



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF January 13, 2026**

To access online streaming of the meeting, go to <https://us02web.zoom.us/j/81076785935>

The Goshen Redevelopment Commission will meet on January 13, 2026, 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. NEW BUSINESS**

Request for Approval of Agreement Amendment No. 1 for Construction Inspection for Cherry Creek Subdivision, Phase 1

Request Approval of Change Order No. 5 for Steury & Lincoln Avenue Reconstruction & Drainage Improvements

Request Approval of Change Order No. 6 for Steury & Lincoln Avenue Reconstruction & Drainage Improvements

Request Approval to Authorize Agreement with Niblock Excavating to use the Real Estate at 908 North Sixth Street for Construction Staging during the North Goshen Service Line and Utility Improvements Project – Agreement will be provided at meeting

- 5. DISCUSSION - TTOTM, LLC ("Row on the Millrace") Request Letter**
- 6. UPDATE - College Avenue Bid Results**
- 7. APPROVAL OF REGISTER OF CLAIMS**
- 8. MONTHLY REDEVELOPMENT STAFF REPORT**

9. 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.

10. ANNOUNCEMENTS

Next Regular Meeting – February 10, 2026, at 3:00 p.m.

REDEVELOPMENT COMMISSION MEMBERS

Brain Garber, Mayor Appointee 1/2025 – 12/2025
Jonathan Graber, Mayor Appointee 1/2025 – 12/2025
Megan Hessel, Mayor Appointee 1/2025 – 12/2025
Brett Weddell, Council Appointee 1/2024 – 12/2025
Bradd Weddell, School Liaison 1/2025 – 12/2025
Colin Yoder, Council Appointee 1/2024 – 12/2025

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of December 9, 2025

The Goshen Redevelopment Commission met in a regular meeting on December 9, 2025, 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 Commissioner President Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

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

Absent: Colin Yoder

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve the minutes of the regular meeting of October 14, 2025, and the special meeting of November 21, 2025.

The motion was adopted unanimously.

PRESENTATION - Jason Semler, Baker Tilly – Annual presentation of information for the governing bodies of taxing units within the allocated area.

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

Jason Semler, Baker Tilly presented a PowerPoint of the annual TIF presentation and answered questions from Commission members.

NEW BUSINESS

Resolution 26-2025 - Approving Land Contract for 113 West Jefferson / 233 South Main Street Becky Hutsell, Redevelopment Director, a red lined copy of the land contract was provided at the meeting. Purchase price is \$242,500 with a 5-year balloon payment. The property will be subdivided into a building parcel and a city parking lot. RDC is agreeing to help make sure the water connection from the roadway to the building is still good and assisting with the environmental vapor mitigation system if needed.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to replace the land contract with the version presented today.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 26-2025 as amended.

The motion was adopted unanimously.

Request Authorization to Concur with INDOT Letting Results and Approve Payment of Construction Award Invoice

Andrew Lund, Project Manager, INDOT has advertised for College Avenue Phase 2 Construction (CN). Letting occurs tomorrow, December 10. Following letting and prior to the official award, the City Employee in Responsible Charge (ERC) will need to concur with INDOT's assessment of the apparent low bid. Following the official award, INDOT calculated the amount of local matching funds for with the City as the Local Public Agency (LPA) is responsible. To avoid a time extension to the CN contract, payment of the full amount of the local match is due. Due to timing of letting dates and Redevelopment meetings, we are requesting the Commission authorize Andrew Lund as the ERC to provide concurrence with the apparent low bidder and desire to award, as well as authorize payment of the INDOT CN invoice and electronic transfer of funds prior to the January Redevelopment meeting.

A motion was made by Commissioner Weddell and seconded by Commissioner Hessel to approve the request to authorize Andrew Lund as the ERC to provide concurrence with the apparent low bidder and desire to award and authorize payment of INDOT CN Invoice and authorize electronic transfer of funds prior to the January Redevelopment Commission meeting.

The motion was adopted unanimously.

UPDATE

908 North Sixth Street

Becky Hutsell, Redevelopment Director, no proposals have been received.

Dustin Sailor, Director of Public Works, was contacted by Niblock Excavating, who is working on behalf of the City for the Northside Lead and Copper Removal, requesting to use this property for staging for the project.

It was agreed by Commission to allow Niblock Excavating use the property at 908 North Sixth Street for project staging.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Hessel and seconded by Commissioner Graber to approve the Register of Claims of a total of \$957,486.28

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, offered to answer any questions; but there were none.

A copy of the Struxure Development proposal was handed out the Commission members.

OPEN FORUM

Commissioner Garber asked about the claim for 828 East Lincoln Avenue and Ms. Hutsell responded that it is part of the previous relocation agreement. Mr. Garber also commented on the improvements of the newly opened Lincoln Avenue.

Commissioner Bradd Weddell commented on the trucks blocking the road on 10th Street and how it is affecting the nearby schools.

Questions asking about the new Wellfield property.

ADJOURNMENT

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

The motion was adopted unanimously.

The regular meeting was adjourned at 3:55 p.m.

APPROVED on January 13, 2026.

**GOSHEN REDEVELOPMENT
COMMISSION**

Brian Garber, President

Jonathan Graber, 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 for Approval of Agreement Amendment No. 1 for Construction Inspection for Cherry Creek Subdivision, Phase I
DATE: January 13, 2026

MEMORANDUM SUMMARY

This memo summarizes Agreement Amendment No. 1 between the Redevelopment Commission and Abonmarche Consultants, Inc. The amendment extends the contract term and adds utility coordination services for the Cherry Creek Subdivision Phase I project.

BACKGROUND

The Commission previously approved an agreement with Abonmarche for construction inspection services for Cherry Creek Subdivision Phase I – Mass Earthwork and Public Infrastructure Installation. The project did not begin as anticipated, requiring an updated timeframe and expanded services. A copy of the original agreement is attached.

KEY CHANGES IN AMENDMENT NO. 1

1) Adds Utility Coordination Services

The amendment adds a new scope category: Utility Coordination, using Abonmarche's proposal dated December 4, 2025, attached as Exhibit 1.

Utility coordination includes planning utility corridors, coordinating easements/ROW needs, holding recurring coordination meetings, supporting permits, providing construction administration, and preparing post-construction documentation/as-builts.

2) Creates a Separate Utility Coordination Fee Cap

The original construction inspection contract maximum remains unchanged at \$920,000 (not to exceed).

The amendment authorizes a separate amount for utility coordination of \$89,000.00 (not to exceed).

Utility coordination invoices must be submitted separately, and unused amounts cannot be transferred to other work.

3) Extends Contract Completion Date

The amendment extends the project schedule to reflect revised timing:

- Substantial completion: November 15, 2026
- Final completion: December 31, 2026

RECOMMENDED COMMISSION ACTION

Approve Agreement Amendment No. 1 to:

1. Extend the agreement term through December 31, 2026
2. Add utility coordination services as described in Exhibit 1
3. Authorize the \$89,000 not-to-exceed utility coordination scope as a separate cap

Agreement Amendment No. 1

Construction Inspection for Cherry Creek Subdivision, Phase I

THIS Agreement Amendment (“Amendment”) is entered into and made effective this January 13, 2026, between Abonmarche Consultants, Inc. (“Contractor” or “Abonmarche”), whose mailing address is 303 River Race Drive, Unit 206, Goshen, Indiana 46526, and the City of Goshen, Indiana, a municipal corporation and political subdivision of the State of Indiana, acting through the City of Goshen Redevelopment Commission (“City”).

Recitals:

Whereas, Abonmarche and City entered into an Agreement dated November 25, 2024 (the “Agreement”) for Abonmarche to provide construction inspection services for the Cherry Creek Subdivision, Phase I – Mass Earthwork and Public Infrastructure Installation (the “Project”);

Whereas, because the Project did not commence as anticipated, the parties desire to extend the term of the Agreement through December 31, 2026;

Whereas, the City has determined that additional services are necessary to coordinate existing and proposed utilities within the public right-of-way due to the density of development and utility infrastructure in the Project area;

Whereas, Abonmarche submitted a proposal for such utility coordination dated December 4, 2025 and attached as Exhibit 1 (the “Utility Coordination Proposal”), and the parties desire to add those services to the Agreement and adjust compensation accordingly; and

Whereas, the parties desire to amend the Agreement only as expressly provided herein, with all other terms and conditions remaining in full force and effect;

Now, Therefore, in consideration of the mutual covenants contained in this Amendment and the covenants contained in the original Agreement, the parties agree as follows:

1. Amendment to Scope of Services (Utility Coordination):

1.1. The Agreement’s scope of services is hereby amended to include utility coordination services as additional services for the Project, as described in the Utility Coordination Proposal attached to this Amendment as Exhibit 1 and incorporated herein by reference.

1.2. Without limiting the generality of the foregoing, the utility coordination services include the tasks set forth in Exhibit 1, including:

- 1.2.1. Establishing a utility coordination framework;
- 1.2.2. Development of a utility corridor plan;
- 1.2.3. Coordination of right-of-way and easements;
- 1.2.4. Recurring utility coordination meetings and schedule tracking;
- 1.2.5. Right-of-way permit applications compilation and support;
- 1.2.6. Construction administration and field coordination; and
- 1.2.7. Post-construction documentation including composite as-builts and GIS information.

1.3. To the extent Exhibit 1 conflicts with the Agreement, this Amendment controls. To the extent Exhibit 1 expands or adds to the scope, Exhibit C is incorporated as an additional scope of services.

2. Amendment to Compensation:

2.1. The Parties acknowledge and agree that the compensation limitation set forth in Section 3(A) of the Agreement for the original scope of services (construction inspection and related services described in the Agreement) remains unchanged by this Amendment.

2.2. In addition to the compensation authorized under the Agreement for the original scope of services, the City authorizes and Abonmarche agrees to perform the Utility Coordination Services described in Exhibit 1 for a separate lump sum amount not to exceed Eighty-Nine Thousand Dollars (\$89,000.00). This Utility Coordination Not-to-Exceed Amount is a standalone cap applicable only to the Utility Coordination Services.

2.3. Amounts authorized and paid under the Utility Coordination Not-to-Exceed Amount shall not be applied to, credited against, or used to increase the compensation limitation applicable to the original scope of services under the Agreement, and unused amounts under the Utility Coordination Not-to-Exceed Amount shall not be transferred to or used for the original scope of services. Abonmarche shall invoice the Utility Coordination Services separately, identifying the Utility Coordination Services and referencing this Amendment.

2.4. Except as expressly modified by this Amendment, all other compensation, invoicing, and reimbursable expense provisions of the Agreement remain in full force and effect.

3. Amendment to Term:

3.1. Section 2(3) of the Agreement is amended deleting and replacing with the following:

3.1.1. Work is anticipated to begin in December 2024 or soon thereafter and will extend until work is completed. The overall timeline for construction inspection services and utility coordination services will be dependent on several factors, including availability of materials, timing for permits, etc., but contract completion dates for the Project and all services contemplated under the Agreement and this Amendment is November 15, 2026, for substantial and final completion no later than December 31, 2026.

4. Miscellaneous Provisions:

- 4.1. Except as specifically amended hereby, all terms and conditions of the Agreement will remain in full force and effect.
- 4.2. Each party represents and warrants that it has full corporate or municipal power and authority to enter into this Amendment; that the person executing the Amendment on behalf of each party is authorized to execute this Amendment; and this Amendment constitutes a valid, legal, and binding obligation of each party.
- 4.3. This Amendment shall not be construed as a waiver by either party of any claims, rights, or remedies that may exist under the Agreement or applicable law, except as specifically set forth herein.
- 4.4. This Amendment may be executed in counterparts, each of which is deemed an original, and all of which together constitute one instrument.
- 4.5. This Amendment shall be governed by and construed in accordance with the laws of the State of Indiana.

IN WITNESS WHEREOF, the parties have executed this Agreement Amendment No. 1 on the dates set forth below.

City of Goshen, Indiana
Redevelopment Commission

Abonmarche Consultants, Inc.

Becky Hutsell, Redevelopment Director

Bradley E. Mosness, PE, Vice President

Date: _____

Date: _____



December 4, 2025

Dustin Sailor
City of Goshen
204 E Jefferson Street
Goshen, IN 46528

RE: PROPOSAL FOR PROFESSIONAL SERVICES
Cherry Creek Utility Coordination
Goshen, IN

Dear Dustin Sailor:

Abonmarche Consultants Inc. is pleased to present this proposal to provide professional engineering and construction administration services for utility coordination at Cherry Creek Subdivision. We have tailored our scope of services based upon the information you provided and similar projects we've worked on in Goshen.

We appreciate the opportunity to submit our proposal and look forward to working with you on this project. If this proposal is acceptable as presented, please sign and return the enclosed Services Agreement to us as authorization to proceed. If you have any further questions, feel free to contact me at your convenience at 574-210-0858, or by email at rnichols@abonmarche.com.

Sincerely,
Abonmarche Consultants, Inc.

A handwritten signature in black ink, appearing to read "R. Nichols".

Robert Nichols
Construction Services Director
Project Manager

A handwritten signature in black ink, appearing to read "Bradley E. Mosness".

Brad Mosness, PE
Vice President

PROJECT UNDERSTANDING

It is understood that the City of Goshen is requesting utility coordination services for Cherry Creek residential subdivision. The newly completed subdivision is found at Regent Street and Waterford Mills Parkway in Goshen, IN, for which Abonmarche is performing civil engineering and construction administration services. Up to this point, Abonmarche, the Developer and the City have been communicating with NIPSCO to develop utilities within the subdivision, and the City now wants to move forward with reviewing utilities overall, ensuring that all of their needs are met and thoughtfully accounted for. This project's scope has been developed based on email conversations with the City (through Dustin Sailor) and the construction progress meetings. Our proposal is based upon the task expectations the City has laid out. Overall, the scope will include meeting organization and attendance with the Client and utility providers, Right Of Way (ROW) and utility allocation review, permit application submission, and construction administration services, including as-built creation.

This scope is written for Phase One, Section One of the Cherry Creek Development only. Other phases of the project may be requested by the Client, for which a scope change will be issued for additional fee and updated schedule.

SCOPE OF SERVICES

We have tailored our scope of services pursuant to our discussions with you and our understanding of the services generally necessary to complete a project scope such as this one. Our proposed services for the above-described project are outlined in the tasks as follows:

Task #1: Establish Utility Coordination Framework

This task involves hosting and coordination of an in-person kickoff meeting between the Client, the subdivision developer, all utility providers, and Abonmarche. This includes the creation of an agenda and meeting minutes for distribution to the group.

Initially, Abonmarche intends on coordinating with the following list of utility providers, though the list is subject to change:

- NIPSCO Gas and NIPSCO Electric
- Comcast
- Frontier
- Surf
- Community Fiber
- City of Goshen Water and City of Goshen Sewer

In preparation for this kickoff meeting, Abonmarche will review current ROW policies, standard cross-sections, and utility corridor allocations. For this meeting, Abonmarche will prepare a current base drawing of the subdivision site that includes surveyed ROWs, lot lines, and proposed infrastructure alignments. This base drawing will be prepared and shared in a CAD format.



Task #2: Utility Corridor Plan

This task involves the creation of a composite utility plan to identify and resolve potential utility conflicts before and during the construction as it continues. This will include Abonmarche assigning corridors within the ROW to each utility, including but not limited to water, sanitary sewer, storm sewer, electric, gas, and communications. All separations will be maintained as required per local and national code(s).

Task #3: Coordinate ROW and Easements

This task will coincide with Task #2, as Abonmarche will work to verify that all requested utilities fit within the ROW as dedicated, or will request additional easements if necessary, including private easements for rear-lot or off-site lines. Part of this process will be working with the individual utility providers to ensure they have applied for any ROW permits as required.

Task #4: Utility Coordination Meetings

This task involves the scheduling of recurring, virtual coordination meetings during both design and pre-construction phases, for which Abonmarche will be present and will create and distribute meeting minutes. At each meeting, an updated utility composite drawing will be provided for the group to review. Abonmarche will appoint a utility coordinator to track schedules and communications throughout the entire process.

Task #5: ROW Permit Application(s)

This task will include the compilation of a final, approved utility plan to submit to the City of Goshen for permit review. This final plan will include trench details and restoration expectations. At time of submission, comprehensive documentation will be provided to display coordination efforts between Abonmarche and all utility providers. This application will be provided to the respective utility provider for their submission to the City of Goshen.

Task #6: Construction Administration

In anticipation of trenching activities, Abonmarche will conduct and coordinate an on-site utility coordination meeting with all utility providers and will confirm existing line locations as necessary. As the infrastructure construction process continues, Abonmarche will maintain and add private utility information to the as-built drawings of all work completed within the ROW or established easements. Utility information will be captured via ESRI GIS mapping software.

Task #7: Post-Construction Documentation

After utility installation is completed, Abonmarche will provide the Client with a composite as-built record drawing of all utilities along with pertinent GIS information. A final review will be conducted to ensure ROW restoration meets City standards for pavement, restoration, and sidewalks.



FEES FOR SERVICES

Abonmarche will receive as payment for the work performed under this contract the total lump sum amount for each task listed below. The services described herein and our fee proposal for same will be open for sixty (60) days. If services are not completed within one (1) year, however, Abonmarche reserves the right to seek an appropriate adjustment for all uncompleted items.

Task #1	Establish Utility Coordination Framework	\$	6,500
Task #2	Utility Corridor Plan	\$	16,500
Task #3	Coordinate ROW and Easements	\$	11,000
Task #4	Utility Coordination Meetings	\$	9,500
Task #5	ROW Permit Application(s)	\$	8,500
Task #6	Construction Administration	\$	22,500
Task #7	Post-Construction Documentation	\$	14,500
Total:		\$	<u>89,000</u>

Please note the above costs do not include filing, permitting, application, plat, recording and advertising fees. These fees will be paid separately by the client.

INFORMATION OR SERVICES FURNISHED BY CLIENT OR OTHERS

- Existing easements
- Title Work

ADDITIONAL SERVICES

The following services may be available at an added cost. No added services will begin without prior authorization from the Client.

- ALTA Survey
- New Easement Preparation
- Construction Staking
- Submission of permit application on behalf of any utility provider
- Maintenance of Traffic Plans



PROJECT SCHEDULE

This schedule is based on when tasks are completed or when documents are initially submitted to review agencies. Final approval dates cannot be controlled or guaranteed by Abonmarche. If a signed authorization to proceed is received by December 12, 2025, we anticipate proceeding according to this schedule:

Task		Commence	Submittal/ Completion	Anticipated Approval
Task #1	Establish Utility Coordination Framework	1/5/2026	1/16/2026	
Task #2	Utility Corridor Plan	1/19/2026	2/13/2026	
Task #3	Coordinate ROW and Easements	1/19/2026	2/13/2026	
Task #4	Utility Coordination Meetings	1/19/2026	3/6/2026	
Task #5	ROW Permit Application(s) – NIPSCO	1/19/2026	2/18/2026	3/6/2026
	ROW Permit Application(s) – All Others	3/9/2026	4/17/2026	5/8/2026
Task #6	Construction Administration	3/9/2026	7/31/2026	
Task #7	Post-Construction Documentation	3/9/2026	7/31/2026	



AGREEMENT

Construction Inspection for Cherry Creek Subdivision, Phase I – Mass Earthwork and Public Infrastructure Installation

THIS AGREEMENT is entered into on November 25, 2024, by and between **Abonmarche Consultants, Inc.** (“Contractor” or “Abonmarche”), whose mailing address is 303 River Race Drive, Unit 206, Goshen, IN 46526, and **City of Goshen, Indiana**, a municipal corporation and political subdivision of the State of Indiana acting through the City of Goshen Redevelopment Commission (“City”).

In consideration of the terms, conditions and mutual covenants contained in this agreement, the parties agree as follows:

Section 1. Scope of Services.

1. General Provisions:

- a. Abonmarche shall provide the City the following scope of work for the City of Goshen’s Construction Inspection for the Cherry Creek Subdivision, Phase I – Mass Earthwork and Public Infrastructure Installation (hereinafter the “Project”), which services are more particularly described in Abonmarche’s November 7, 2024 proposal attached as Exhibit A and City of Goshen’s Request for Proposal for Construction Inspection for the Project (“RFP”) marked as Exhibit B.
- b. In the event of any conflict between the terms of this agreement and the terms contained in the proposal attached as Exhibit A and RFP attached as Exhibit B, the terms set forth in this agreement shall prevail. However, if there is a discrepancy in the Scope of Services in this agreement and those scope of services contained in Exhibit A and Exhibit B, the provisions of Exhibit A and Exhibit B shall control unless directly contradicted by the Scope of Services listed in this Agreement.
- c. Abonmarche shall observe, track and document all construction activities, decisions, correspondence, reports and other communications related to its responsibilities under this Agreement. It shall be the responsibility of the Abonmarche to administer, monitor, and inspect the Construction Contracts such that the project is constructed in reasonable conformity with the plans, specifications and special provisions for the Construction Contract.
- d. Abonmarche shall observe the Contractor’s work to determine the progress and quality of work, identify discrepancies, report significant discrepancies to the City, and direct the Contractor to correct such observed discrepancies.

- e. Abonmarche shall report Field Change Order requests by Contractor to the City. Provide a recommendation regarding requested changes to City staff.
- f. Inform the City of any significant omissions, substitutions, defects and deficiencies noted in the work of the Contractors and the corrective action that has been directed to be performed by the Contractor.

2. Project Initiation:

- a. Obtain and review all necessary documents, including project plans, specifications, geotechnical reports, and permits.
- b. Develop a comprehensive project contact list and ensure all required permits and approvals are in place.
- c. Conduct an on-site field visit to familiarize with existing conditions and prepare a written inventory or site observations, including photographs and video documentation.

3. Pre-Construction Phase:

- a. Coordinate and attend pre-construction meetings with all stakeholders, including contractors, utility representatives, and City officials.
- b. Establish a project filing and documentation system, integrating tools such as Appia and ESRI to track progress, manage documents, and enhance communication, and integrate the digital project records into the City's existing Teams site, ensuring real-time updates and information sharing for all stakeholders.
- c. Review contractor schedules to ensure feasibility and alignment with project timelines, resolving discrepancies promptly.

4. Construction Phase:

- a. Provide full-time on-site inspection services during active construction phases, supplemented by additional inspectors as necessary.
- b. Monitor and document contractor activities, including material usage, equipment deployment, and adherence to safety protocols.
- c. Conduct regular progress meetings to discuss project status, resolve challenges, and ensure alignment with construction schedules.
- d. Maintain a digital record of all project activities, including daily inspection reports, photographs, and testing results, accessible to all stakeholders.

5. Testing and Quality Assurance:

- a. Oversee material sampling and testing, ensuring compliance with project specifications and standards.

- b. Maintain a log of all tests performed, with results incorporated into the final project record.
- c. Verify contractor's compliance with testing schedules and review results for accuracy.

6. Documentation and Reporting:

- a. Utilize the Appia platform or similar software for managing daily inspection records, pay estimates, and change orders.
- b. Share all records, including progress updates, photographs, and reports, via the City's Teams site.
- c. Submit weekly progress reports to the City, highlighting completed work, upcoming tasks, and any issues requiring resolution.

7. Change Management:

- a. Respond promptly to contractor requests for information or clarification, coordinating with the City as necessary.
- b. Manage filed orders and change orders, ensuring proper documentation and approval before implementation.

8. Project Close-Out:

- a. Conduct pre-final and final inspections, preparing detailed punch lists and coordinating corrective actions with contractors.
- b. Compile and submit final project documentation, including record drawings, testing logs, and close-out forms, to the City with forty-five (45) days of project completion.

Section 2. Effective Date; Term.

- 1. The agreement shall become effective on the day of execution and approval by both parties.
- 2. Abonmarche acknowledges that time is of the essence and that the timely performance of its services is an important element of this agreement. Abonmarche shall perform all services as expeditiously as is consistent with professional skill and care in the orderly progress of the services. A preliminary timeline is included with the November 7, 2024 proposal (Exhibit A) and RFP (Exhibit B).
- 3. Work is anticipated to begin in December 2024 and will extend until work is complete. The overall timeline for construction inspection services will be dependent on several factors, including availability of materials, timing for permits, etc., but contract completion dates are currently set for November 15, 2025, for substantial completion and final completion no later than December 31, 2025.

Section 3. Compensation.

- (A) City agrees to compensate Abonmarche for work performed under this agreement the total lump sum amount not to exceed Nine Hundred Twenty Thousand Dollars (\$920,000.00).
- (B) Mileage, reproductions, and subcontractor fees are include in the lump sum not-to-exceed amount in Section 3.(A).
- (C) Permit fees shall be reimbursable.
- (D) The maximum hourly rates by Job Classification for Hourly Tasks associated with the Project shall be as follows:

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

Section 4. Payment.

- 1. City shall pay Abonmarche services satisfactorily completed under this agreement as services progress based on the amounts set forth in Section 3.
- 2. Payment for services rendered shall be upon City's receipt of a detailed invoice from Abonmarche. The invoice shall be sent to the following address, or at such other address as City may designate in writing.

City of Goshen
Community Development
c/o Becky Hutsell
204 East Jefferson Street, Suite 6
Goshen, IN 46528

- 3. Payment will be made within forty-five (45) days following City's receipt of the invoice. If any dispute arises, the undisputed amount will be paid. Payment is deemed to be made on the date of mailing the check.
- 4. Abonmarche is required to have a current W9 form on file with the Goshen Clerk-Treasurer's Office before City will issue payment.

Section 5. Ownership of Documents.

City acknowledges Contractor's documents, plans, drawings, specifications, including electronic files, as instruments of professional service. Nevertheless, the final documents prepared under this agreement shall become the property of City upon completion of the services and payment in full of all monies due to Contractor.

Section 6. Independent Contractor.

1. Contractor shall operate as a separate entity and independent contractor of the City of Goshen. Any employees, agents or subcontractors of Contractor shall be under the sole and exclusive direction and control of Contractor and shall not be considered employees, agents or subcontractors of City. City shall not be responsible for injury, including death, to any persons or damages to any property arising out of the acts or omissions of Contractor and/or Contractor's employees, agents or subcontractors.
2. Contractor understands that City will not carry worker's compensation or any other insurance on Contractor and/or Contractor's employees or subcontractors.
3. Contractor is solely responsible for compliance with all federal, state and local laws regarding reporting of compensation earned and payment of taxes. City will not withhold federal, state or local income taxes or any other payroll taxes.

Section 7. Non-Discrimination.

Contractor agrees to comply with all federal and Indiana civil rights laws, including, but not limited to Indiana Code 22-9-1-10. Contractor or any subcontractors, or any other person acting on behalf of Contractor or a subcontractor, shall not discriminate against any employee or applicant for employment to be employed in the performance of this agreement, with respect to the employee's hire, tenure, terms, conditions, or privileges of employment or any other matter directly or indirectly related to employment, because of the employee's or applicant's race, religion, color, sex, disability, national origin, or ancestry. Breach of this covenant may be regarded as a material breach of contract.

Section 8. Employment Eligibility Verification.

1. Contractor shall enroll in and verify the work eligibility status of all Contractor's newly hired employees through the E-Verify program as defined in Indiana Code 22-5-1.7-3.
2. Contractor shall not knowingly employ or contract with an unauthorized alien, and contractor shall not retain an employee or continue to contract with a person that the Contractor subsequently learns is an unauthorized alien.

3. Contractor shall require their subcontractors, who perform work under this contract, to certify to the Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. Contractor agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.
4. City may terminate the contract if Contractor fails to cure a breach of this provision no later than thirty (30) days after being notified by City of a breach.

Section 9. Contracting with Relatives.

Pursuant to Indiana Code § 36-1-21, if the Contractor is wholly or partially owned by a relative of a City of Goshen elected official, the Contractor certifies that the Contractor has notified both the elected official and the City's Legal Department prior to entering into this agreement that an elected official of the City of Goshen is a relative of an owner of the Contractor.

Section 10. Indemnification.

Contractor shall indemnify and hold harmless the City of Goshen and City's officers and employees from and against liability, damages or injuries to the extent caused by the negligent act or omission of the Contractor, its officers and employees and others for whom Contractor is legally liable in the performance of services under this agreement. Such indemnity shall be limited by the amount of insurance coverage required under this agreement.

Section 11. Insurance.

1. Prior to commencing work, the Contractor shall furnish City a certificate of insurance in accordance with the following minimum requirements, shall maintain the insurance in full force and effect, and shall keep on deposit at all times during the term of the contract with City the certificates of proof issued by the insurance carrier that such insurance is in full force and effect.
2. Each certificate shall require that written notice be given to the City at least thirty (30) days prior to the cancellation or a material change in the policy.
3. Contractor shall at least include the following types of insurance with the following minimum limits of liability:
 - (1) Workers Compensation and Employer's Liability - Statutory Limits
 - (2) General Liability - Combined Bodily Injury and Property Damage, \$1,000,000 each occurrence and aggregate. The City of Goshen is to be named as an additional insured.

- (3) Automobile Liability - Combined Bodily Injury and Property Damage, \$1,000,000 each occurrence and aggregate. The City of Goshen is to be named as an additional insured.
- (4) Professional Liability - Combined Bodily Injury and Property Damage, \$2,000,000 each occurrence and aggregate. The City of Goshen is to be named as an additional insured.
- (5) Excess/Umbrella Liability - \$8,000,000 each occurrence and aggregate.

Section 12. Force Majeure.

1. Except for payment of sums due, neither party shall be liable to the other or deemed in default under this contract if and to the extent that such party's performance under this contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party and could not have been avoided by exercising reasonable diligence. Examples of force majeure are natural disasters or decrees of governmental bodies not the fault of the affected party.
2. If either party is delayed by force majeure, the party affected shall provide written notice to the other party immediately. The notice shall provide evidence of the force majeure event to the satisfaction of the other party. The party shall do everything possible to resume performance. If the period of non-performance exceeds thirty (30) calendar days, the party whose ability to perform has not been affected may, by giving written notice, terminate the contract and the other party shall have no recourse.

Section 13. Default.

1. If Contractor fails to perform the services or comply with the provisions of this agreement, then Contractor may be considered in default.
2. It shall be mutually agreed that if Contractor fails to perform the services or comply with the provisions of this contract, City may issue a written notice of default and provide a period of time that shall not be less than fifteen (15) days in which Contractor shall have the opportunity to cure. If the default is not cured within the time period allowed, the contract may be terminated by the City. In the event of default and failure to satisfactorily remedy the default after receipt of written notice, the City may otherwise secure similar services in any manner deemed proper by the City, and Contractor shall be liable to the City for any excess costs incurred.
3. Contractor may also be considered in default by the City if any of the following occur:
 - (1) There is a substantive breach by Contractor of any obligation or duty owed under the provisions of this contract.
 - (2) Contractor is adjudged bankrupt or makes an assignment for the benefit of creditors.

- (3) Contractor becomes insolvent or in an unsound financial condition so as to endanger performance under the contract.
- (4) Contractor becomes the subject of any proceeding under law relating to bankruptcy, insolvency or reorganization, or relief from creditors and/or debtors.
- (5) A receiver, trustee, or similar official is appointed for Contractor or any of Contractor's property.
- (6) Contractor is determined to be in violation of federal, state, or local laws or regulations and that such determination renders Contractor unable to perform the services described under these Specification Documents.
- (7) The contract or any right, monies or claims are assigned by Contractor without the consent of the City.

Section 14. Termination.

1. The agreement may be terminated in whole or in part, at any time, by mutual written consent of both parties. Contractor shall be paid for all services performed and expenses reasonably incurred prior to notice of termination.
2. City may terminate this agreement, in whole or in part, in the event of default by Contractor.
3. The rights and remedies of the parties under this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this agreement.

Section 15. Notice.

Any notice required or desired to be given under this agreement shall be deemed sufficient if it is made in writing and delivered personally or sent by regular first-class mail to the parties at the following addresses, or at such other place as either party may designate in writing from time to time. Notice will be considered given three (3) days after the notice is deposited in the US mail or when received at the appropriate address.

City: City of Goshen, Indiana
Attention: Goshen Legal Department
204 East Jefferson St., Suite 2
Goshen, IN 46528

Contractor: Abonmarche Consultants, Inc.
Attention: Bradley E. Mosness, PE
Project Manager

303 River Race Drive, Unit 206
Goshen, IN 46526

Section 16. Subcontracting or Assignment.

Contractor shall not subcontract or assign any right or interest under the agreement, including the right to payment, without having prior written approval from City. Any attempt by Contractor to subcontract or assign any portion of the agreement shall not be construed to relieve Contractor from any responsibility to fulfill all contractual obligations.

Section 17. Amendments.

Any modification or amendment to the terms and conditions of the agreement shall not be binding unless made in writing and signed by both parties. Any verbal representations or modifications concerning the agreement shall be of no force and effect.

Section 18. Waiver of Rights.

No right conferred on either party under this agreement shall be deemed waived and no breach of this agreement excused unless such waiver or excuse shall be in writing and signed by the party claimed to have waived such right.

Section 19. Applicable Laws.

1. Contractor agrees to comply with all applicable federal, state, and local laws, rules, regulations, or ordinances. All contractual provisions legally required to be included are incorporated by reference.
2. Contractor agrees to obtain and maintain all required permits, licenses, registrations, and approvals, and shall comply with all health, safety, and environmental rules or regulations in the performance of the services. Failure to do so may be deemed a material breach of agreement.

Section 20. Miscellaneous.

1. Any provision of this agreement or incorporated documents shall be interpreted in such a way that they are consistent with all provisions required by law to be inserted into the agreement. In the event of a conflict between these documents and applicable laws, rules, regulations or ordinances, the most stringent or legally binding requirement shall govern.
2. This agreement shall be construed in accordance with and governed by the laws of the State of Indiana and any suit must be brought in a court of competent jurisdiction in Elkhart County, Indiana.

3. In the event legal action is brought to enforce or interpret the terms and conditions of these agreement, the prevailing party of such action shall be entitled to recover all costs of that action, including reasonable attorneys' fees.

Section 21. Severability.

In the event that any provision of the agreement is found to be invalid or unenforceable, then such provision shall be reformed in accordance with applicable law. The invalidity or unenforceability of any provision of the agreement shall not affect the validity or enforceability of any other provision of the agreement.

Section 22. Binding Effect.

All provisions, covenants, terms and conditions of this agreement apply to and bind the parties and their legal heirs, representatives, successors and assigns.

Section 23. Entire Agreement.

This agreement constitutes the entire agreement between the parties and supersedes all other agreements or understandings between City and Abonmarche.

Section 24. Authority to Execute.

The undersigned affirm that all steps have been taken to authorize execution of this agreement, and upon the undersigned's execution, bind their respective organizations to the terms of the agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates as set forth below.

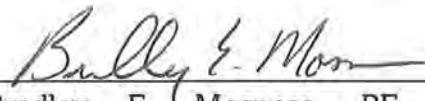
City of Goshen, Indiana
Redevelopment Commission



Becky Hutsell,
Community Development Director

Date: 11/25/2024

Abonmarche Consultants, Inc.



Bradley E. Mosness, PE, Vice
President

Date: 11-25-2024

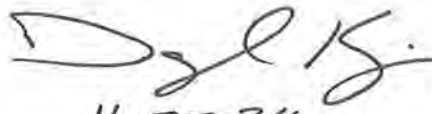

11-25-24

Exhibit A



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

315 West Jefferson Boulevard, South Bend, IN 46601



**PROFESSIONAL SERVICES FOR
CONSTRUCTION INSPECTION**
CHERRY CREEK SUBDIVISION, PHASE 1

GOSHEN, INDIANA
NOVEMBER 7, 2024

November 7, 2024

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

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

Dear Ms. Hutsell:

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

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

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

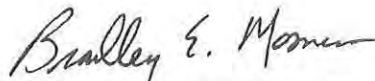
We hope our continued commitment and the innovations we've developed throughout our partnership over the years solidify your selection of Abonmarche for the inspection of Cherry Creek.

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

Sincerely,
Abonmarche Consultants, Inc.



Robert A. Nichols II
Director of Construction Services
574.328.9701
rnichols@abonmarche.com



Bradley E. Mosness, PE
Vice President & Goshen Office Director
574.314.1024
bmosness@abonmarche.com



BRADLEY E. MOSNESS, PE
Principal & Goshen Office Director



ROBERT A. NICHOLS
Construction Services Director

JD MCPHAIL
Construction Inspection Manger

CHAD MARTENSEN
Construction Technician

DEREK MILLS
Construction Technician



BRADLEY E. MOSNESS, PE

PRINCIPAL & GOSHEN OFFICE DIRECTOR

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

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

AREAS OF EXPERTISE:

PROJECT MANAGEMENT

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

MUNICIPAL AND DOT CONSTRUCTION EXPERIENCE

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

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

PRIVATE DEVELOPMENT / SITE ENGINEERING

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

EDUCATION

Purdue University
Bachelor of Science,
Construction Engineering
Technology

REGISTRATION

Professional Engineer
Licensed: Indiana

Stormwater Management
Operator, State of
Michigan

PROFESSIONAL AFFILIATIONS

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

Board of Trustees
Goshen Public Library
Appointed by City Council

Indiana Onsite Wastewater
Professionals Association
(IOWPA)

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

CERTIFICATION/TRAINING

INDOT Inspector, Site
Manager, LPA Project
Development



ROBERT A. NICHOLS II

CONSTRUCTION SERVICES DIRECTOR

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

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

EDUCATION

Purdue University
Bachelor of Science,
Civil Engineering

PROFESSIONAL AFFILIATIONS

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

American Public Works
Association
Indiana Chapter, Former
Member

Indiana Water
Environmental
Association, Former
Member

AREAS OF EXPERTISE:

PROJECT MANAGEMENT

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

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

MUNICIPAL AND DOT CONSTRUCTION EXPERIENCE

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

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



JAMES (JD) MCPHAIL CONSTRUCTION MANAGER

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

AREAS OF EXPERTISE:

CONSTRUCTION INSPECTION

East College Avenue Industrial Park, Goshen, IN

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

Mishawaka Traffic Safety Plan & West Vestibule, Mishawaka, IN

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

Bremen Highway Added-Travel Lanes Project, Mishawaka, IN

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

Wild Cherry Ridge Roadway Improvements, Mishawaka, IN

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

La Porte Sidewalk Project, La Porte, IN

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

CR 17 Improvements, Elkhart County, IN

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

EDUCATION

High School Graduate

CERTIFICATIONS

Project Engineer /
Supervisor (INDOT)

Site Manager Training
(INDOT)

HMA Field Supervisor
Certification (INDOT)

Certified Construction
Technician (INDOT)

Storm Water Manager
(INDOT)

OSHA 10-hour Safety
Training

ACI Concrete Field
Testing—Level 1
Certification



CHAD MARTENSEN CONSTRUCTION TECHNICIAN

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

CERTIFICATIONS

MDOT Density
Technology Certification

Storm Water Operator
Certification

MDOT Prevailing Wage
Training

Michigan Concrete Field
Testing, Level 1

MDOT Bituminous Paving
Operations Certification

MDOT Materials
Acceptance

AREAS OF EXPERTISE:

TRANSPORTATION

East College Avenue Industrial Park, Goshen, IN

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

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

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

Local Streets Resurfacing Project, Portage, MI

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

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

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

PROJECT UNDERSTANDING

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

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

PROJECT APPROACH

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

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

PROJECT INITIATION AND PRE-CONSTRUCTION

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

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

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

CONSTRUCTION PHASE

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

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

DOCUMENTATION/COMMUNICATION/RECORD KEEPING

Communication Plan

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

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

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

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

ALWAYS BE PART OF THE SOLUTION/PROBLEM SOLVERS

Proactive Approach

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

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

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

Cherry Creek - Phase 1 CA/CI Manhour Justification

**December 2024
- February 28, 2025**

Person	Monthly Hours
RAN	64
JDM	80
INSPECTOR 1	160
ADMIN SUPPORT	16
MONTHLY TOTAL	320

**March 1, 2025
- December 31, 2025**

Person	Monthly Hours
RAN	64
JDM	80
INSPECTOR 1	200
INSPECTOR 2	200
ADMIN SUPPORT	24
MONTHLY TOTAL	568



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

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

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

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

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

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

abonmarche.com



MICHIGAN

BENTON HARBOR
KALAMAZOO
GRAND HAVEN
GRAND RAPIDS

INDIANA

SOUTH BEND
VALPARAISO
GOSHEN
LAFAYETTE
HOBART
FORT WAYNE

CONSULTANT LOCATION

ABONMARCHE
315 W. Jefferson Blvd.
South Bend, IN 46601
abonmarche.com

CONTACT

Robert A. Nichols
Director of Construction
Services
574.328.9701
rnichols@abonmarche.com



EAST COLLEGE AVENUE INDUSTRIAL PARK GOSHEN, INDIANA

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

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

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

CLIENT

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

HIGHLIGHTS

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





PORTAGE PRAIRIE/AMERIPLEX

SOUTH BEND, INDIANA

CLIENT

Holladay Properties

CONSTRUCTION COST

\$100 Million+

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

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

U.S. 31 INDUSTRIAL PARK

SOUTH BEND, INDIANA

CLIENT

City of South Bend

CONSTRUCTION COST

\$2 Million+

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

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





9TH STREET MULTI-USE PATH

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

CLIENT

City of Goshen

CONSTRUCTION

\$180,000 (Construction Inspection & Admin)

HIGHLIGHTS

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



EAST DIVISION STREET PHASE II

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

CLIENT

Town of Demotte

CONSTRUCTION

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

HIGHLIGHTS

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



IRON HORSE HERITAGE TRAIL

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

CLIENT

City of Portage

CONSTRUCTION

\$180,000

HIGHLIGHTS

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

CITY OF GOSHEN EXPERIENCE

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



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



**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

From: Dustin K. Sailor, Director of Public Works & Utilities

RE: **STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 5 (JN: 2019-0046)**

Date: January 9, 2025

The City has been working with Abonmarche Consulting on LaCasa's proposed site development to be located on the southside of East Lincoln Avenue. A due diligence elevation review was performed between the top of the City's existing detention pond's emergency overflow, East Lincoln Avenue's lowest curb line elevation, and the proposed parking lot grades for the development. Through this review, it was confirmed that the emergency concrete detention pond overflow weir is 4-inches higher than it should be to prevent roadway flooding and minimize potential impacts on LaCasa's site development.

Goshen Engineering requested that Niblock Excavation provide a change order price to lower the 24-inch wide concrete emergency overflow weir by 4-inches in conjunction with the East Lincoln Avenue project. Niblock provided a quote of \$19,198.00 for the work. Goshen Engineering has reviewed the identified line items and pricing and determined they are appropriate. The largest portion of the quoted cost to complete the work is tied up in site restoration of the bank and landscape restoration due to the overflow's remote location.

Goshen Engineering requests that the Goshen Redevelopment Commission approve Change Order No. 5 for \$19,198.00.

Suggested Motion: Move to approve Change Order No. 5 in the amount of \$19,198.00 to lower the Lincoln Avenue emergency detention pond weir by 4".

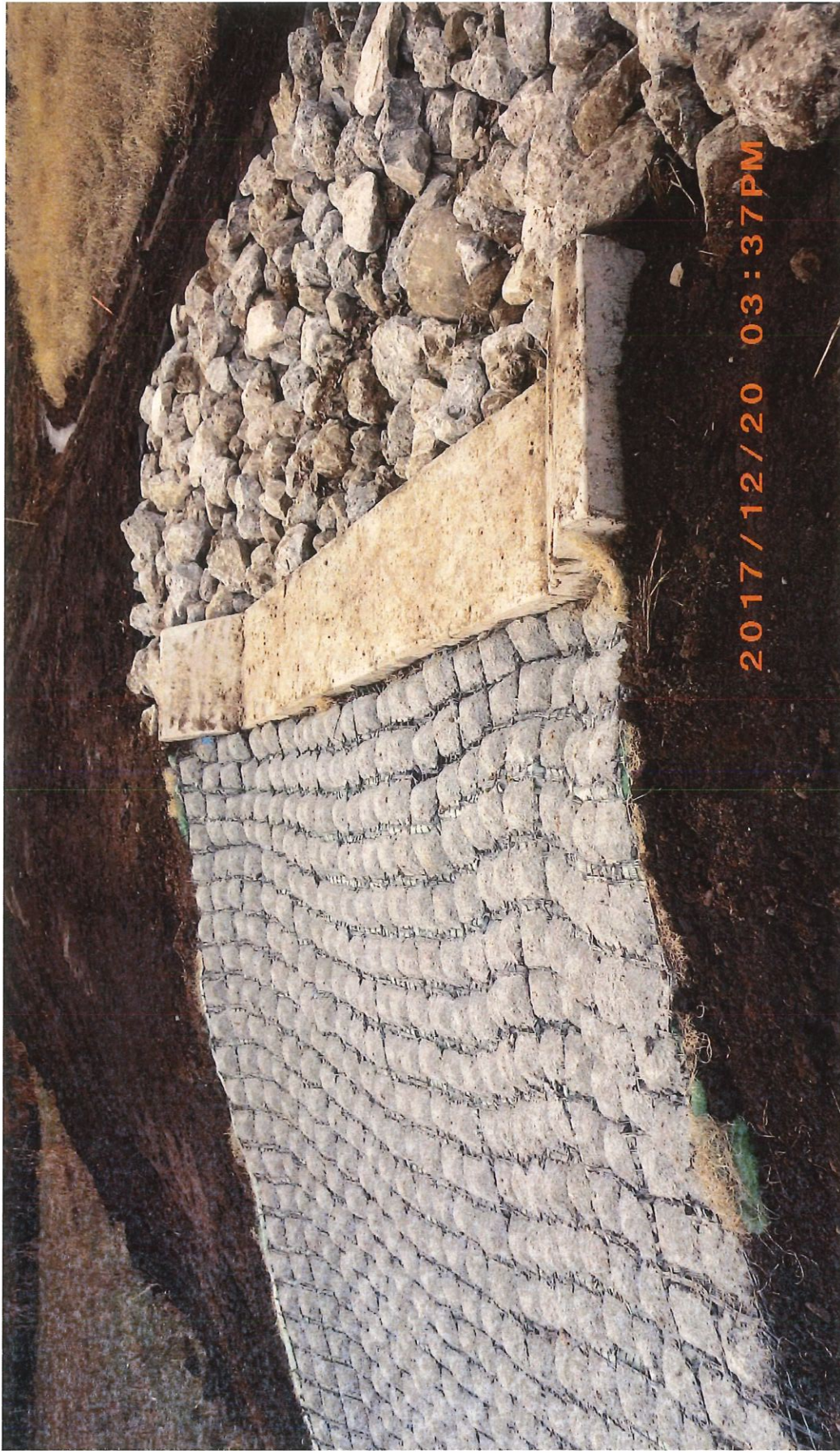


Figure 1 - Emergency Overflow After Construction in 2017 - Looking West

Figure 2 - City Drawing X-2400 - Sht 12 (Dashed Box Highlight's Weir Location)

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 5

Date: 1/9/2025

**CITY OF GOSHEN, INDIANA
OFFICE OF THE CITY ENGINEER
204 E. Jefferson Street, Suite 1
Goshen, IN 46528**

OWNER: City of Goshen

PROJECT NAME: Steury Avenue and Lincoln Avenue Reconstruction Project

PROJECT NUMBER: 2019-0046

CONTRACTOR: Niblock Excavating, Inc.

I. DESCRIPTION OF WORK INVOLVED (Use additional sheets if needed)

The Lincoln Avenue detention pond weir was determined to be 4-inches too high and poses an operational risk for East Lincoln Avenue and LaCasa's future property development to the west of the basin. This change order provides for the horizontal saw cutting of the 24-inch concrete weir, removal of the debris, and restoration emergency overflow armament, and restoration of the area leading up to and around the work area.

CO 5.1	Pullback existing Riprap	11 SYD	@ \$36.00	-----	\$396.00
CO 5.2	Pullback Existing Flexamat	6 SYD	@ \$67.00	-----	\$402.00
CO 5.3	Horizontal Cut Concrete Weir	10 LFT	@ \$157.00	-----	\$1,570.00
CO 5.4	Debris Disposal	1 LS	@ \$1,550.00	-----	\$1,550.00
CO 5.5	Seal Concrete	1 LS	@ \$1,500.00	-----	\$1,500.00
CO 5.6	Over Excavate, Restore Riprap w/ New Fabric	11 SYD	@ \$189.00	-----	\$2,079.00
CO 5.7	Restore Flexamat w/ New Mat	6 SYD	@ \$950.00	-----	\$5,700.00
CO 5.8	Special Landscape Restoration	17 SYD	@ \$353.00	-----	\$6,001.00
Subtotal= \$					19,198.00

CHANGE ORDER FORM

Pg 2 of 3

Change Order No. 5

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract	\$9,097,758.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to 4	\$94,842.00
3. Amount of Contract, not including this supplement	\$9,192,600.00
4. Addition/ Reduction to Contract due to this supplement	\$ 19,198.00
5. Amount of Contract, including this supplemental	\$9,211,798.00
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)	\$114,040.00
7. Total percent of change in the original contract price Includes Change Order No. 1 to 5 (Line 6 divided by Line 1)	1.25%

III. CONTRACT SUPPLEMENT CONDITIONS

1. The contract completion date established in the original contract or as modified by previous Contract Supplement(s) is hereby ~~extended/reduced~~ by 0 calendar days, maintaining the final completion date of August 11, 2026.
2. Any additional work to be performed under this Contract supplement will be carried out in compliance with the specifications included in the preceding Description of Work Involved, with the supplemental contract drawing designed as _____, and under the provisions of the original contract including compliance with applicable equipment specifications, general specifications and project specifications for the same type of work.
3. This Contract Supplement, unless otherwise provided herein, does not relieve the contractor from strict compliance with the guarantee provisions of the original contract, particularly those pertaining to performance and operation of equipment.
4. The contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and contractor's insurance, all work covered by this Contract Supplement. The contractor will furnish to the owner evidence of increased coverage of this Performance and Payments bonds for the accrued value of all contract supplements, which exceed the original contract price by twenty (20) percent.

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 5

RECOMMENDED FOR ACCEPTANCE

Dustin K. Sailor, P.E.
Director of Public Works

ACCEPTED: REDEVELOPMENT
CITY OF GOSHEN, INDIANA

BY: _____
Becky Hutsell, Redevelopment Director

ACCEPTED: BOARD OF PUBLIC WORKS AND SAFETY
CITY OF GOSHEN, INDIANA

Mayor

Member

Member

Member

Member

ACCEPTED: CONTRACTOR

BY: _____
Signature of authorized representative

Printed

Title



**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

From: Dustin K. Sailor, Director of Public Works & Utilities

RE: **STEURY AVENUE & LINCOLN AVENUE RECONSTRUCTION & DRAINAGE
IMPROVEMENTS – CHANGE ORDER NO. 6 (JN: 2019-0046)**

Date: January 9, 2025

The active sanitary sewer service for the Police Shooting Range was inadvertently cut and capped at the sewer main as directed by the design plans. This became evident during the installation of the Shooting Range's on-site storm sewer system. To avoid cutting into the reconstructed section of East Lincoln Avenue to restore the service connection, the City and Contractor are proposing to install 140 linear feet of new sewer line with cleanouts across the front of the site to connect into the sewer lateral extending from the training facility building.

Goshen Engineering requested that Niblock Excavating provide a change order price to reroute the sanitary sewer line. Niblock provided a quote of \$8,820 for the work. Niblock offered a discounted per linear foot price to reroute the sewer line from \$115 per foot to \$63 per foot.

With it being winter, Niblock is prepared to proceed with the work once approved.

Goshen Engineering requests that the Goshen Redevelopment Commission approve Change Order No. 6 for \$8,820. This change, along with previous changes, increases the value of the contract by 2.08%.

Suggested Motion: Move to approve Change Order No. 6 in the amount of \$8,820.00 to reinstall the sanitary sewer lateral for 713 E. Lincoln Avenue.

CHANGE ORDER FORM

Pg 1 of 3

Change Order No. 6

Date: 1/9/2025

***CITY OF GOSHEN, INDIANA
OFFICE OF THE CITY ENGINEER
204 E. Jefferson Street, Suite 1
Goshen, IN 46528***

OWNER: City of Goshen

PROJECT NAME: Steury Avenue and Lincoln Avenue Reconstruction Project

PROJECT NUMBER: 2019-0046

CONTRACTOR: Niblock Excavating, Inc.

I. DESCRIPTION OF WORK INVOLVED (Use additional sheets if needed)

The active sanitary sewer service for the Police Shooting Range was inadvertently cut and capped at the sewer main as directed by the design plans. This became evident during the installation of the Shooting Range's on-site storm sewer system. To avoid cutting into the reconstructed section of East Lincoln Avenue to restore the service connection, the City and Contractor are proposing to install 140 linear feet of new sewer line with cleanouts across the front of the site to connect into the sewer lateral extending from the training facility building.

CO 6.1	Sanitary Sewer Lateral Restoration, PVC SDR 35, Circular, 6"	140 LFT @ \$63.00	\$8,820.00
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Subtotal= \$ 8,820.00

CHANGE ORDER FORM

Pg 2 of 3

Change Order No. 6

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

1. Amount of original contract		\$9,097,758.00
2. Net (Addition/ Reduction) due to all Previous Contract Supplements Numbers 1 to <u>5</u>		\$199,274.00
3. Amount of Contract, not including this supplement		\$9,297,032.00
4. Addition/ Reduction to Contract due to this supplement	\$	8,820.00
5. Amount of Contract, including this supplemental		\$9,305,852.00
6. Total (Addition/ Reduction) due to all Change Orders (Line 2 + Line 4)		\$208,094.00
7. Total percent of change in the original contract price Includes Change Order No. 1 to <u>6</u> (Line 6 divided by Line 1)		2.29%

III. CONTRACT SUPPLEMENT CONDITIONS

1. The contract completion date established in the original contract or as modified by previous Contract Supplement(s) is hereby ~~extended~~/~~reduced~~ by 0 calendar days, maintaining the final completion date of August 11, 2026.
2. Any additional work to be performed under this Contract supplement will be carried out in compliance with the specifications included in the preceding Description of Work Involved, with the supplemental contract drawing designed as _____, and under the provisions of the original contract including compliance with applicable equipment specifications, general specifications and project specifications for the same type of work.
3. This Contract Supplement, unless otherwise provided herein, does not relieve the contractor from strict compliance with the guarantee provisions of the original contract, particularly those pertaining to performance and operation of equipment.
4. The contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and contractor's insurance, all work covered by this Contract Supplement. The contractor will furnish to the owner evidence of increased coverage of this Performance and Payments bonds for the accrued value of all contract supplements, which exceed the original contract price by twenty (20) percent.

CHANGE ORDER FORM

Pg. 3 of 3

Change Order No. 6

RECOMMENDED FOR ACCEPTANCE

 1/09/26

Dustin K. Sailor, P.E.
Director of Public Works

ACCEPTED: REDEVELOPMENT
CITY OF GOSHEN, INDIANA

BY:

Becky Hutsell, Redevelopment Director

ACCEPTED: BOARD OF PUBLIC WORKS AND SAFETY
CITY OF GOSHEN, INDIANA

Mayor

Member

Member

Member

Member

ACCEPTED: CONTRACTOR

BY:

Signature of authorized representative

Printed

Title

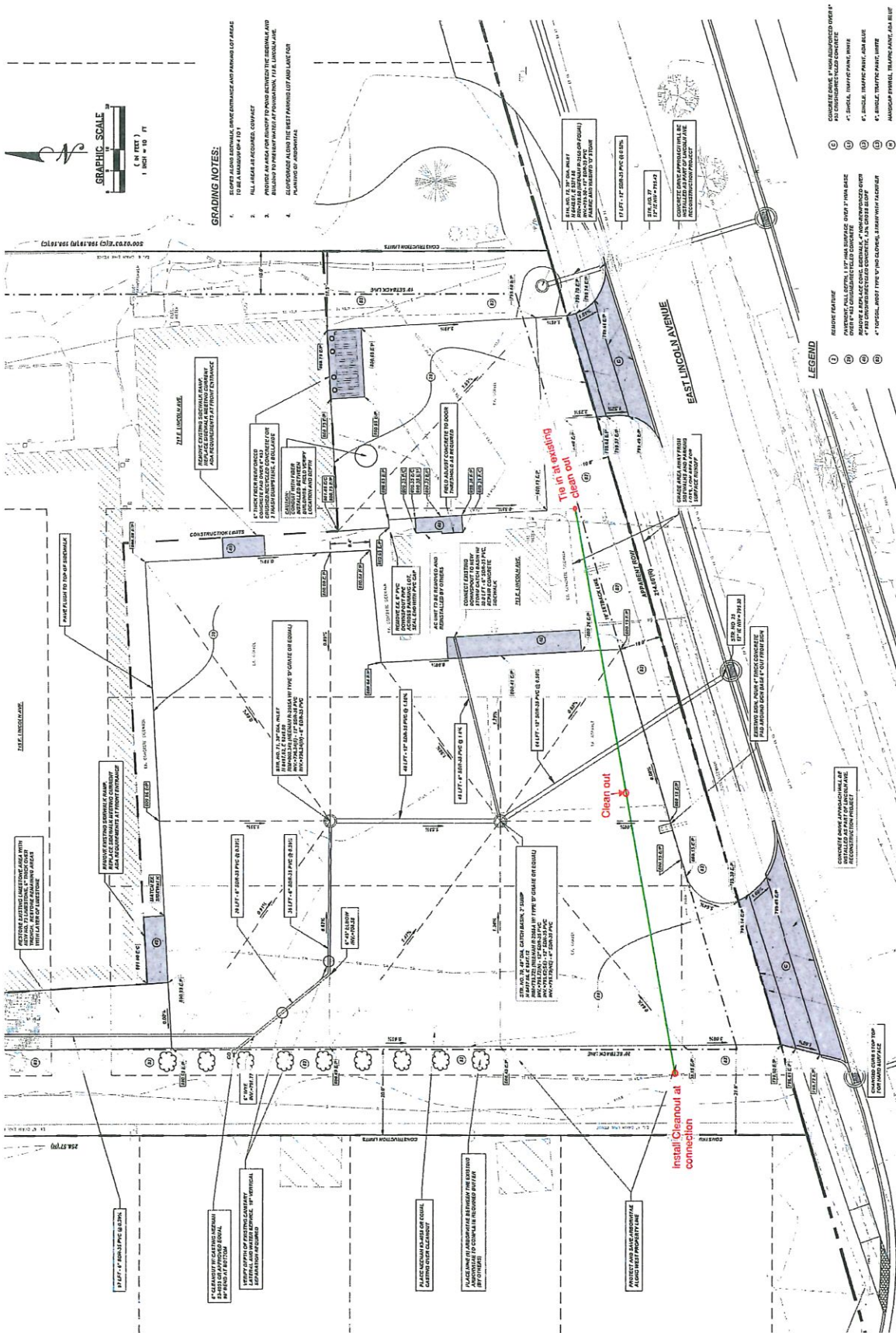


Figure 1 - Proposed Sewer Reroute



**Engineering Department
CITY OF GOSHEN**

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

Memorandum

To: Goshen Redevelopment Commission

From: Engineering Department

RE: **COLLEGE AVE, PHASE I – PROJECT LETTING AND CONSTRUCTION LOOK-AHEAD
(JN 2019-0022)**

Date: January 13, 2026

INDOT advertised the College Avenue, Phase I project for Construction (CN) on December 10, 2025. The letting (bid) results and Engineer's estimate are presented below:

Contractor	Bid Total
HRP Construction	\$8,889,305.88
C & E Excavating	\$9,229,594.00
Rieth-Riley Construction Co.	\$9,630,884.63
Milestone Contractors LP	\$10,207,000.00
Engineer's Estimate	\$9,114,112.68

The contract has been awarded to HRP Construction, with the following breakdown by project:

Project Description	Des No.	Project Amount
College Ave Auxiliary Lanes (reconstruction & widening)	1900739	\$7,276,197.27
Pedestrian Bridge over Horn Ditch	2101631	\$312,504.78
Elkhart County Bridge 410	2501041	\$1,300,603.83

MACOG had budgeted \$3,100,000 for construction. Via several funding mechanisms, including inquiries to other Metropolitan Planning Organizations, MACOG staff was able to provide an additional \$1,450,000 for construction, as well as \$50,000 for construction inspection. With MACOG's additional obligation of federal funds, the cost for the City's local match for construction and construction inspection is approximately \$4,400,000, which is \$270,000 more than what was estimated in March, 2025.



**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: DISCUSSION – TROTM, LLC (“Row on the Millrace”) Request Letter RE: Potential Agreement Amendment Items
DATE: January 13, 2026

REQUEST

TROTM, LLC submitted a January 8, 2026 request letter proposing two modifications related to the “Row on the Millrace” project. Staff is presenting the request letter to the Redevelopment Commission for discussion and direction in order to gauge RDC support before drafting a formal amendment to the March 11, 2025 development agreement.

BACKGROUND

The City and TROTM executed an Agreement for the Sale, Purchase and Development of Real Estate dated March 11, 2025. The Agreement includes specific public improvement obligations, infrastructure coordination requirements, and landscaping expectations. Any changes to the Agreement must be made in writing by mutual agreement.

SUMMARY OF REQUESTED MODIFICATIONS

A. West Purl Street Right-of-Way / Parking Configuration

Request: TROTM requests removal of angled parking on West Purl Street adjacent to the project and redesign of the right-of-way (curb/sidewalk shift) to create additional greenspace.

Why RDC direction is needed: The current Agreement outlines RDC public improvements but does not specifically include this West Purl Street redesign. Any decision regarding scope, funding, timing, and responsibility should be confirmed before incorporating it into an amendment.

B. Off-Site Street Trees on RDC Property (211 W. Monroe Street)

Request: TROTM indicates zoning requires 14 street trees; only 5 can fit on-site. TROTM requests permission to plant the remaining 9 trees off-site on RDC property at 211 W. Monroe Street. TROTM proposes that after installation the trees become City property as part of the City’s urban forest.

Why RDC direction is needed:

The Agreement anticipates alternate tree placement as part of an approved landscaping plan, but does not specify off-site installation on RDC property. An amendment would need to clarify permission, location, number of trees, cost/installation responsibility, ownership, and maintenance expectations.

Agreement Sections Potentially Requiring Amendment

If the Commission supports the requested modifications, staff will work with legal counsel to draft an amendment addressing:

1. Public improvements / infrastructure coordination for any West Purl Street redesign (scope, funding, timing, approvals).
2. Landscaping requirements / alternate tree placement to approve and document off-site tree planting at 211 W. Monroe, including ownership and maintenance terms.

STAFF RECOMMENDATION / ACTION REQUESTED

Staff requests RDC discussion and direction on whether the Commission supports:

1. Pursuing the West Purl Street right-of-way/parking modifications as requested, and
2. Allowing placement of nine off-site street trees on RDC property at 211 W. Monroe Street.

If supported, staff will proceed with preparation of a formal written amendment to the March 11, 2025 Agreement for RDC consideration at a future meeting.

January 8, 2026

Becky Hutsell
Director of Redevelopment
City of Goshen
204 E Jefferson St, Ste 6
Goshen, IN 46528

Dear Becky,

TROTM, LCC and our civil engineer, Abonmarche Consultants, are working through the technical review process with City of Goshen staff on the Row on the Millrace project. To address concerns identified by staff we would like to suggest the following modifications to the project plans that will require approval and participation from the City of Goshen Redevelopment Commission (RDC).

1. Removal of angled parking on West Purl Street

The existing angled parking spaces on the southside of the project site, north side of West Purl Street, are not needed for the project. To help alleviate concerns with the sidewalk layout and line of sight for South Second and West Purl Street that came up during the PUD and Primary Plat process, we would like to completely remove these parking spaces and redesign the West Purl Street right-of-way by pulling back the curb and sidewalk to the south to provide more green space for the project and neighborhood. This concept has been preliminarily approved by the Engineering Department through the review process of the PUD and Primary Plat with final details to be determined through the technical review process if the RDC will incorporate this change into the public improvements planned for the area.



2. Planting trees on RDC property

Due to property constraints, the 14 street trees required by the City of Goshen Zoning Ordinance cannot all be planted on site. Our PUD site plan maximizes the number of trees, but we can only accommodate five trees on site. The PUD approval process allowed for the additional nine required street trees to be planted off-site. We request that the RDC allow us to plant these trees on your property at 211 West Monroe Street.

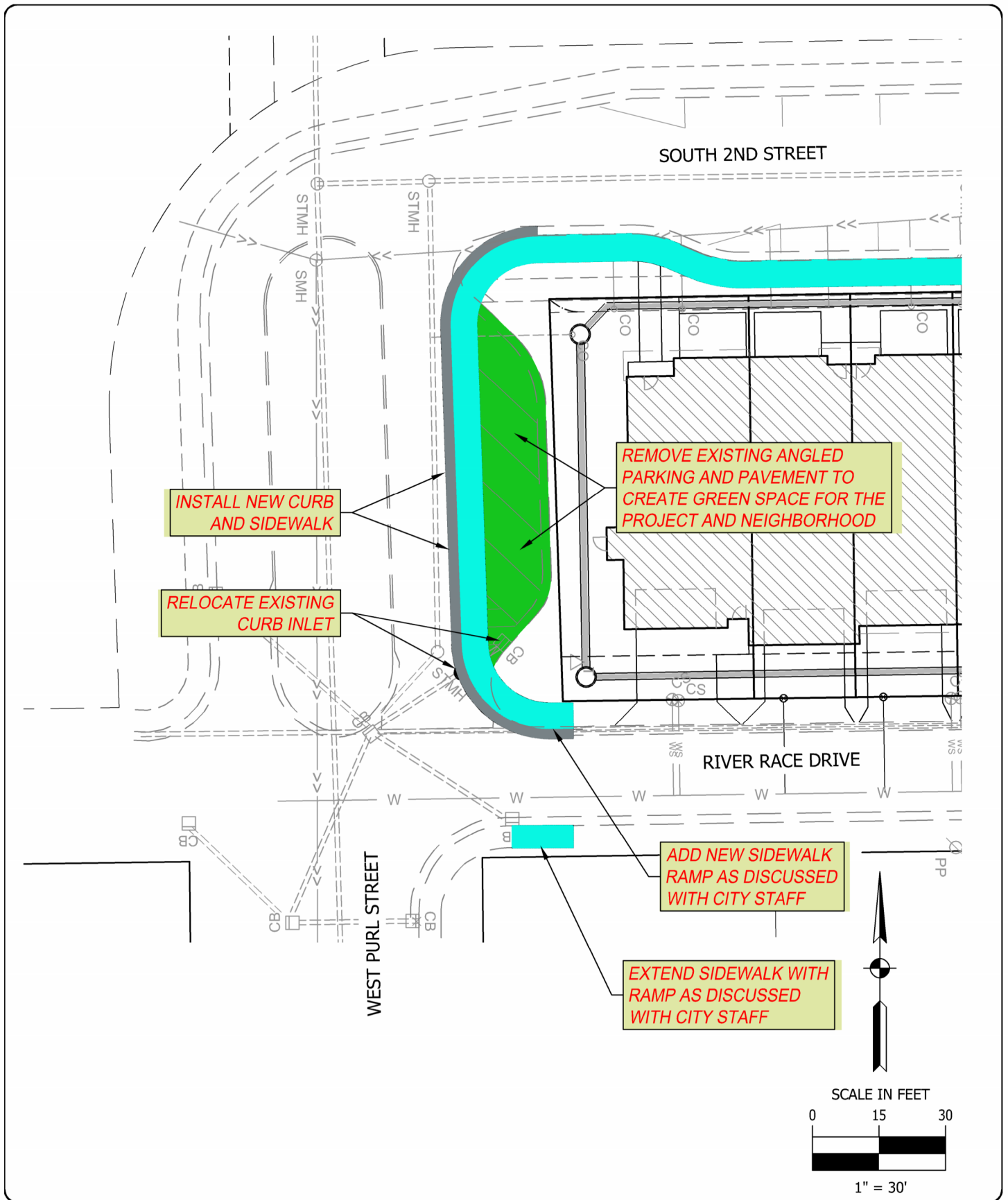
The trees will be planted under the approval and supervision of the Department of Environmental Resilience. Once planted, these trees will become part of the City's urban forest and property of the City of Goshen.



Thank you for your consideration of this request,

Shane Dyer
TROTM, LCC

Casey Yeger
TROTM, LCC



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 **December 18, 2025, through January 8, 2026**, and finds that entries are allowed in the total amount of **\$5,883,962.73**

APPROVED on January 13, 2026

Brian Garber, President

Jonathan Graber, Secretary



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0209316 - U.S. BANK NATIONAL ASSOCIATION									Vendor Total:	41.00
5864 11/24/25 RDC	Invoice	12/18/2025	11/27/2025	12/27/2025	11/27/2025	41.00	0.00	0.00	0.00	41.00
RECORDER FEES AND SPECIAL MEETING		AP1ST - AP1ST			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RECORDER FEES	N/A		0.00	0.00	26.00	0.00	0.00	0.00	26.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
2226-5-00-4330000	REDV OP/PRINTING &				26.00	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DOUGHNUTS FOR SPECIAL MEETING	N/A		0.00	0.00	15.00	0.00	0.00	0.00	15.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
2226-5-00-4390930	REDV OP/OTHER SVC CHARGE				15.00	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	41.00	0.00	0.00	0.00	41.00	0.00	41.00
Grand Total:		41.00	0.00	0.00	0.00	41.00	0.00	41.00

Account Summary

Account	Name	Amount
2226-5-00-4330000	REDV OP/PRINTING &	26.00
2226-5-00-4390930	REDV OP/OTHER SVC CHARGE	15.00
Total:		41.00



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0205316 - THE BANK OF NEW YORK MELLON									Vendor Total:	883,000.00
LSGOSHENRF15 12/04/25	Invoice	12/18/2025	12/4/2025	1/3/2026	12/4/2025	883,000.00	0.00	0.00	0.00	883,000.00
GOSHEN REDEVELOPMENT AUTHORITY BO...	AP1ST - AP1ST				No	Payment Date: 12/18/2025		Bank Draft:	DFT0001471	

Notes: WIRE TRANSFER

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
GOSHEN REDEVELOPMENT AUTHORITY ...	N/A	0.00	0.00	883,000.00	0.00	0.00	0.00	883,000.00

Distributions		Project Account Key	Amount	Percent
Account Number	Account Name			
4445-5-00-4520000	SE E.D. TIF/TRANSFERS OUT		883,000.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	883,000.00	0.00	0.00	0.00	883,000.00	883,000.00	0.00
Grand Total:		883,000.00	0.00	0.00	0.00	883,000.00	883,000.00	0.00

Account Summary

Account	Name	Amount
4445-5-00-4520000	SE E.D. TIF/TRANSFERS OUT	883,000.00
Total:		883,000.00



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: 0205316 - THE BANK OF NEW YORK MELLON								Vendor Total:		378,547.24
CT2127077 12/3/25	Invoice	12/18/2025	12/3/2025	1/2/2026	12/3/2025	378,547.24	0.00	0.00	0.00	378,547.24
COLLEGE AVE ECO DEV BOND	AP1ST - AP1ST			No	Payment Date: 12/18/2025			Bank Draft:	DFT0001472	

Notes: WIRE TRANSFER

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EAST COLLEGE AVE ECO DEV BOND	N/A	0.00	0.00	378,547.24	0.00	0.00	0.00	378,547.24

Distributions		Project Account Key	Amount	Percent
Account Number	Account Name			
4450-5-00-4520000	COLLEGETIF/TRANSFER OUT		378,547.24	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	378,547.24	0.00	0.00	0.00	378,547.24	378,547.24	0.00
Grand Total:		378,547.24	0.00	0.00	0.00	378,547.24	378,547.24	0.00

Account Summary

Account	Name	Amount
4450-5-00-4520000	COLLEGETIF/TRANSFER OUT	378,547.24
Total:		378,547.24



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0205316 - THE BANK OF NEW YORK MELLON									Vendor Total:	43,837.80
CT2237898 12/3/25	Invoice	12/18/2025	12/3/2025	1/2/2026	12/3/2025	43,837.80	0.00	0.00	0.00	43,837.80
INDIANA AVE ECO DEV BOND PAYMENT	AP1ST - AP1ST				No	Payment Date: 12/18/2025		Bank Draft:		DFT0001473
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
INDIANA AVE ECO DEV BOND PAYMENT	N/A		0.00	0.00	43,837.80	0.00	0.00	0.00	43,837.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4451-5-00-4520000	INDAVE TIF/TRANSFER OUT				43,837.80	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	43,837.80	0.00	0.00	0.00	43,837.80	43,837.80	0.00
Grand Total:		43,837.80	0.00	0.00	0.00	43,837.80	43,837.80	0.00

Account Summary

Account	Name	Amount
4451-5-00-4520000	INDAVE TIF/TRANSFER OUT	43,837.80
Total:		43,837.80



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0205859 - ABONMARCHE CONSULTANTS, INCORPORATED									Vendor Total:	23,720.00
161838-16	Invoice	1/15/2026	12/18/2025	1/17/2026	12/18/2025	13,320.00	0.00	0.00	0.00	13,320.00
ENC COLLGE AVE PHASE 2	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ENC COLLGE AVE PHASE 2	N/A		0.00	0.00	13,320.00	0.00	0.00	0.00	13,320.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				13,320.00	100.00%				
Vendor: 161936										
161936	Invoice	1/15/2026	12/23/2025	1/22/2026	12/23/2025	4,900.00	0.00	0.00	0.00	4,900.00
RIVER RACE SUBDIVISION REPLAT	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RIVER RACE SUBDIVISION REPLAT	N/A		0.00	0.00	4,900.00	0.00	0.00	0.00	4,900.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				4,900.00	100.00%				
Vendor: 162015										
162015	Invoice	1/15/2026	12/31/2025	1/30/2026	12/31/2025	5,500.00	0.00	0.00	0.00	5,500.00
CHERRY CREEK UTILITY COORDINATION	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CHERRY CREEK UTILITY COORDINATION	N/A		0.00	0.00	5,500.00	0.00	0.00	0.00	5,500.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				5,500.00	100.00%				
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.										
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.									Vendor Total:	3,284.00
199168-32	Invoice	1/15/2026	12/17/2025	1/16/2026	12/17/2025	1,224.00	0.00	0.00	0.00	1,224.00
COLLEGE AVE PHASE 3	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 3	N/A		0.00	0.00	1,224.00	0.00	0.00	0.00	1,224.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				1,224.00	100.00%				
Vendor: 199676										
199676	Invoice	1/15/2026	12/24/2025	1/23/2026	12/24/2025	2,060.00	0.00	0.00	0.00	2,060.00
QUIET ZONE	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
QUIET ZONE	N/A		0.00	0.00	2,060.00	0.00	0.00	0.00	2,060.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				2,060.00	100.00%				
Vendor: 0213532 - BAKER TILLY ADVISORY GROUP PARENT, LP										
Vendor: 0213532 - BAKER TILLY ADVISORY GROUP PARENT, LP									Vendor Total:	24,980.00
BT3434604	Invoice	1/15/2026	12/19/2025	12/19/2025	12/19/2025	24,980.00	0.00	0.00	0.00	24,980.00
PROFESSIONAL SERVICES TIF ANNUAL REPO...	AP1ST - AP1ST		No							

Payable Register

Packet: APPKT04181 - RDC 1/15/2026

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PROFESSIONAL SERVICES TIF ANNUAL R...	N/A		0.00	0.00	6,440.00	0.00	0.00	0.00	6,440.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				6,440.00	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PROFESSIONAL SERVICES TIF ANNUAL R...	N/A		0.00	0.00	4,830.00	0.00	0.00	0.00	4,830.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
2226-5-00-4310502	REDV OP/CONTRACT SVCS				4,830.00	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PROFESSIONAL SERVICES TIF ANNUAL R...	N/A		0.00	0.00	13,710.00	0.00	0.00	0.00	13,710.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				13,710.00	100.00%				

Vendor: [0200311 - BARKES, KOLBUS, & RIFE, LLP](#)

Vendor Total: 222.00

DRS12192025	Invoice	1/15/2026	12/23/2025	1/22/2026	12/23/2025	222.00	0.00	0.00	0.00	222.00
828 E LINCOLN	AP1ST - AP1ST			No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
828 E LINCOLN	N/A		0.00	0.00	222.00	0.00	0.00	0.00	222.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				222.00	100.00%				

Vendor: [0212772 - EGIS BLN USA INC.](#)

Vendor Total: 37,380.80

83505-25	Invoice	12/18/2025	12/10/2025	1/9/2026	12/10/2025	37,380.80	0.00	0.00	0.00	37,380.80
ENC BLACKPORT DRIVE RECONSTRUCTION	AP1ST - AP1ST			No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BLACKPORT DRIVE RECONSTRUCTION	N/A		0.00	0.00	37,380.80	0.00	0.00	0.00	37,380.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS				37,380.80	100.00%				

Vendor: [0200174 - ELKHART COUNTY GRAVEL INC.](#)

Vendor Total: 495.84

22588	Invoice	1/15/2026	1/1/2026	1/31/2026	1/1/2026	495.84	0.00	0.00	0.00	495.84
ARIEL CYCLEWORKS UNSUITABLE SOILS	AP1ST - AP1ST			No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ARIEL CYCLEWORKS UNSUITABLE SOILS	N/A		0.00	0.00	495.84	0.00	0.00	0.00	495.84	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				495.84	100.00%				

Vendor: [0204037 - GOSHEN FLOOR MART](#)

Vendor Total: 3,137.52

21183	Invoice	1/15/2026	1/5/2026	2/4/2026	1/5/2026	3,137.52	0.00	0.00	0.00	3,137.52
309 E KERCHER NEW FLOORING	AP1ST - AP1ST			No						

Payable Register

Packet: APPKT04181 - RDC 1/15/2026

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
309 E KERCHER NEW FLOORING	N/A	0.00	0.00	3,137.52	0.00	0.00	0.00	3,137.52		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS			3,137.52	100.00%					

Vendor: [0200013 - GOSHEN UTILITIES](#)

Vendor Total: 26,311.19

00085	Invoice	1/15/2026	12/11/2025	1/10/2026	12/11/2025	26,055.32	0.00	0.00	0.00	26,055.32
PARKING LOT Q		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PARKING LOT Q		N/A		0.00	0.00	26,055.32	0.00	0.00	0.00	26,055.32
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
4446-5-00-4420000		CONS RR/US33/CAPITAL PROJECT				26,055.32	100.00%			

311-2440-08 12/12/25	Invoice	12/18/2025	12/12/2025	1/11/2026	12/12/2025	255.87	0.00	0.00	0.00	255.87
309 E KERCHER	AP1ST - AP1ST		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER	N/A		0.00	0.00	255.87	0.00	0.00	0.00	255.87	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				255.87	100.00%				

Vendor: [0213854 - MSAT GROUP, INC.](#)

Vendor Total: 1,540.00

161385	Invoice	1/15/2026	12/5/2025	12/5/2025	12/5/2025	1,540.00	0.00	0.00	0.00	1,540.00
DISPOSAL OF TRAILERS LEFT ON ARIEL CYCL...		AP1ST - AP1ST	No							
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
DISPOSAL OF TRAILERS LEFT ON ARIEL C...		N/A	0.00	0.00	1,540.00	0.00	0.00	0.00	1,540.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT				1,540.00	100.00%				

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

Vendor Total: 15,840.87

13970	Invoice	1/15/2026	1/6/2026	2/5/2026	1/6/2026	15,840.87	0.00	0.00	0.00	15,840.87
ENC STEURY LINCOLN RECONSTRUCTION		AP1ST - AP1ST		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ENC STEURY LINCOLN RECONSTRUCTION		N/A		0.00	0.00	15,840.87	0.00	0.00	0.00	15,840.87
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4502-5-00-4440000	ARP/CAPITAL OUTLAYS				15,840.87	100.00%				

Vendor: [0207072 - NORFOLK SOUTHERN RAILWAY COMPANY](#)

Vendor Total: 6,545.81

94412153	Invoice	1/15/2026	12/11/2025	1/10/2026	12/11/2025	6,545.81	0.00	0.00	0.00	6,545.81
MARION BRANCH AQUIET ZONE	AP1ST - AP1ST	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
MARION BRANCH AQUIET ZONE	N/A	0.00	0.00	6,545.81	0.00	0.00	0.00	6,545.81		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS				6,545.81	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	143,458.03	0.00	0.00	0.00	143,458.03	0.00	143,458.03
Grand Total:		143,458.03	0.00	0.00	0.00	143,458.03	0.00	143,458.03

Account Summary

Account	Name	Amount
2226-5-00-4310502	REDV OP/CONTRACT SVCS	4,830.00
Total:		4,830.00

Account	Name	Amount
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	6,724.00
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	17,103.39
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	13,320.00
Total:		37,147.39

Account	Name	Amount
4446-5-00-4310502	CONS RR/US33/CONTRACTUAL SVCS	39,440.80
4446-5-00-4390930	CONS RR/US33/OTHER SVCS & CHGS	18,107.81
4446-5-00-4420000	CONS RR/US33/CAPITAL PROJECT	28,091.16
Total:		85,639.77

Account	Name	Amount
4502-5-00-4440000	ARP/CAPITAL OUTLAYS	15,840.87
Total:		15,840.87



City of Goshen, IN

Payable Register

Payable Detail by Vendor Name

Packet: APPKT03991 - RDC 12/18/25

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0203093 - AMERICAN STRUCTUREPOINT, INC.										Vendor Total: 93,246.00
198718	Invoice	12/18/2025	12/11/2025	1/10/2026	12/11/2025	77,247.00	0.00	0.00	0.00	77,247.00
US 33 SANITARY SEWER PROJECT	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
US 33 SANITARY SEWER PROJECT	N/A		0.00	0.00	77,247.00	0.00	0.00	0.00	77,247.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				77,247.00	100.00%				
Vendor: 198721										
198721	Invoice	12/18/2025	12/11/2025	1/10/2026	12/11/2025	15,999.00	0.00	0.00	0.00	15,999.00
US 33 UTILITY RELOCATION DESIGN	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
us 33 UTILITY RELOCATION DESIGN	N/A		0.00	0.00	15,999.00	0.00	0.00	0.00	15,999.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS				15,999.00	100.00%				
Vendor: 0209852 - COLIN MICHAEL AVILA										
44708	Invoice	12/18/2025	12/9/2025	1/8/2026	12/9/2025	80.00	0.00	0.00	0.00	80.00
309 E KERCHER SNOW REMOVAL	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER SNOW REMOVAL	N/A		0.00	0.00	80.00	0.00	0.00	0.00	80.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
2226-5-00-4310502	REDV OP/CONTRACT SVCS				80.00	100.00%				
Vendor: 0200013 - GOSHEN UTILITIES										
311-2440-07 12/8/25	Invoice	12/18/2025	12/8/2025	1/7/2026	12/8/2025	25.45	0.00	0.00	0.00	25.45
309 E KERCHER	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER	N/A		0.00	0.00	25.45	0.00	0.00	0.00	25.45	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS				25.45	100.00%				
Vendor: 0213832 - WTB TREE SERVICE LLC										
790E	Invoice	12/18/2025	12/11/2025	12/11/2025	12/11/2025	2,462.15	0.00	0.00	0.00	2,462.15
309 E KERCHER CLEAN UP	AP1ST - AP1ST				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
309 E KERCHER CLEAN UP	N/A		0.00	0.00	2,462.15	0.00	0.00	0.00	2,462.15	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				2,462.15	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	5	95,813.60	0.00	0.00	0.00	95,813.60	0.00	95,813.60
	Grand Total:	95,813.60	0.00	0.00	0.00	95,813.60	0.00	95,813.60

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
2226-5-00-4310502	REDV OP/CONTRACT SVCS	80.00
	Total:	80.00

<u>Account</u>	<u>Name</u>	<u>Amount</u>
4445-5-00-4310502	SE E.D. TIF/CONTR SVCS	93,246.00
4445-5-00-4390930	SE E.D. TIF/OTHER SVC CHGS	25.45
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	2,462.15
	Total:	95,733.60



City of Goshen, IN

Payable Register

Payable Detail by Vendor Name

Packet: APPKT04165 - RDC 1/8/26

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0200988 - INDIANA DEPARTMENT OF TRANSPORTATION									Vendor Total:	4,339,306.06
000091790	Invoice	1/8/2026	12/19/2025	1/18/2026	12/19/2025	4,339,306.06	0.00	0.00	0.00	4,339,306.06
COLLEGE AVE PHASE 1 CONSTRUCTION W/ ...		AP1ST - AP1ST		No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
COLLEGE AVE PHASE 1 CONSTRUCTION...	N/A		0.00	0.00	4,339,306.06	0.00	0.00	0.00	4,339,306.06	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
4654-5-00-4420300	BRIDGE/CAPITAL EXPENDITURES				2,000,000.00	46.09%				
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ				2,339,306.06	53.91%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	4,339,306.06	0.00	0.00	0.00	4,339,306.06	0.00	4,339,306.06
Grand Total:		4,339,306.06	0.00	0.00	0.00	4,339,306.06	0.00	4,339,306.06

Account Summary

Account	Name	Amount
4445-5-00-4420000	SE E.D. TIF/CAPITAL PROJ	2,339,306.06
Total:		2,339,306.06

Account	Name	Amount
4654-5-00-4420300	BRIDGE/CAPITAL EXPENDITURES	2,000,000.00
Total:		2,000,000.00



January 2026 Redevelopment Staff Report

1. 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 railroad crossings.*
- *Traffic counts are to be done at each railroad crossing. (Completed)*
- *Madison Street will have flashers 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 part of the Crossing Safety Improvement funds. The RDC has already paid in for their portion of the work.*
 - *Update: Norfolk Southern does not want to install gates at this crossing. The city has made a special request for quad-gates, and Norfolk Southern is requesting additional information. Goshen Engineering proposed we retain the services of American StructurePoint and we have entered into an agreement with them to assist in pushing our request.*
- *Submit the Public Authority Application (PAA) to the Federal Railroad Administration (FRA) for review, which typically takes up to 2 months.*
- *Railroad Quiet Zone is anticipated to be "in-service".*

An agreement is in place with American Structurepoint to serve as the City's agent. A site meeting was completed on November 2, 2023, with Federal Railroad, Norfolk Southern, American Structurepoint and City staff to assess each crossing within this corridor and the improvements as they relate to the quiet zone scoring. The notice of intent was distributed, and the comment period ended late last year. Structurepoint is working with the city on responses to the comments received, which will be included in the final PAA. The application includes an interlocal agreement with Elkhart County and a delegation letter needed for the CR 42 railroad crossing. The application should be submitted this month. We anticipate an 8-12-month approval timeline after submittal.

2. STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project includes reconstruction of Lincoln Avenue from Rock Run Creek east to approximately 750' east of Steury Avenue and Steury Avenue from Lincoln Avenue north to just past the "S" curves. In addition to reconstruction of the roadway, work will include widening of East Lincoln Avenue to include a designated turn lane from Olive Street to Steury Avenue, increased turning radii at Olive Street and Steury Avenue, new water main and storm sewer throughout the corridor, construction of sidewalks along the south side of Lincoln Avenue from Rock Run Creek to Steury Avenue and restoration of the corridor. It is anticipated that this project will take 2 years to complete. Various improvements for users throughout the corridor have also been identified.

PROJECT UPDATE

Niblock Excavating was awarded the contract for the project and mobilized in August, 2024. However, previously unrelocated utilities were discovered that conflicted with the proposed construction. These utilities could not be moved in time to maintain the planned construction schedule. As a result, the project start was postponed to 2025, allowing Niblock to concentrate on roadway reconstruction for the Elkhart County Court Complex in the interim.

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Niblock completed all work west of Steury Avenue along Lincoln during this construction season. Water main has been replaced from Logan Street to Steury Avenue, and water and sanitary services on Lincoln Avenue and Olive Street have been replaced in the right-of-way. Niblock completed new storm outfalls to Rock Run Creek and storm sewers on Lincoln Avenue and Olive Street. After re-opening to traffic over the winter, Lincoln Avenue will close again next spring so that Niblock can complete the new storm sewer system and utility services. Once Lincoln Avenue re-opens to traffic in 2026, work will continue along Steury Avenue with drainage improvements, utility replacements, and the reconstruction of the roadway to smooth out the "S" curves.

3. FORMER WESTERN RUBBER SITE / ARIEL CYCLEWORKS DEVELOPMENT

PROJECT DESCRIPTION

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

PROJECT UPDATE

AP Development is moving forward with a mixed-use project featuring approximately 136 apartments and 1,000 square feet of commercial space. Construction is actively continuing on the site, and they anticipate it will be completed by late summer 2026.

The City's portion of the project is complete, which includes improvements to 10th Street, Douglas Street, and Reynolds Street. Utility improvements included a new water main and a new storm sewer system, as well as replacement of water and sanitary services, including new services for the Ariel Cycleworks site. Roadways and sidewalks were fully reconstructed, with curb-and-gutter added on 10th Street north of Plymouth Avenue.

4. 3rd & JEFFERSON REDEVELOPMENT LOT

PROJECT DESCRIPTION

Project includes the redevelopment of the half block at 3rd & Jefferson that is currently vacant and ready for development.

PROJECT UPDATE

We received one (1) proposal from Struxture Development. A copy of the proposal has previously been provided, and the Selection Committee recommended that we enter into negotiations with the group. The proposal would include 32 apartments and is being led by the same group of investors that are moving forward with the Millrace Townhomes development. We are in active conversations with them and anticipate bringing the RDC a Development Agreement in early 2026. Their schematic design process to refine the submission is ongoing.

5. MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

Project includes redevelopment of the one-acre lot, established as the Millrace Townhomes Subdivision, that is currently vacant and ready for redevelopment.

PROJECT UPDATE

The Commission approved a Development Agreement in March 2025. Staff will continue coordinating with the development team from Viewrail, with plans to transfer the land this spring. The project includes the construction of 18 townhomes on the site. We've entered into an agreement with Abonmarche for the required replat of the subdivision to adjust the western property line and it has been approved by the Plan Commission. They anticipate breaking ground on the project in spring 2026.

6. COLLEGE AVE FROM US 33 EAST TO RAILROAD CROSSING (COLLEGE AVE – PHASE 1)

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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. A new pedestrian bridge will carry the multi-use path over Horn Ditch.

The city selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint has completed all design work, right-of-way acquisition, utility coordination, and contract document preparation. Structurepoint will continue to provide utility coordination services during the project.

There have been a couple of meetings with Elkhart Highway regarding the bridge over the Horn Ditch. The County was originally prepared to replace the bridge several years ago, but project delays due to the City's relocation of the lift station, force main, and water main forced the County to delay their project. Elkhart County retained Structurepoint to incorporate their bridge plans with the College Avenue design, so the bridge replacement is now incorporated into the overall project but will not receive federal funding. Elkhart County will provide the local funds for bridge construction.

The bid date of the project was moved to December of this year to allow more time for other utilities to complete work plans. Utility relocation work is expected in 2026. Bridge and roadway construction would follow in 2027.

Estimated costs are shown in Table 1 on page 7 of the Report.

7. COLLEGE AVE FROM US 33 WEST TO NINTH STREET - (COLLEGE AVE – PHASE 3)

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 2030. The City selected American Structurepoint to complete the design.

PROJECT UPDATE

American Structurepoint is working on initial utility coordination, design, and environmental assessment. Stage I plans were completed and have been submitted to INDOT. Preliminary Field Check plans are scheduled for completion in the first half of 2026.

Stage I plan preparation included a revised estimate of construction costs, which have increased since the initial project application. Structurepoint included contingency within the estimate, and the per-mile cost is consistent with College Avenue – Phase 1 and Phase 2. Revised cost estimates are shown in Table 1 on page 8 of the Report. The project is scheduled to be bid in August 2029. Due to the extensive amount of utility relocations required, it is likely that construction will extend into 2032.

8. COLLEGE AVE FROM EAST RAIL CROSSING TO CITY LIMITS - (COLLEGE AVE – PHASE 2)

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 just west of the railroad crossing on East College Avenue east to the city limits. The project is expected to be under construction in 2029. The city selected Abonmarche to complete the design.

PROJECT UPDATE

Abonmarche has completed field survey work and is working on utility coordination, environmental assessment, and design. Railroad coordination has also started. Stage I and Preliminary Field Check (PFC) plans have been reviewed and submitted. City staff, Abonmarche, and INDOT held a PFC meeting with utilities and only minor utility relocations are anticipated. Abonmarche and the City are working with Elkhart County and Brinkley RV toward an

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alternate alignment of the County's regulated drains. If an agreement is reached, this would reduce the needed stormwater infrastructure within the project.

Estimated costs are shown in Table 1 on page 7 of the Report. The project is scheduled to bid in August 2028. Construction may begin that fall and extend through 2029, at least.

9. WEST JEFFERSON STREETSCAPE

PROJECT DESCRIPTION

Project includes reconstruction of West Jefferson Street between Third Street and Main Street. Includes use of brick pavers to address stormwater restrictions in this area, reconfiguration of on-street parking, addition of decorative street lighting, and new street trees.

PROJECT UPDATE

This project has been fully designed in-house. We are ready to solicit bids for the project and anticipate that it will be under construction in 2026.

10. 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.

11. FIDLER POND CONNECTOR PATH

PROJECT DESCRIPTION

There is a strong community desire to see a trailway connecting East College Avenue and the neighborhoods in that area to Fidler Pond Park. Various options have been considered over the years, but a consensus on the best route and determination of constructability has not yet been reached.

PROJECT UPDATE

An RFP is being prepared to hire a consultant to assist the city in evaluating route options and obtaining resident feedback from this area. Once a route is selected, we will move forward with the project design. It is anticipated that construction of any trailway connection will not occur until the East College Avenue – Phase I project is completed in 2027.

12. 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, work is underway to extend the Winona path between Bethany School and Cherry Creek with upgraded pedestrian crossings at Bethany Schools and also north of Waterford Mills Parkway.

PROJECT UPDATE

An agreement with Goshen Community Schools has been reached to extend the path south long Waterford Elementary's property. The path design is complete, and we are awaiting approval of the railroad permit for the

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new pedestrian crossing just north of Waterford Mills Parkway. Assuming the railroad permit effort can be completed soon, the project will be constructed in 2026.

13. ANNEX RENOVATION PROJECT

PROJECT DESCRIPTION

The city is planning updates to the Annex building, including renovating the 2nd floor to create additional office space, installing fire suppression throughout the building, and adding a new elevator to improve accessibility. Kil Architecture has completed the design plans, and an RFP was issued to hire a Construction Manager as Constructor (CMc). This approach, similar to the BOT model, allows the city to engage a General Contractor early in the process to collaborate with the design team on cost estimation, constructability, and value engineering before finalizing a Guaranteed Maximum Price (GMP).

PROJECT UPDATE

The city has executed an agreement with DJ Construction as the CMc for this project. Due to the impacts of recent State legislation, the full Annex Renovation project is currently on hold. The City is working with DJ Construction to obtain estimates for a revised and reduced scope of work, including, at minimum, replacement of the platform lift, installation of more energy efficient windows, and mortar repairs.

14. CENTURY DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Project includes complete reconstruction of Century Drive from East College Avenue south to Kercher Road, including a turn lane addition at East College Avenue and drainage evaluation at key points. Geotechnical consideration is a significant priority for this project as the existing roadway failed sooner than it should have.

PROJECT UPDATE

JPR has been hired as consultant for this project. Final plans are nearly complete and project specifications are being prepared. It is anticipated that this project will go out to bid in January, 2026. Construction of Century Drive between College Avenue and Eisenhower Drive would occur before the College Avenue - Phase I road closures in 2027.

15. EISENHOWER DRIVE & CARAGANA COURT RECONSTRUCTION

PROJECT DESCRIPTION

Project includes complete reconstruction of Eisenhower Drive from Lincolnway East to Dierdorff Road and Caragana Court from Lincolnway East to Eisenhower Drive. No lane changes are anticipated, but geotechnical is a strong factor driving design to ensure long-term viability of the roadway.

PROJECT UPDATE

Abonmarche has been hired as consultant for this project. Design will be completed; however it is anticipated that construction of the project will be pushed to 2027, due to the larger scope of paving projects in the Maple City Industrial Park area.

16. DIERDORFF ROAD RECONSTRUCTION – PHASE I

PROJECT DESCRIPTION

Project includes complete reconstruction of Dierdorff Road from Waterford Mills Parkway/CR 40 north to Kercher Road. Includes addition of a designated center turn lane, construction of a pedestrian trailway on the west side of the roadway and a new signalized intersection at Waterford Mills Parkway/CR 40 as recommended by the traffic study that has been completed. An additional signalized intersection at Regent Street is being considered due to the traffic volumes associated with Prairie View Elementary and the development of Cherry Creek.

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PROJECT UPDATE

An RFP for this project will be issued in early 2026 for the design of the overall project. Geotechnical conditions will be given significant consideration as a deep layer of topsoil is known to exist in this area.

17. TRAILWAY EXTENSION – LINCOLN AVENUE TO PIKE STREET

PROJECT DESCRIPTION

Project includes design of a trailway extending from Lincoln Avenue north to Pike Street along the Elkhart River. This trail would be a continuation of the trailway from Goshen Dam Pond to Lincoln and associated work includes surveying of the land, design of the trail and also evaluation of the feasibility of a pedestrian bridge beneath the Lincoln Avenue bridge. If determined to be feasible, the bridge would be constructed as part of the trail project.

PROJECT UPDATE

An RFP for this project will be issued this year for the design of the overall project. It is anticipated that the trailway will extend even if a pedestrian bridge is not considered to be viable. Our hope is to have this fully designed for 2027 construction.

18. RIVER RACE DRIVE EXTENSION & PARKING LOT K EXPANSION

We are preparing an RFP for the design of the final leg of River Race Drive from the east/west alley north of Jefferson to Washington Street and also the expansion of the City's Parking Lot K. This will allow for River Race Drive to be a 2-way street from Douglas to Washington and will add additional parking near the River Race corridor.

