	✓	✓	✓	n/a	n/a	✓	✓	✓	✓		
Downtown Streetscape - Phase 2	✓	n/a	✓	✓	✓	✓	✓	✓								
Muscatauck Trail	✓	n/a	✓	✓	✓	✓	✓	✓								
Depot Events Center	✓	n/a	✓	✓	✓	✓										
Arvin Brownfield	✓	✓	✓	✓	✓	✓										
Main Street Mixed Use	✓	✓	✓	n/a	✓				n/a	n/a	✓	✓	✓	✓		

**Key:**  
 ✓ - Complete  
 ✓ - Complete (progress since 07.25.11)  
 n/a - Not Applicable





### **Key Steps Upcoming:**

- ✓ The Downtown Streetscape design is being reviewed by stakeholders. An open house is being scheduled for December or early January.
- ✓ Finish Arvin appraisals and submit for funding..
- ✓ Present proposal to CSX for Depot Restoration
- ✓ Discussion of relocation options with the Bank.
- ✓ Proceed with design on Façade, Streetscape, Short Street and Irish Hill Street/Sidewalk projects for 2012 construction.

### **Accomplishments to Date:**

- ✓ All consultant procurement is complete.
- ✓ Design is complete on 2 Stellar projects (Carnegie and Irish Hill Housing)
- ✓ By December 1, a total of 5 different Stellar projects will be under design.
- ✓ We have awarded construction contracts on 1 project to date, in the amount of \$288,710 in work.
- ✓ To date, \$9,427,000 in grant funds have been formally awarded to North Vernon Stellar projects.



## Irish Hill Housing

Status Report – November 21, 2011

### Project Summary:

- Owner occupied rehabilitation of homes in the Irish Hill neighborhood.
- Funding source: 100% IHEDA

### Status:

- Construction is nearing completion on the first 8 homes.
- Bidding for the second phase of 4 more homes has been advertised.

### Schedule: *ON SCHEDULE*

- Project is on schedule. Construction for the balance of this funding will begin after the first of the year and be completed by spring 2012.

2011	2012	2013
Applications and Grant Agreements	Construction	

### Budget: *IN BUDGET*

- The number of homes being renovated has had to be reduced because of the significant amount of work required.

Activity	Original Budget	Current Cost Projection
Owner Occupied Rehabilitation Program	\$500,000	\$500,000

### Next Steps:

- Complete Phase 1 construction
- Award phase 2 bids and begin construction.
- The City has 20 additional applications in this neighborhood, and 5 of them are complete and eligible. The City is considering applying for a second round of funding after Phase 2 is complete.



## New City Hall (Carnegie Library Restoration)

Status Report – November 21, 2011

### Project Summary:

- Restoration of the Carnegie Library for use as the North Vernon City Hall.
- Funding Source: 100% Local Match

### Status:

- Bids were received on 11/10. Bids were over budget.
- Have met with architect to review options.
- Expect rebidding after the first of the year.

Schedule: **ON SCHEDULE**

2011	2012	2013
Design	Construction	

Budget: **BIDDING OVER BUDGET – BEING EVALUATED.**

- Budget alternatives are being studied.

Activity	Original Budget	Current Cost Projection
Carnegie Library Restoration	\$715,000	\$715,000 (the rejected low bid would have made it \$892,000)

### Next Steps:

- Alternatives being presented by the Architect on 11/28. Alternatives include reducing the size of the addition or finding additional funds. Board of Works to determine direction on 12/1.
- Even with re-bid, work could begin in January and construction can be completed in June/July 2012.



## Irish Hill Streets and Sidewalks

Status Report – November 21, 2011

### Project Summary:

- Street and sidewalk replacement project in Irish Hill neighborhood.
- Funding Source: 100% OCRA

### Status:

- Release of funds has just been received.

### Schedule: *ON SCHEDULE*

- No design activity yet in 2011, however, we can still complete construction in 2012.

2011		2012	2013
Procurement, Grant Agreements	Design and Environmental	Construction	

### Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$500,000	\$500,000

### Next Steps:

- Execute grant administration agreement on December 1.
- Execute engineering contracts on December 1.
- Complete design and bid project in spring 2012.



## Short Street Plaza

Status Report – November 21, 2011

### Project Summary:

- Closing of Short Street to create a downtown public space.
- Funding Source: 100% IHEDA

### Status:

- Anticipate partial release of funds on 11/21.
- Anticipate engineering/administrative contracts to be approved 12/1.
- Project has received considerable public discussion.

### Schedule: *ON SCHEDULE*

- No design activity yet in 2011, however, we can still complete construction in 2012.

2011		2012	2013
Procurement, Grant Agreements	Design and Environmental	Construction	

### Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$925,000	\$925,000

### Next Steps:

- Anticipate partial release of funds on 11/21.
- Anticipate engineering/administrative contracts to be approved 12/1.
- Complete design and bid project in Spring 2012.



## Downtown Facades

Status Report – November 21, 2011

### Project Summary:

- Façade restoration project in downtown North Vernon.
- Funding Source: \$1,000,000 OCRA, 15% match by building owners

### Status:

- Project was broken into two phases to expedite the project. This moved the project up 1 year. Phase 1 is the planning and design work. Phase 2 is the construction phase.
- Phase 1 Grant Application was awarded 10/26. Grant Agreement returned to state 11/4. Anticipate fully executed grant agreement around 12/19.

### Schedule: **ON SCHEDULE**

- *Schedule moved up 6 months per OCRA phasing approach.*

2011	2012	2013
Building Owner Coordination, Grant Agreements	Design	Construction

### Budget: **IN BUDGET**

- Budget was revised per phasing and to add +/-15% match from property owners. Original budget was \$1,000,000 total.

Activity	Revised Budget	Current Cost Projection
Phase 1 - Design	\$122,000	\$122,000
Phase 2 - Construction	\$1,000,000	\$1,000,000
TOTAL	\$1,122,000	\$1,122,000

### Next Steps:

- Anticipate grant agreement 12/19.
- Anticipate signing design contracts 1/5.
- Begin “door-to-door” discussions with building owners about participation.
- Finalize properties to be included in project.
- Submit grant application for construction in July 2012 when OCRA funding becomes available.





## Downtown Streetscape

Status Report – November 21, 2011

### Project Summary:

- All downtown streetscape enhancements except Short street.
- Phase 1 includes O&M and 5<sup>th</sup> Street north of CSX. Phase 2 is Madison and 5<sup>th</sup> Street south of CSX.
- Funding Source: 80% INDOT, 20% Local

### Status:

- Design was authorized on 9/29.
- Survey is complete.
- Downtown streetscape plan has been developed and is being reviewed with community stakeholders.
- Phase 1 design is proceeding.

### Schedule: *ON SCHEDULE*

2011		2012		2013	
Phase 1 & 2 Grant Applications	Phase 1 Design and Environmental	Phase 1 Construction			
Phase 1 & 2 Grant Applications	Phase 2 Design and Environmental			Phase 2 Construction	

### Budget: *IN BUDGET*

- Phased budget breakdown is being developed.

Activity	Original Budget	Current Cost Projection
Total Budget	\$5,626,000	\$5,626,000



## Downtown Streetscape (Continued)

### Next Steps:

- Need INDOT to issue purchase order.
- Review design concept with community stakeholders.
- Public open house/design presentation to be held in December/Early January.
- Need confirmation on materials bidding approach from INDOT.
- Meeting with Brandi Fischvogt next week to establish Des number for Phase 2
- Phase 1 Design:
  - Preliminary Field Check Plan Submittal – 12/15/11
  - Preliminary Field Check – 1/5/12
  - Pavement Design request – 1/16/12
  - Stage 3 Plan Submittal – 2/24/12
  - Stage 3 Plan Submittal Comments from INDOT – 3/16/12
- Phase 1 Environmental
  - Submit historic Properties Report – 11/23
  - Submit archaeological report – 12/16



## Muscatatuck Trail

Status Report – November 21, 2011

### Project Summary:

- Trail from downtown to Muscatatuck County Park.
- Funding Source: 80% INDOT, 20% Local

### Status:

- Received notice to proceed on 11/10.
- Survey work is getting underway.

### Schedule: **BEHIND SCHEDULE**

- Anticipated construction in 2012. No design work has been completed in 2011, which will delay construction start. Property issues will also take additional time. Revised schedule below.

2011	2012	2013
Applications and Grant Agreements	Design, Environmental and Acquisition	Construction

### Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,250,000	\$1,250,000

### Next Steps:

- Need INDOT to issue purchase order.
- Complete survey work.
- Initiate environmental work.
- Initiate design work.



## Depot Events Center

Status Report – August 31, 2011

### Project Summary:

- Conversion of the current CSX railroad depot into a downtown events center.
- Funding Source: INDOT, IHEDA and Local

### Status:

- Coordinating meeting with CSX to review design alternatives.

Schedule: **ON SCHEDULE**

2011	2012	2013
Applications and Grant Agreements	Acquisition, Design and Environmental	Construction

Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,297,000	\$1,297,000

### Next Steps:

- Schedule presentation to CSX.



## Arvin Brownfield Remediation

Status Report – November 21, 2011

### Project Summary:

- Acquisition of brownfield property in North Vernon’s downtown and readying the site for private development.
- Funding Source: 100% IHEDA

### Status:

- Appraisals underway.

Schedule: **ON SCHEDULE**

2011		2012		2013	
Appraisals and Option to Purchase		Grant Applications		Design and Environmental	
				Demolition and Remediation	

Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,840,000	\$1,840,000

### Next Steps:

- Answer the question: “Can we offer the value of the land without subtracting for clean-up costs?”
- Complete appraisals of site and secure option late 2011/early 2012.
- Complete environmental review and IHEDA funding application in early 2012.



## Main Street Mixed Use

Status Report – August 31, 2011

### Project Summary:

- Development of a mixed use project in downtown North Vernon.
- Funding Source: To be determined.

### Status:

- Preliminary meetings with potential developers have been held.

Schedule: **ON SCHEDULE**

2011	2012	2013
Seek Developer Partners and Grant Applications	Design and Environmental	Construction

Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Total Budget	\$7,100,000	To Be Determined (depends on developer requirements)

### Next Steps:

- Seek partnerships with potential developers.
- Submit funding application to IHCDA. Do we need to wait until next November?

City of North Vernon  
 Stellar Communities Pilot Program  
 Project Budget  
 Updated: November 21, 2011

Project	Total Budget	Agency Funding							Local Match	Total
		INDOT	IHCDA	OCRA	DNR	USRD	Agency Subtotal			
Downtown Streetscape	\$ 5,000,000	\$ 4,000,000						\$ 1,000,000	\$ 5,000,000	
Historic Uptown Streetscape	\$ 626,000	\$ 496,000						\$ 130,000	\$ 626,000	
Irish Hill Neighborhood Rehab	\$ 500,000		\$ 500,000						\$ 500,000	
Short Street Plaza	\$ 925,000		\$ 925,000						\$ 925,000	
Carnegie Library Restoration	\$ 715,000							\$ 715,000	\$ 715,000	
Depot Events Center	\$ 1,297,000	\$ 504,000	\$ 663,000					\$ 130,000	\$ 1,297,000	
Arvin Site Brownfield Remediation	\$ 1,840,000		\$ 1,840,000						\$ 1,840,000	
Façade Restorations - Phase 1 Design	\$ 122,000			\$ 122,000					\$ 122,000	
Façade Restorations - Phase 2 Construction	\$ 1,000,000			\$ 878,000				\$ 122,000	\$ 1,000,000	
Irish Hill Streets and Sidewalks	\$ 500,000			\$ 500,000					\$ 500,000	
Trail to Muscatatuck County Park	\$ 1,250,000	\$ 1,000,000						\$ 250,000	\$ 1,250,000	
Project Management and Direct Costs (Miscellaneous Contracts, Small Subs, Finance, Permits, Fees, etc)	\$ 185,000							\$ 185,000	\$ 185,000	
<b>Subtotal "Confirmed Projects"</b>	<b>\$ 13,960,000</b>	<b>\$ 6,000,000</b>	<b>\$ 3,928,000</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,532,000</b>	<b>\$ 13,775,000</b>	
<i>Available Funds</i>		\$ 6,000,000	TBD	\$ 1,500,000				\$ 2,410,000		
<b>Projects Pending Funding Commitments</b>										
Main Street Mixed Use Housing	\$ 7,100,000		\$ 1,000,000						TBD	
Irish Hill Neighborhood Rehab - Phase 2	\$ 500,000		\$ 500,000						\$ 500,000	
Small Business Loans for Downtown - RBEG	\$ 100,000							\$ 100,000	\$ 100,000	
<b>Subtotal "Pending Projects"</b>	<b>\$ 7,700,000</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600,000</b>	
<b>Total (Original + New Projects)</b>	<b>\$ 21,660,000</b>	<b>\$ 6,000,000</b>	<b>\$ 5,428,000</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,532,000</b>	<b>\$ 14,375,000</b>	