

26-59
RESOLUTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION

DECLARING SUPPORT FOR THE REDEVELOPMENT AND USE OF THE
714 SOUTH ROGERS STREET PROPERTY AND BUILDING AS THE NEW
BLOOMINGTON POLICE DEPARTMENT HEADQUARTERS AND
ASSOCIATED PUBLIC SAFETY FACILITIES AND USES

- WHEREAS, in Resolution 18-10, the Bloomington Redevelopment Commission (RDC) approved a project to envision reuse of the Legacy IU Health Bloomington Hospital Site, and authorized the City to negotiate terms of purchase for the Old Hospital Site;
- WHEREAS, the RDC approved the purchase of the Old Hospital Site in Resolution 18-31;
- WHEREAS, the Old Hospital Site includes real estate located at 714 South Rogers Street in Bloomington, Indiana (714 Property);
- WHEREAS, by Bloomington Common Council Ordinance No. 2026-06, the 714 Property was rezoned as part of a Planned Unit Development (PUD) called Hopewell South;
- WHEREAS, the Hopewell South PUD allows some flexibility to reuse the building located at the 714 Property (referred to as 714 Building);
- WHEREAS, the RDC has not heretofore settled upon a redevelopment plan for the 714 Property and has been evaluating potential options;
- WHEREAS, the City of Bloomington Police Department is in need of a new location for their headquarters;
- WHEREAS, the City of Bloomington Police Department and Mayor Kerry Thomson have determined that RDC's 714 Building and 714 Property would be an ideal location for the Bloomington Police Department headquarters;
- WHEREAS, the City of Bloomington has determined that other uses by the City of Bloomington or their partners might also be suitable for the 714 Building or an expansion thereof;
- WHEREAS, by Resolution 25-43, the RDC resolved to support the investigation and due diligence of the RDC's 714 Property for the possible location of the Bloomington Police Department Headquarters and potentially other City of Bloomington or their partners uses and determined that such investigations and due diligence serve the public's best interests and certain funds were allocated for that purpose;

WHEREAS, to ensure that any decision to proceed is informed by comprehensive evaluation, the RDC desired to engage a professional consulting firm to conduct a feasibility study of the 714 Property and, under Resolution 25-131, American Structurepoint, Inc. (“Structurepoint”) was selected to complete a feasibility study evaluating the adaptive reuse of the 714 Property and 714 Building for potential conversion into a public safety building;

WHEREAS, Structurepoint prepared a Feasibility Study which determined that the 714 Building could possibly be reused for, or as a part of, a public safety facility and/or the 714 Property would be otherwise suitable for such use;

WHEREAS, the potential costs estimated in the Feasibility Study received were higher than expected,

WHEREAS, under Resolution 25-43, KGA ADVICON LLC was retained to review the Feasibility Study and assist in developing a budget for a project to reuse the 714 Property and, likely, the 714 Building, for public safety usage in line with projected funds available for such a project;

WHEREAS, KGA ADVICON LLC determined that the 714 Property, and likely the 714 Building, would indeed be suitable for a public safety use and provided a lesser estimate of costs, due in part to a narrowing of scope and assumptions;

WHEREAS, further discussions with Structurepoint also verified estimated costs could be lowered by narrowing the scope and assumptions to meet a lower budget, yet have a viable project;

WHEREAS, the RDC supports the proposition that the Bloomington Police Department Headquarters be stationed at the RDC’s 714 Property and reuse of the 714 Building, with likely expansion needs, for such use (hereinafter the Project);

WHEREAS, the RDC supports the proposition that the City of Bloomington or their partners may also use of the RDC’s 714 South Rogers Street property that is not utilized specifically by the Bloomington Police Department;

WHEREAS, the RDC is prepared to make a commitment to move the Project forward with said proposed use of the 714 Property and the 714 Building at this time to the exclusion of other potential uses or disposition otherwise available, also recognizing that the 714 Property is an integral part of the Hopewell South development and is significant to storm water management;

WHEREAS, the RDC, under the information available at this time, supports and intends to seek to obtain financial backing for the Project, in the form of bonding supported by tax increment financing (TIF) revenues, in an amount not to exceed Thirty Million Dollars (\$30,000,000);

WHEREAS, the RDC has determined that the use described above of the 714 Property and 714 Building would benefit public health, safety, morals, and welfare; increase the economic well-being of the City of Bloomington and the State; and serve to protect and increase property values; and,

WHEREAS, the RDC finds the purposes herein are consistent with expenditures of TIF revenues allowed under Indiana Code 36-7-14-12.2(a)28.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission hereby declares its support for the redevelopment and use of the 714 Property and 714 Building to be renovated and/or expanded for the new location of the Bloomington Police Department Headquarters, Central Dispatch, and potentially other City of Bloomington or their partners' uses.
2. The Bloomington Redevelopment Commission finds that the Project detailed above is consistent with the considerations and requirements of Indiana Code 36-7-14 *et. seq.*
3. The Bloomington Redevelopment Commission states its willingness to investigate supporting said Project in the form of bonding backed by tax increment financing (TIF) revenues, in an amount not to exceed Thirty Million Dollars (\$30,000,000).
4. The Redevelopment Commission authorizes City Staff to perform any and all functions and activities necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

Memorandum on 714 S Rogers St Site for New Bloomington Police Department Headquarters

To: Bloomington Redevelopment Commission

From: Mike Diekhoff, Police Chief, Bloomington Police Department

Date: 09/11/2026

Subject: 714 S Rogers St Site Feasibility Study and Next Steps

Executive Summary

The Police Department's current headquarters can no longer adequately support its operations, and ongoing building issues have affected both staff workspace and critical departmental functions. The City has evaluated alternatives and recommended 714 South Rogers St. as a preferred location for a new police headquarters and broader public safety facility. The City-owned property can accommodate BPD operations and a new Emergency Operations Center. It also has the capacity to accommodate dispatch, subject to further coordination with Monroe County. Co-location would place these related public safety functions at one site and better support coordination during routine operations and emergencies.

Previous feasibility work determined that the property could support these public safety uses. Additional architectural, structural, and engineering work is now needed to develop the project scope, design, and cost estimates.

Background

The Bloomington Police Department has outgrown its current headquarters at 220 East Third Street, and the building can no longer support its current or future operations. Interior spaces have been reconfigured many times to accommodate staff; storage areas have been converted to offices, and some staff are working in spaces never intended for use, including former closets. The electrical system has reached its limit, and the building continues to experience water intrusion from the 2021 flood. That intrusion affected basement areas and, at the time, risked compromising stored evidence. These conditions have forced some police functions into other locations, making coordination across divisions difficult.

To address these issues, the City evaluated alternatives and identified 714 South Rogers as a potential site for a consolidated facility. This site was identified as a strong candidate due to its central location, room for co-location of services, placement on a Bloomington Transit route, existing ownership by the City's Redevelopment Commission, and support from the police union. Neighborhood feedback has been supportive of locating the facility at this site.

The City has been working to determine whether the site could support public safety use. A recent study evaluated various conceptual approaches and provided hypothetical cost estimates. The study did not establish a final design or construction budget. In November 2025, the Redevelopment Commission approved an agreement with American Structurepoint to study whether the site at 714 South Rogers St. could support a consolidated public safety facility. The

study was exploratory: it examined site capacity, identified constraints, and outlined conceptual approaches. It provided hypothetical cost ranges intended only as early feasibility indicators. The study did not establish a preferred design, determine a final scope, or produce a construction budget. Its purpose was to understand whether the site could accommodate a project of this type.

With this first phase complete, the City would like to move into a more detailed architectural and engineering phase. This work will refine the project scope and develop design options to fit within the City's budget.

Requested Actions and Next Steps

The Bloomington Police Department and the Police Union support proceeding with this site as the new police headquarters and are requesting the Bloomington Redevelopment Commission's support to advance the project at 714 South Rogers St. This includes hiring an owner's representative, soliciting architectural proposals that can be delivered within the project's anticipated budget, and initiating the architect selection process.



**The Bloomington
Redevelopment Commission**
Project Manager/Owner's
Representation--Bloomington Police
Department Headquarters

September 7, 2026

Submitted By:

Jason Larrison
Senior Vice President
Construction Advisory
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Anna Killion-Hanson
Executive Director
Bloomington
Redevelopment
Commission
401 N. Morton Street,
Suite 130
Bloomington, IN 47404

**RE: Statement of
Qualifications for
Project
Manager/Owner's
Representative
Services
Bloomington Police
Department
Headquarters Project**

Dear Ms. Killion-Hanson,

The Bloomington Police Department Headquarters Project represents a significant investment in public safety infrastructure and the long-term needs of the Bloomington community. As the Bloomington Redevelopment Commission advances the renovation of the approximately 56,000-square-foot facility at 714 South Rogers Street and construction of the associated addition, dispatch facilities, Emergency Operations Center, sallyport, and site improvements, effective project leadership, stakeholder coordination, and disciplined oversight will be critical to achieving project objectives.

J.S. Held is uniquely positioned to serve as the RDC's Project Manager and Owner's Representative throughout planning, design, procurement, construction, and project closeout. Our role is to act as an independent advocate for the Owner, providing objective guidance, proactive risk management, cost and schedule oversight, and transparent communication to support informed decision-making and successful project delivery. Our multidisciplinary team includes architects, engineers, construction professionals, schedulers, cost consultants, and project controls specialists who collectively bring experience managing more than \$5 billion in capital investments.

This engagement will be overseen by Project Executive Jason Larrison, AIA, whose career has been dedicated to guiding complex public-sector projects throughout Indiana. Jason brings more than two decades of experience in architecture, planning, government facilities, capital improvement programs, and stakeholder engagement. His experience includes leadership roles on the Indianapolis Community Justice Center, Indiana Department of Administration initiatives, Indianapolis Public Schools capital programs, and other transformational public projects requiring collaboration among government agencies, consultants, contractors, and community stakeholders.

Mary J. Krupinski, AIA, will be the project manager, providing Owner's Representation and project leadership expertise. Other team members will support with design and procurement support, construction advisory, cost management, and project controls expertise. Together, our team offers the technical, operational, and leadership capabilities necessary to help the RDC navigate project complexity while maintaining accountability, transparency, and alignment with project goals.

We appreciate the opportunity to be considered for this important assignment. J.S. Held is committed to helping the RDC successfully deliver a facility that supports the Bloomington Police Department's mission while protecting the City's investment through disciplined project management, independent oversight, and trusted advisory services. We welcome the opportunity to further discuss our qualifications and approach.

Sincerely,

Jason Larrison, AIA
Senior Vice President
Construction Advisory | Project Support Services | Owner's Representation



Executive Summary

The Bloomington Police Department Headquarters Project is a transformational investment that will provide modern, purpose-built facilities to support public safety operations and serve the Bloomington community for decades to come. The project includes the renovation of the approximately 56,000-square-foot facility at 714 South Rogers Street; construction of a new addition housing dispatch operations, an Emergency Operations Center, and a sallyport; and significant site and parking improvements. Successfully delivering a project of this scale and complexity will require disciplined leadership, proactive stakeholder coordination, and independent oversight from planning through occupancy.

J.S. Held serves as an extension of the Owner's team, providing objective project management and owner's representation services that protect the RDC's interests while advancing project goals. Our role is to bring structure, accountability, and transparency to every phase of project delivery, ensuring decisions are made with a clear understanding of their implications to budget, schedule, quality, and long-term operational success. Supported by a multidisciplinary team of architects, engineers, construction professionals, schedulers, cost consultants, and project controls specialists, J.S. Held delivers the technical depth and practical experience necessary to guide complex capital projects from concept through completion.

This engagement will be led by Jason Larrison, AIA, whose career has focused on delivering complex public-sector projects throughout Indiana. Jason's experience includes leadership roles in large-scale government, justice, municipal, education, and redevelopment initiatives that require coordination among owners, design professionals, contractors, elected officials, and community stakeholders. His work on projects such as the Indianapolis Community Justice Center, Indiana Department of Administration initiatives, and major public capital programs provides direct experience relevant to the challenges and stakeholder environment associated with the Bloomington Police Department Headquarters Project.

Why J.S. Held

Independent Owner Advocacy

We serve one interest: the Owner's. Our team provides unbiased recommendations, transparent reporting, and objective oversight that enable informed decision-making and protect the RDC's investment throughout the project's life.

Integrated Technical Expertise

Our professionals bring expertise in architecture, planning, construction management, scheduling, cost management, project controls, and facility development. This integrated approach enables us to identify risks early, evaluate alternatives, and align project decisions with the RDC's goals for quality, cost, and schedule performance.

Experienced Leadership for Complex Public Projects

The Bloomington Police Department Headquarters Project involves renovation, new construction, stakeholder alignment, public accountability, and delivery through a Construction Manager as Constructor at Risk (CMc) method. J.S. Held's experience supporting owners on complex public-sector initiatives positions us to effectively manage these interfaces while maintaining project momentum and accountability.

COMPANY QUALIFICATIONS & EXPERIENCE

ABOUT J.S. HELD

Global expertise. Independent perspective.

J.S. Held is a global multidisciplinary consulting firm delivering technical, scientific, financial, and strategic expertise to advise clients in complex, high-stakes matters.

 100+ GLOBAL OFFICES	 2,000 PROFESSIONALS WORLDWIDE	 50+ YEARS OF EXPERIENCE	 \$5B+ CAPITAL INVESTMENTS COLLECTIVELY MANAGED
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Our independent owner's representatives act exclusively in your best interest—delivering **objective oversight**, **proactive risk management**, and **accountability** from concept through completion.

Through all phases of the construction lifecycle, our focus is on delivering the final project on time and within budget. We do this through the effective integration of project teams and implementation of project management processes and protocols that hold all parties accountable for their respective roles. Our diverse team of project management specialists includes architects, civil engineers, structural engineers, MEP engineers and consultants, estimators, and schedulers who have collectively managed more than \$5B in capital investments.

OUR DIFFERENCE

Your vision. Our advocacy. Successful outcomes.

J.S. Held provides independent owner representation that safeguards public resources, aligns stakeholders, and advances project goals through objective oversight, multidisciplinary expertise, and senior-level leadership from project planning through occupancy.



TRUSTED INDEPENDENT ADVOCACY

We represent the RDC's interests through objective oversight, transparent communication, and practical guidance. Our team provides independent recommendations that support informed decision-making, accountability, and responsible stewardship of public funds throughout the project lifecycle.



INTEGRATED DESIGN, COST, AND CONSTRUCTION INTELLIGENCE

Our team combines expertise in architecture, construction, scheduling, cost management, and project controls to evaluate projects holistically by identifying risks early, assessing alternatives, and protecting design intent while managing cost and schedule impacts.



SENIOR-LEVEL EXPERTISE FOR COMPLEX, HIGH-VALUE PROJECTS

Led by professionals with extensive public-sector experience, our team understands the unique challenges of civic facilities, stakeholder engagement, and public accountability. We provide the leadership, judgment, and responsiveness necessary to guide complex projects from concept through completion.



OUR COMMITMENT

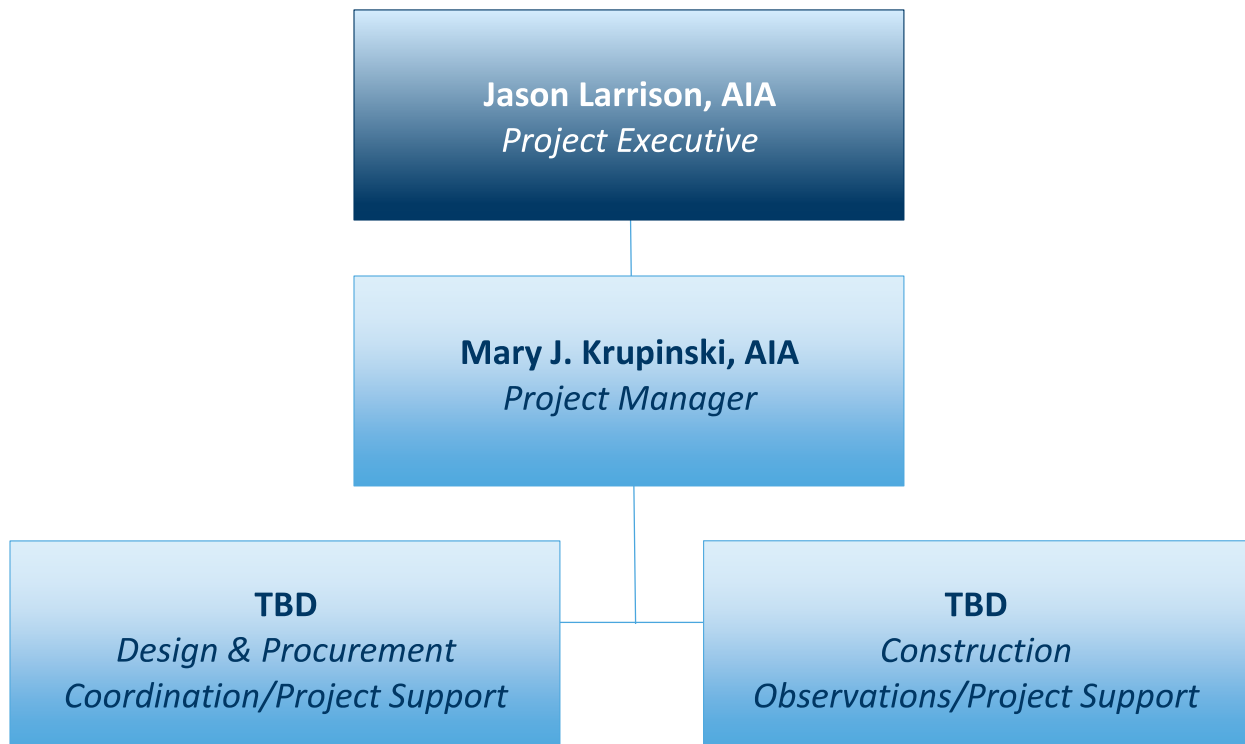
We are committed to helping the Bloomington Redevelopment Commission successfully deliver the Bloomington Police Department Headquarters Project through disciplined project management, proactive risk mitigation, transparent communication, and independent oversight. By serving as an extension of the Owner's team, we help align stakeholders, manage project complexity, and support successful outcomes for the Bloomington community.

ORGANIZATION CHART

YOUR EXPERT TEAM

Experienced professionals. Focused on your success.

Our team is supported by specialists across scheduling, cost management, technical disciplines, and project controls—ensuring the right expertise is applied to every aspect of your project.



Project Team & Expertise



Jason Larrison, AIA | Project Executive

Jason Larrison is a registered architect with more than 20 years of experience in architecture, planning, construction, public sector leadership, and owner advisory services. His expertise includes architecture, historic preservation, planning, construction, and public sector project delivery.

At J.S. Held, Jason Larrison works as a senior-level project manager, owner's representative, and consultant to executive and operations leadership in private and public sectors. He has led numerous large-scale capital projects with transformational impacts.

For this assignment, Jason will serve as the primary point of contact for the Owner, lead overall project coordination, manage reporting protocols, and oversee delivery of J.S. Held's Owner Representation services.



Mary J. Krupinski, AIA | Project Manager

Mary J. Krupinski, AIA is a registered architect with more than 40 years of experience in architecture, planning, construction, project management, master planning, and community engagement. Her expertise includes planning and construction, project management, architecture, master planning, and stakeholder engagement for complex public-sector and community-focused projects.

At J.S. Held, Mary serves as an Assistant Vice President, Project Manager, and Owner's Representative supporting planning and construction projects throughout South-Central Indiana. She has extensive experience guiding public-sector projects, facilitating stakeholder collaboration, and advancing master planning and capital improvement initiatives. Prior to joining J.S. Held, Mary founded and led her own architectural design firm for more than 20 years, giving her a unique perspective on owner advocacy.

For this assignment, Mary will serve as the Project Manager and primary point of contact for the Owner. She will lead day-to-day project coordination, facilitate communication among project stakeholders, manage reporting protocols, support decision-making throughout design and construction, and oversee delivery of J.S. Held's Owner Representation services to help ensure the successful execution of the Bloomington Police Department Headquarters Project

COMPENSATION

Pricing/Cost Estimate

Our fee structure is designed to deliver **transparency, predictability, and value** while supporting The Bloomington Redevelopment Commission's goals for this project. Underlying this approach, J.S. Held is committed to:

- **Proactive Budget Management:** From conceptual estimates through construction, we monitor costs continuously to prevent overruns and scope creep.
- **Risk Mitigation:** Our integrated QA/QC and scheduling processes reduce costly delays and rework.
- **Efficiency Through Presence:** By leveraging regional resources, we minimize travel costs and overhead while maintaining national-level expertise.

We recognize that details of the project are to be determined, but we are assuming a 3-year project with 1 year for design and construction services procurement and 2 years for construction. We are proposing a fixed fee of \$792,000 and an allowance for reimbursable expenses not to exceed \$15,000 for a total 3-year contract that will not exceed \$807,000.

Additional Expenses	Rate
Reimbursable Expenses	\$.73/mile

Rates per team member beyond project scope	2026 & 2027 Rate (5% increase in subsequent years)
Executive Vice President	\$300
Senior Vice President	\$275
Vice President	\$260
Assistant Vice President	\$215
Director	\$185
Senior Consultant	\$175
Consultant	\$160

EXPERTISE

Firm Experience, Capabilities, and Qualifications

J.S. Held provides owner's representation, project management, and advisory services for complex capital projects from planning through occupancy. Our multidisciplinary team includes architects, planners, construction professionals, cost consultants, schedulers, and project controls specialists who help public-sector clients manage risk, align stakeholders, maintain accountability, and deliver projects on schedule and within budget. Our experience spans public safety facilities, government buildings, civic infrastructure, mixed-use redevelopment, and large-scale public capital programs.

The Bloomington Police Department Headquarters Project requires an owner's representative capable of managing multiple stakeholders, overseeing CM-at-Risk delivery, coordinating design and construction activities, and maintaining cost, schedule, and quality objectives. J.S. Held has successfully delivered these services on projects with similar complexity, visibility, and stakeholder involvement.

Our public safety experience includes the **Carmel Police Department and City Court**, a new 74,000-square-foot facility designed to consolidate police, court, and clerk operations into a modern civic campus supporting future growth and community engagement, and the Lafayette Police Station and Parking Garage, where J.S. Held facilitated procurement, coordinated stakeholders, monitored budgets, and provided owner's representation services from planning through implementation.

J.S. Held also supported the **Indianapolis Community Justice Center**, one of Indiana's most significant public-sector capital projects. Serving as Design Integration Manager, our team coordinated between design and construction disciplines, maintained alignment with City requirements, accelerated decision-making and regulatory reviews, and helped advance a complex criminal justice campus that consolidated multiple public safety and judicial functions into a single facility.

In Bloomington, J.S. Held currently serves as Owner's Representative for the **Monroe Convention Center Expansion**, supporting procurement, consultant selection, schedule management, budgeting, reporting, and overall project oversight for a \$70 million expansion and renovation effort. We have also provided owner's representation and project management services for the **Hopewell Redevelopment Initiative**, guiding infrastructure, public-space, and redevelopment projects from planning through implementation, and for the **Bloomington Redevelopment Commission's Parking Garages, Facility Operations, and Retail Projects**, overseeing architect selection, design management, procurement, CMc selection, budget control, and construction oversight for more than \$30 million in public investment.

These projects demonstrate our ability to manage complex stakeholder environments, public funding, procurement processes, consultant and contractor coordination, budget stewardship, schedule management, and both renovation and new construction programs. Combined with our deep experience serving Indiana municipalities and public owners, J.S. Held is uniquely qualified to serve as the Bloomington Redevelopment Commission's trusted Owner's Representative and Project Manager for the Bloomington Police Department Headquarters Project.



Carmel Police Department and City Court

CARMEL | IN

OWNER'S REPRESENTATION SERVICES

The Situation

The Carmel Police Department (CPD) has more than doubled its sworn officers and civilian staff since moving into its current headquarters in 1990. Limited space forces the CPD team to operate from multiple locations with different technologies. Bringing the CPD together under one roof and using advanced technology will enable “better policing” and greater community engagement. Amenities such as a state-of-the-art gym, rehabilitation services, and a padded defensive training room will help keep the CPD in top shape and attract new talent. The City Court and Clerk’s Office will also relocate to the new building, which will be over 74,000 square feet.

How We Advised

The Carmel Police Department (CPD) has more than doubled its sworn officers and civilian staff since moving into its current headquarters in 1990. Limited space has forced the CPD team to operate from multiple locations with different technologies. Bringing CPD under one roof and utilizing advanced technology will enable “better policing” and greater community engagement. Amenities like a state-of-the-art gym, rehabilitation services, and a padded defensive training room will help keep the CPD in top condition and attract new talent. The City Court and Clerk’s Office will also relocate to the new facility, which will be over 74,000 square feet.



American Structurepoint

Police Station and Parking Garage

LAFAYETTE | IN

OWNER'S REPRESENTATION SERVICES

The Situation

Committed to efficient, community-focused policing, the City of Lafayette Police Department needed a new facility that encourages transparency and accessibility, incorporates “smart” technology, and prepares the department for the future. A parking lot near City Hall provided an ideal location for redevelopment into a \$55M 75,000 square foot police station and a 180,000 square foot parking garage for city employees and the public. The redevelopment commission required an owner's representative to help bring their vision for the project to life.

How We Advised

Applying expertise in programming, design, and construction of public projects, J.S. Held collaborated with the City to facilitate the selection of the architecture and engineering team and the construction manager. Working closely with American Structurepoint, Kettelhut Construction, F.A. Wilhelm Construction, the steering committee, and the project's many stakeholders, J.S. Held navigated site complexities, supported decision-making, and advanced the schedule. By analyzing cost estimates and monitoring the budget, J.S. Held helped the City act as effective stewards of the community's investment.



City of Indianapolis

Community Justice Center

INDIANAPOLIS | IN

DESIGN INTEGRATION MANAGEMENT SERVICES

The Situation

Faced with overcrowded adult detention facilities and fragmented operations across multiple buildings, the City of Indianapolis needed to improve efficiency and modernize operations. Focusing on criminal justice reform, the Community Justice Center consolidated the sheriff's office, adult detention center, and courthouse into a single campus that also features mental health services and an assessment and intervention center. The campus is situated on the site of Citizens Energy Group's former Coca-Cola plant and is expected to revitalize the nearby Twin Aire neighborhood by bringing jobs and services to the area.

How We Advised

J.S. Held served as the Design Integration Manager for the adult detention center and sheriff's office, a design-build project. We bridged our design and construction disciplines, focusing on keeping the team aligned and responsive to the City's requirements, driving the project forward, and identifying opportunities for improvement. Our understanding of how government operates helped accelerate regulatory approvals, decision-making, and plan reviews.



16 Tech

16 HqO Tech Innovation Hub

INDIANAPOLIS | IN

OWNER'S REPRESENTATION SERVICES

The Situation

Located at the heart of the 50-acre 16 Tech Innovation District in downtown Indianapolis, HqO is a two-story, 132,391 SF innovation hub designed to foster creativity, connection, and innovation. Originally built by the Indianapolis Water Company in 1959, this \$21M+ project was developed by 16 Tech Community Corporation and financed through Indiana Industrial Recovery Tax credits, Federal New Market Tax credits, and an Indiana-based commercial bank. The funding structure dictated an aggressive construction schedule, requiring work to begin before design documents were fully completed, all while working with multiple operators. To successfully deliver the project in February 2021, the 16 Tech Community Corporation needed to supplement its five-member team with an experienced owner's representative.

How We Advised

By tapping selected staff from J.S. Held, 16 Tech was able to leverage our resources to confidently oversee the AMP project and deliver a facility closely aligned with their conceptual vision. Unique in its design layout – open concept, flexible areas – made for complex coordination of tenant construction. Our J.S. Held expert played an integral role in helping novice and more mature business owners navigate through the process, assisted scoping/bidding, and ensured Contractor coordination within the occupied facility.



SCHMIDT ASSOCIATES + CONVERGENCE DESIGN

Bloomington Convention Center

BLOOMINGTON | IN

OWNER'S REPRESENTATION SERVICES

The Situation

As one of the most desirable convention locations in Indiana, the Bloomington Convention Center needs to expand its facility to meet market demand for larger conventions and capitalize on new economic opportunities for the community. The new 66,000 SF expansion will provide 27,000 square feet of flexible meeting and event space that can accommodate up to 3,000 people for concerts or lectures, 2000 people for dining events, or up to 150 vendor booths for exhibits. Created from a collaborative interlocal agreement, the Monroe County Capital Improvement Board of Managers (CIB) is a select volunteer board tasked with directing the project. The CIB volunteer board needed a consultant experienced in design, construction, and project management to help them oversee the project's day-to-day efforts from the initial phases through completion.

How We Advised

Applying technical expertise and project management skills, J.S. Held was selected by the CIB to assist them in a multitude of efforts. The J.S. Held team has assisted in the selection of the proposed site and the Construction Manager, potential hotel developer, and Commissioning Agent, and has arranged environmental studies. They have been instrumental in managing the overall schedules for design, budgeting, and construction. J.S. Held coordinated consultants for Furniture, Fixtures and Equipment (FF&E) and Wayfinding, and worked closely with the Owner, design, and construction teams to ensure that all parts of the project were completed on schedule and within budget. Throughout the project, J.S. Held consistently provided the volunteer board with meeting agendas and wrote monthly progress reports. The project successfully completed its design and bidding phases and began construction in July of 2025, with a scheduled completion date of January 2027 for the expansion and June 2027 for the renovation.



Bloomington Hopewell Development

BLOOMINGTON | IN

OWNER'S REPRESENTATION SERVICES PROJECT MANAGEMENT SERVICES

The Situation

Following the relocation of Indiana University Bloomington Hospital from its downtown campus, the City of Bloomington acquired approximately 24 acres for redevelopment. The City envisioned transforming the former hospital site into Hopewell, a mixed-use neighborhood featuring diverse housing, active public spaces, and sustainable development. The master-planned redevelopment includes Hopewell East, Hopewell West, Hopewell South, and Hopewell Commons, a one-acre public park designed to serve as the neighborhood's central gathering space. The City's goal was to create a vibrant, connected community while advancing its vision for a LEED Neighborhood-certified development.

How We Advised

J.S. Held supported the City of Bloomington from master planning through implementation of the Hopewell redevelopment initiative. Serving as Owner's Representative and project management team, our team helped advance key components of the development, including Hopewell East infrastructure improvements, Hopewell Commons, affordable housing initiatives, and procurement activities for future development parcels. We facilitated regular coordination with City departments, consultants, engineers, and development partners; supported contractor solicitation efforts; and assisted the City in pursuing LEED Neighborhood certification. Through proactive project leadership and stakeholder coordination, J.S. Held helped guide the execution of this transformative redevelopment initiative, including the successful completion and public opening of Hopewell Commons, as well as the supporting infrastructure for future phases.



City of Bloomington

Bloomington Parking Garages, Facility Operations, & Retail

BLOOMINGTON | IN

OWNER'S REPRESENTATION SERVICES

The Situation

The Bloomington Redevelopment Commission sought to deliver two bond-funded parking structures totaling 895 spaces, along with City operations offices and retail space valued at more than \$30M. While serving different functions and locations, both projects incorporated forward-looking features such as EV infrastructure, renewable energy strategies, public art, and ParkSmart certification (a subset of LEED for parking facility design /construction/operations). The projects also faced historic district requirements, environmental constraints, property acquisition challenges, and complex geotechnical conditions.

How We Advised

J.S. Held served as the Owner's Representative, providing project leadership from planning through construction. Our team led development, architect selection, design oversight, site due diligence, GMP procurement, and CMc selection. We coordinated stakeholders, consultants, contractors, and vendors while managing project scope, budget, schedule, and risk. Despite COVID-19 disruptions, redesigns driven by property acquisition issues, and environmental and historic preservation challenges, both projects were delivered on schedule and at or below budget while incorporating enhancements that increased long-term value for the City.

WORK APPROACH & SCHEDULE



OUR APPROACH

A disciplined process. Aligned with your goals.

We bring structure, clarity, and accountability to every phase of your project.

1

PROJECT INITIATION

Understand goals, define scope, and establish success metrics.

2

PLANNING & ALIGNMENT

Review plans, develop oversight strategy, and align the team.

3

ACTIVE OVERSIGHT

Monitor performance, manage risk, and provide ongoing reporting.

4

CLOSEOUT & TRANSITION

Confirm completion, resolve outstanding items, and support a smooth handover.

OUR APPROACH

Comprehensive oversight. Tailored for your project.

Our services are customized to the unique needs of your project and your expectations for quality, transparency, and control.



DESIGN PHASE

We evaluate design documents to ensure alignment with your vision, expectations, and budget.



CONSTRUCTION OVERSIGHT

We provide diligent oversight of construction activities, schedule, quality, and project coordination.



COST CONTROLS

We monitor budgets, review invoices, and identify issues early to protect your financial interests.



SCHEDULE MANAGEMENT

We track progress, anticipate delays, and help keep your project on schedule.



QUALITY ASSURANCE

We observe construction, verify quality, and ensure standards are upheld.



OWNER ADVOCACY

We represent your interests exclusively and provide independent guidance at every stage.

Scope of Services

J.S. Held's proposed services are organized to align directly with the RFP's requested proposal breakdown.

Design and Document Review

J.S. Held will conduct comprehensive reviews of architectural, engineering, and consultant deliverables to evaluate alignment with the Bloomington Redevelopment Commission's objectives for the Bloomington Police Department Headquarters Project, including renovation of the existing facility, construction of the new addition, associated site improvements, and integration of police operations, dispatch functions, the Emergency Operations Center, and the sallyport. Our review process is designed to identify issues early, reduce project risk, and support informed decision-making before challenges result in schedule delays, budget impacts, field conflicts, or change orders.

Our services will include:

- Review of design documents for consistency with the project's programmatic, operational, and functional requirements.
- Review of drawings and specifications for completeness, quality, coordination, and consistency across disciplines.
- Evaluation of constructability, sequencing, phasing, and operational impacts associated with the renovation of the occupied public safety environment.
- Review of compliance with applicable local, state, and federal requirements, permitting considerations, accessibility standards, and public safety facility requirements.
- Identification of design coordination issues, scope gaps, ambiguities, and unresolved assumptions that may create future cost or schedule impacts.
- Evaluation of proposed materials, systems, and building features for long-term maintainability, operational effectiveness, and value.
- Review of project cost estimates and alignment between design scope, budget, and schedule objectives.
- Assessment of site design, circulation, parking, security considerations, and integration of the new addition with the existing facility.
- Coordination with the RDC, Bloomington Police Department, design team, and other stakeholders to ensure design decisions support project goals.
- Preparation of written review comments and recommendations at key project milestones.

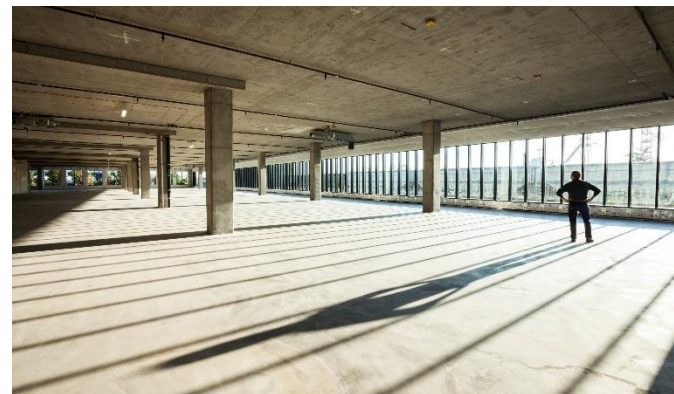
J.S. Held will facilitate resolution of design-related issues through ongoing coordination with project stakeholders, maintaining issue logs, and tracking open items through closure. Our goal is to help the RDC establish a well-coordinated, constructible, and cost-effective design that supports successful procurement, minimizes change order exposure, and positions the project for efficient execution through construction and occupancy.

Construction Oversight/Site Visit

J.S. Held will establish an understanding of existing site conditions and project constraints during the pre-construction phase and provide ongoing construction oversight throughout project execution. Our role is to provide the Bloomington Redevelopment Commission and Bloomington Police Department with independent visibility into construction progress, quality, budget, schedule, safety, and emerging risks while facilitating the timely resolution of issues that could impact project delivery. Given the complexity of renovating an existing facility while constructing a new addition to house dispatch operations, the Emergency Operations Center, sallyport, and supporting site improvements, proactive field oversight will be critical to maintaining project objectives.

Throughout construction, J.S. Held will conduct weekly site visits and attend biweekly project meetings to monitor work in progress and support informed decision-making. Services will include:

- Observe and document construction progress and milestone achievement.
- Review installed work for consistency with approved drawings, specifications, and project requirements.
- Monitor progress against the approved construction schedule and identify potential delays or sequencing concerns.
- Evaluate coordination between renovation activities, new construction, site improvements, and utility work.
- Identify any apparent deficiencies, unresolved issues, safety concerns, or emerging risks that require Owner attention.
- Monitor procurement and delivery of long-lead equipment, building systems, and critical project materials.
- Track construction activities affecting police operations, occupancy planning, and facility functionality.
- Participate in construction progress meetings and coordinate with the RDC, Bloomington Police Department, design team, CMc, and other project stakeholders.
- Provide written site observation reports summarizing progress, key issues, action items, and recommended follow-up activities.
- Verify that work is in place to support the review of



- pay applications and change order requests.
- Monitor quality-control activities and assist in identifying opportunities to mitigate cost and schedule impacts.

J.S. Held will maintain issue logs and collaborate with project stakeholders to track and resolve field issues through to completion. Our objective is to provide the RDC with independent oversight, timely reporting, and experienced guidance that supports the successful delivery of the Bloomington Police Department Headquarters Project while protecting the City's investment and minimizing construction-related risks.

Substantial Completion and Punch List Preparation

J.S. Held will assist the Bloomington Redevelopment Commission and Bloomington Police Department in determining when the project has achieved substantial completion and is ready for occupancy and operational use. Our team will support the closeout process by verifying that project requirements have been satisfied, identifying outstanding deficiencies, and establishing clear accountability for corrective actions prior to final acceptance.

- Review the CMc's request for substantial completion.
- Conduct site observations to evaluate whether the renovated facility, new addition, dispatch functions, Emergency Operations Center, sallyport, and associated site improvements are sufficiently complete for their intended use.
- Coordinate with the RDC, Bloomington Police Department, design team, and CMc regarding incomplete, deficient, or nonconforming work.
- Develop and manage punch lists in collaboration with project stakeholders.
- Support the distribution and tracking of punch list items through completion.
- Conduct follow-up observations to verify completion of corrective actions.
- Review closeout documentation, including warranties, operations and maintenance manuals, record drawings, and training requirements.
- Document unresolved issues, responsible parties, and recommended actions necessary to achieve final completion.

J.S. Held's closeout process emphasizes early identification of deficiencies, disciplined tracking of outstanding items, and transparent communication among project stakeholders. Our objective is to support a smooth transition from construction to occupancy while protecting the RDC's interests, minimizing closeout delays, and ensuring the facility is prepared to support Bloomington Police Department operations upon turnover.

Project and Construction Administration

J.S. Held will serve as an extension of the Bloomington Redevelopment Commission's management team throughout design, procurement, construction, and project closeout. Our team will provide project controls, document management, stakeholder coordination, and administrative oversight necessary to maintain visibility into project status, schedule performance, budget conditions, procurement activities, and outstanding issues. Given the number of project participants, including the RDC, Bloomington Police Department, design team, CMc, consultants, and regulatory agencies, effective project administration will be critical to successful project delivery.

Services will include:

- Maintain project governance, reporting protocols, and communication procedures.
- Facilitate coordination among the RDC, Bloomington Police Department, design team, CMc, FFE consultants, move consultants, other consultants, and other project stakeholders.
- Facilitate and document project meetings, workshops, and stakeholder coordination sessions.
- Maintain action item logs, issue logs, decision logs, risk registers, and project milestone tracking.
- Track design development progress, procurement activities, permitting milestones, requests for information (RFIs), and owner-directed changes.
- Monitor project budget, contingencies, allowances, change orders, and other owner-controlled cost items.
- Review and track project schedules and key milestones to identify potential risks and recovery opportunities.
- Maintain project records, design documents, contracts, permits, correspondence, and closeout documentation within a centralized document management system.
- Coordinate the collection and organization of warranties, operations and maintenance manuals, record drawings, training materials, and other turnover documentation.
- Support procurement activities, consultant coordination, CMc communication, and implementation of RDC decisions.
- Prepare periodic progress reports summarizing project status, budget, schedule, critical issues, and recommended actions.
- Monitor follow-up actions and maintain accountability among project participants.

J.S. Held's project controls approach is designed to provide the RDC with clear visibility into project performance while supporting informed decision-making and effective stakeholder coordination. Through disciplined administration, proactive communication, and rigorous tracking of project activities, we help maintain accountability, mitigate risk, and position the Bloomington Police Department Headquarters Project for successful delivery.





Pay Request Reviews

J.S. Held will review periodic payment applications submitted by the Design Team and Construction Manager as Constructor at Risk (CMc) and provide recommendations to the Bloomington Redevelopment Commission on payment approval. Our review process is designed to verify that payment requests align with observed project progress, contract requirements, and supporting documentation, while protecting the RDC's financial interests throughout construction.

Services will include:

- Review pay applications and schedules of values for completeness and accuracy.
- Verify reported percentages complete against observed work in place.
- Review stored materials and supporting documentation, as applicable.
- Evaluate prior payments, retainage, contingency usage, and current payment requests.
- Identify apparent mathematical errors, inconsistencies, or unsupported costs.
- Assess whether the requested payment amounts are reasonably supported by completed work and project progress.
- Verify that incomplete, deficient, disputed, or nonconforming work is appropriately addressed within payment recommendations.
- Review potential impacts on the project budget, contingencies, and anticipated cost to complete.
- Identify discrepancies between field observations and reported progress.
- Coordinate with the RDC, Bloomington Police Department, CMc, and design team regarding questions or concerns identified during the review process.
- Provide written recommendations for approval, conditional approval, modification, or rejection of payment requests.
- Prepare summary reports documenting findings, observations, and recommended actions.

J.S. Held's pay application review process provides the RDC with an independent assessment of construction progress and associated payment requests. By validating completed work, reviewing supporting documentation, and monitoring budget performance, we help ensure that project funds are disbursed appropriately and transparently, in accordance with contract requirements, while maintaining accountability throughout project delivery.



Change Order Review Unit Costs

J.S. Held will review proposed change orders to determine whether the requested changes are contractually justified, appropriately documented, reasonably priced, and consistent with project requirements. Our review process is designed to protect the RDC's financial interests while supporting timely resolution of legitimate project changes associated with the renovation, addition, site improvements, and public safety operational requirements of the project.

Services will include:

- Review the scope change and documentation.
- Evaluate contractual entitlement and the basis for the requested change.
- Review labor, material, equipment, subcontractor, overhead, markup, and fee components.
- Assess the reasonableness of proposed costs relative to the scope of work.
- Review contingency utilization and impacts to overall project budget objectives.
- Evaluate potential impacts to schedule, phasing, and project milestones.
- Identify duplicate costs, overlapping scope, or items already included within the contract documents.
- Review owner-requested modifications and impacts to cost, schedule, and constructability.
- Coordinate with the RDC, Bloomington Police Department, design team, and CMc to evaluate alternatives for cost and schedule impacts.
- Recommend approval, conditional approval, negotiation, rejection, or additional documentation as appropriate.
- Provide written analyses and recommendations summarizing findings and proposed actions.

J.S. Held's cost management approach begins during design and continues through project closeout. By identifying scope gaps early, monitoring contingencies, reviewing pay applications, and evaluating change orders, we help the RDC maintain budget discipline, improve decision-making, and reduce unnecessary cost growth throughout the project lifecycle. Our objective is to ensure that project changes are transparent, justified, and aligned with the RDC's goals for quality, schedule, and responsible stewardship of public resources.

Project Controls

J.S. Held will implement project controls processes that provide the Bloomington Redevelopment Commission and Bloomington Police Department with clear visibility into project performance, risks, and decision-making throughout design and construction. Our project controls framework is designed to support proactive management of scope, budget, schedule, procurement, and stakeholder coordination while maintaining accountability among all project participants.

Services will include:

- Establish project governance, reporting procedures, and communication protocols.
- Develop and maintain project dashboards, status reports, and executive summaries.
- Monitor project budget, contingencies, allowances, and forecasted cost-to-complete.
- Review and track project schedules, milestone achievement, and critical path activities.
- Maintain risk registers and monitor mitigation strategies for identified project risks.
- Track procurement activities, permitting requirements, long-lead items, and regulatory approvals.
- Maintain action-item logs, decision logs, issue logs, and change-management records.
- Monitor the consultant's and contractor's performance against contractual obligations.
- Coordinate project information among the RDC, Bloomington Police Department, design team, CMc, consultants, and regulatory agencies.
- Identify emerging risks and recommend corrective actions to maintain project objectives.
- Provide routine reporting on project status, budget, schedule, quality, and key decisions.

J.S. Held's project controls approach provides the Owner with reliable, real-time information necessary to support informed decision-making and successful project delivery. By combining disciplined reporting, risk management, and stakeholder coordination, we help maintain alignment among project participants while protecting the City's investment and project objectives.

Closeout

J.S. Held will provide comprehensive close-out management services to support the successful transition from construction completion to occupancy and ongoing operations. Our objective is to ensure that all contractual requirements have been met, that operational systems are functioning as intended, that documentation is complete, and that the facility is prepared to support Bloomington Police Department operations.

Services will include:

- Develop and maintain a close-out-tracking process and a final completion checklist.
- Coordinate completion of punch list and final corrective action items.
- Monitor completion of commissioning, testing, and system verification activities.
- Review and collect warranties, operations, and maintenance manuals, training materials, and record drawings.
- Coordinate turnover of project documentation to the RDC and Bloomington Police Department.
- Facilitate owner training sessions and equipment demonstrations, as appropriate.
- Verify completion of contract closeout requirements and final documentation deliverables.
- Support final inspections and acceptance procedures.
- Review final payment requests and close-out-related change orders.
- Track warranty periods and outstanding post-occupancy obligations.
- Prepare final project summary reports documenting project performance, lessons learned, and outstanding warranty items.

J.S. Held's closeout process emphasizes accountability, documentation completeness, operational readiness, and a seamless transition to facility occupancy. Our team works closely with the RDC, Bloomington Police Department, design professionals, CMc, and other stakeholders to ensure the project is properly closed and positioned for long-term operational success.

Schedule

Based on the information provided, J.S. Held is assuming that the project will take three years to complete. Design phase and construction procurement would occur during the first year. Construction would take approximately two years.

REFERENCES

References

Heather Pope | Director of Redevelopment

City of Columbus
123 Washington Street, Columbus, IN 47201
812-376-2547
hpope@columbus.in.gov

Experience with Redevelopment Commissions

Bob Grossman | Deputy Commissioner

Indiana Department of Administration
402 W. Washington Street, Indianapolis, IN 46204
317-232-3016
rgrossman@idoa.in.gov

Experience with CMC projects

Dennis Carson | Director, Economic Development

City of Lafayette
515 Columbia Street, Lafayette, IN 47901
765-807-1093
dcarson@lafayette.in.gov

Experience with Redevelopment and CMC projects

John Whikehart | President

Monroe County Capital Improvement Board
100 W Kirkwood Avenue, Bloomington, IN 47404
812-360-3326
Whikehart47@gmail.com

Experience in Bloomington

Find your expert.®



September 8, 2026

Anna Killion-Hanson
Executive Director
Bloomington Redevelopment Commission
401 North Morton Street, Suite 130
Bloomington, Indiana 47404

**Re: PROJECT MANAGER/OWNER'S REPRESENTATIVE
Bloomington Police Department Headquarters Project**

Dear Anna:

I am writing to express my interest in being selected by the Bloomington Redevelopment Commission (RDC) for the Project Manager/Owner's Representative position. I believe I am uniquely qualified for this role and can bring significant value to the RDC and the project. The following pages outline my qualifications and the contributions I can make to the project.

My company, KGAADVICON, LLC, is a single-member LLC established in 2024, and I am its sole member. Before establishing KGAADVICON, I worked for Weddle Bros. Construction Companies, Inc., in various capacities for 38 years. During that time, I coordinated and managed numerous projects of similar size and scope. If selected, I will draw on this experience and knowledge to benefit the RDC.

I maintain one office and am the company's only employee. My location and contact information are listed below.

Kelly G. Abel, Member
KGAADVICON, LLC
100 South College Avenue, Suite 001
Bloomington, Indiana 47403
812.327.4006
kgaadvicon@gmail.com

EXPERIENCE

My relevant experience includes more than 45 years in the construction industry, working on projects of similar size, scope, and complexity. I worked for Weddle Bros.

Construction Companies of Bloomington for 38 years, performing duties that included estimating, project management, safety compliance, scheduling, and organizational management. This experience and knowledge position me well to bring value to the RDC and this project.

I have performed similar work on numerous projects, including several Indiana University projects, The Mill, Trades District Infrastructure, and the Buskirk-Chumley Theatre. I have also worked on the building at 714 South Rogers on two separate occasions for previous owners. Over the years, I have been involved with more than \$2 billion in construction projects.

My ability to analyze costs, schedules, and constructability will bring a unique skill set to the project. I am equally comfortable working with architects, engineers, and contractors to protect and advance the needs and objectives of the RDC and the Police Department.

WORK APPROACH AND SCHEDULE

My primary goal would be to represent the needs and objectives of the RDC and the Police Department during the early planning and design phases of the project. This would include attending meetings, both in person and virtually, as required; understanding and reviewing project decisions; and monitoring the progress of the planning and design process. I would report to whomever the RDC designates and support the project team as needed.

As design and planning advance and cost estimates are presented, I would review the estimates and assess the accuracy and appropriateness of the information, with the goal of protecting the project budget.

When a Construction Manager is brought onto the project, I will work with the Construction Manager to ensure that project goals and processes are fully understood and followed. This would include monitoring construction costs, schedules, and quality.

I anticipate that the time required for my involvement will vary throughout the different stages of the project, with more time needed during the early planning stages.

COMPENSATION

I propose that KGAADVICON be compensated at a rate of \$125 per hour for time dedicated to the project. I suggest the following parameters:

- I estimate that an average of four hours per week for 60 weeks will be needed.
- This would result in a total estimated cost of \$30,000.
- Hours would be documented and invoiced monthly.
- Actual hours invoiced would be subject to approval by an RDC representative.
- Hours required for preparation and research would be billable.

REFERENCES

Jim Stewart – jimstew@indiana.edu
Construction and Planning Specialist
Indiana University

Rita Klingelhofer – gentryeasthoa@yahoo.com
President, Gentry East Homeowners Association
Bloomington, Indiana

Andrew Hine – ahine@arcdesign.us
Architect – arcDesign
Indianapolis, Indiana

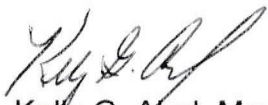
Alex Everett – alex@palstherapy.org
Board President – PALS
Bloomington, Indiana

SUMMARY

In closing, I believe I bring a unique set of abilities and capabilities to this project. My experience and knowledge of this type of construction project will benefit the RDC and the Bloomington Police Department. I look forward to meeting with you to discuss this proposal further and answer any questions or concerns you may have.

Thank you for the opportunity.

Submitted by:



Kelly G. Abel, Member
KGAADVICON, LLC



RFQ for Project Manager/Owner's Representative



Bloomington Police Department Headquarters Project

September 8, 2026

in @ f v

SHREWSUSA.COM

7321 SHADELAND STATION, SUITE 160

INDIANAPOLIS, IN 46256

317.841.4799



COVER LETTER

RE: REQUEST FOR QUALIFICATIONS Project Manager/Owner's Representative Bloomington Police Department Headquarters Project



Dear Members of the Bloomington Redevelopment Commission:

Shrewsberry & Associates, LLC (Shrewsberry) is pleased to submit our qualifications in response to the Request for Qualifications for Project Manager/Owner's Representative. The proposed project represents a significant investment in public safety infrastructure and will require careful coordination between the Bloomington Redevelopment Commission, Bloomington Police Department, design professionals, construction partners, and other key stakeholders throughout planning, design, renovation, and construction.

Shrewsberry specializes in Owner's Representative and program management services. Our professionals have provided owner representation and project management services for major public-sector projects throughout Indiana, including the Indianapolis Community Justice Campus, the Indianapolis International Airport, the Housing Hub, and the Lawrence Police Station. These projects demonstrate our ability to guide owners through complex planning, procurement, design, construction, budget management, stakeholder coordination, and occupancy transitions.

We are excited to propose Dustin Jones as Senior Project Manager and primary point of contact for this assignment. Dustin currently serves in owner-representation and program-management roles for the City of Indianapolis and has experience overseeing facility development projects from planning through occupancy, including contract management, funding coordination, budget oversight, schedule management, stakeholder engagement, procurement support, and project closeout activities. His experience includes the Housing Hub, Indy Parks capital projects, and extensive experience with government development funding options.

Supporting Dustin will be Joseph Wiesinger, LEED AP, as Principal-in-Charge. Joseph has more than two decades of Owner's Representative experience and led owner representation efforts for the Lawrence Police Station, where Shrewsberry acted as an extension of the owner's staff during construction of a 37,000-square-foot police headquarters that included 911 dispatch facilities, evidence storage, administrative offices, training space, and vehicle storage facilities



OWNER'S REPRESENTATIVE EXPERTISE

Owner representation is a core service provided by our Construction Services Division. We routinely serve as an extension of an owner's staff, guiding projects through procurement, design, budgeting, scheduling, construction administration, quality assurance, and occupancy.



PUBLIC-SECTOR PROJECT LEADERSHIP

Our team has extensive experience delivering municipal, public safety, governmental, and redevelopment projects involving multiple stakeholders, funding sources, delivery methods, and public accountability requirements. Recent examples include the Community Justice Campus, the Housing Hub, and redevelopment projects for the City of Indianapolis.



RELEVANT POLICE AND PUBLIC SAFETY EXPERIENCE

The proposed Bloomington Police Department Headquarters closely aligns with our experience providing owner representation for the Lawrence Police Station, where Shrewsberry managed contractor coordination, IT and FF&E planning, dispatch relocation, testing oversight, invoice review, pay application review, and project closeout.

Again, we appreciate the opportunity to present our qualifications and wish you success with this selection.

Sincerely,



Joseph Wiesinger, LEED AP
Vice President - Construction Services
Shrewsberry & Associates, LLC

PRIMARY CONTACT

Joseph Wiesinger, LEED AP
Principal-in-Charge
jwiesinger@shrewsusa.com
317.608.5013

LOCAL OFFICE/CORPORATE HEADQUARTERS

7321 Shadeland Station, Suite 160
Indianapolis, IN 46256

ORGANIZATION CHART

PROJECT TEAM

Shrewsberry will serve as the Bloomington Redevelopment Commission's Project Manager/Owner's Representative and act as an extension of RDC staff throughout planning, design, procurement, construction, occupancy, and closeout. Our team is structured to provide executive oversight, day-to-day project leadership, owner representation services, technical review, budget and schedule management, and stakeholder coordination.



PARTNERS AND OTHER CONSULTING FIRMS

In the event that additional professional and/or technical consulting services are required, we may bring on other partner firms for the following scopes:

- Estimating Services
- Public Outreach Consultant
- FF&E Consultant
- Geotechnical Consulting
- Environmental Consulting

JOSEPH WIESINGER, LEED AP *Vice President of Construction Services*



In addition to being a partner at Shrewsberry, Joe is a LEED Accredited Professional with a degree in public affairs with a real estate background. Joe brings over 30 years of experience in owner's executive project management, development services, real estate services, and owner's representation in the public and private sectors. Joe has led projects at the Indianapolis Airport Authority, Lucas Oil Stadium and Convention Center, and with the Indy Department of Metropolitan Development. He also led projects and planning in preparation for Indy's Super Bowl XLVI.

EDUCATION

B.S., Public Affairs,
Indiana University

REGISTRATIONS

LEED Accredited Professional

Indiana Real Estate Salesperson's
License

AFFILIATIONS

Indianapolis Super Bowl XLVI Host
Committee, Transportation & Parking
Committee – Co-Chair (2012)

Big Brother Big Sisters of Central
Indiana (2000-2003)

Indianapolis City Market Foundation
Board – Treasurer (2004-2007)

City of Indianapolis Tree Board
(2006-2008)

Historic Athenaeum Foundation Board
(2008)

YEARS OF EXPERIENCE TOTAL: 30 WITH SHREWSBERRY: 24

PROJECT EXPERIENCE

Lawrence Police Station **City of Lawrence – Lawrence, IN**

Joe was the Owner's Representative during the construction of a new City of Lawrence Police Station. The new two-story, 37,000 square foot police station, with a basement, consists of a 2,000 square foot vehicle storage and staging facility, fitness center, 911 dispatch, evidence storage, administrative offices, and training room. Joe led the project as an extension of the owner's staff, with duties that included: managing the construction contractor and mediating construction issues, developing plans for both their IT and FFE, and reviewing monthly pay applications.

Lucas Oil Stadium and Convention Center Expansion **Indiana Stadium and Convention Building Authority – Indianapolis, IN**

Joe was part of the Owner's Representative team for the Indiana Stadium and Convention Building Authority during the planning, design and construction of the Lucas Oil Stadium and the Expanded Convention Center. Joe assisted with real estate and land acquisition, railroad coordination, city and neighborhood issues for parking coordination, request for proposal preparation for consulting opportunities, owner's staff communication, and other consulting services.

CEDIA Worldwide Headquarters **CEDIA Worldwide – Fishers, IN**

Joe was the Owner's Representative during the planning, design, and construction of the \$10M Worldwide Headquarters for the Consumer Electronics Design Industry Association (CEDIA). The 40,000 square foot building includes CEDIA staff and storage spaces, training spaces, a exhibition theatre, demonstration Experience Center, and an outside tenant space. Joe led CEDIA through the planning and design process and gave advice regarding design, value engineering, Guaranteed Maximum Price preparation and approval, and construction phases.

RecycleForce Building **RecycleForce – Indianapolis, IN**

Joe was the Owner's Representative during the planning, design, and construction of a \$5M manufacturing and office space for RecycleForce. The 105,000 square foot building includes spaces for staff, storage and processing equipment to mine and harvest electronic materials. Joe led Recycleforce through the planning and design process and gave advice regarding design, value engineering, Guaranteed Maximum Price preparation, and approval processes.

DUSTIN JONES

Senior Project Manager



Dustin is at his best when making thoughtful decisions or helping others do so. He takes time to listen, understand, research to fill in the blanks, and then take the steps necessary to reach his or your desired outcome. Public and private companies, small startups to Fortune 100 businesses, government leaders, and nonprofit organizations have grown and reached their goals by relying on Dustin to learn, deliberate, calculate, communicate, and execute. At Shrewsberry, he lives out our mission by applying that same rigor and intention to your project and making “Your Vision. His Focus.”

EDUCATION

B.A., Economics,
Indiana University

AFFILIATIONS

Stanley K. Lacey (SKL), Executive
Leadership Series, Class XLII

ULI Indiana

Historic Meridian Park, Board
President (2018-2020)

AWARDS & RECOGNITION

City of Indianapolis Mayor’s
Performance Award

Indianapolis Department of
Metropolitan Development, Director’s
Award for Outstanding Service

YEARS OF EXPERIENCE

TOTAL: 20 WITH SHREWSBERRY: 2

PROJECT EXPERIENCE

Indy Parks Grant Funded Projects - Program Management Indy Parks & Recreation — Indianapolis, IN

As a member of the Project Management Office dedicated to supporting Indy Parks’ deployment of an \$80M grant from the Lilly Endowment, Dustin is responsible for coordinating public amenity improvement projects through scoping, procurement, design, bid construction, and closeout. His direct responsibilities include the delivery of five projects with combined project costs totaling over \$18M. By developing strong relationships and building trust with all involved parties, Dustin creates a working environment where challenges can be overcome and outcomes achieved, where expectations and program requirements, even with varied interests, are at stake.

The Housing Hub

City of Indianapolis Department of Metropolitan Development — Indianapolis, IN

Shrewsberry’s role in this project is to represent the City of Indianapolis and coordinate with the developer (RDOOR) to evaluate project scope and feasibility, secure construction funding, oversee contract structure and delivery methods, and ensure timely, cost-effective delivery of a facility that meets the needs of the City and the community. During the project’s design phase, Shrewsberry is providing quality control, plan review, cost analysis and preconstruction guidance. During the construction phase, Shrewsberry will monitor construction activities, resolve design and construction issues, assist with monthly pay application processing, monitor the project schedule, and ensure adherence to the budget through project closeout.

Headquarters at Sherman Park*

RecycleForce — Indianapolis, IN

In addition to overseeing operations of the e-waste recycling business in coordination with federally funded re-entry employment and training services, as Chief Operating Officer of RecycleForce, Dustin led the development of the organization’s new 105,000-square foot headquarters at Sherman Park, the site of the former RCA factory and corporate campus on the Eastside of Indianapolis. Dustin led this project from its inception, negotiating the donation of the land from the City of Indianapolis and securing financing backed by a \$13M allocation of New Markets Tax Credits. During development, he secured an additional \$5M in funding from the Lilly Endowment, of which \$1.6M was used for capital investment including façade enhancements, additional office buildout, and new equipment purchases, with the remainder set aside for operational sustainability and the establishment of a permanent endowment. Throughout the project, Dustin reviewed and managed contracts, engaged in dispute resolution, reviewed and processed payments, ensured financial compliance and completion of reporting requirements, and oversaw the transition from construction to occupancy and operations.

*Denotes Previous Experience

STEPHANIE ARNEY

Technical Lead



Stephanie is an experienced architectural planner skilled in managing the capacity of buildings from people and performance and the demand of buildings as it relates to the campus. She has extensive experience in project management, strategic planning, and vendor management, with a proven track record of managing complex projects with substantial budgets while leading teams and supporting an organization's overall success.

EDUCATION

B.S., Technology - Architectural Design - Construction Processes, Bowling Green State University

YEARS OF EXPERIENCE

TOTAL: 33 WITH SHREWSBERRY: 2

PROJECT EXPERIENCE

Humana Corporate Renovations*

Cushman & Wakefield – Louisville, KY

As the Senior Project Manager, Stephanie managed Humana's US Corporate renovations. She facilitated efforts to ensure compliance with budget, schedule, and construction documents and participated in yearly budget forecasts. Stephanie led the effort for code compliance, contract administration, cost estimating, development of construction schedules, bid solicitation, shop drawing preparation and review, change order request, and review and approval of pay applications. She facilitated meetings to manage design consultants and submitted and gained plan review approvals. The projects ranged from 20,000 to 150,000 square feet, with budgets ranging from \$3 to \$250 million. Stephanie maintained ongoing relationships with Humana Stakeholders, contractors, and consultants during construction, providing management expertise and sustainable solutions for customer satisfaction.

Additional Project Highlights*

- Bowling Green State University Renovations and Additions – Bowling Green, OH
- Spartan Chemical New Corporate Headquarters – Maumee, OH
- Owens Community College New Student Health and Activities Center – Perrysburg, OH
- Ford Assembly Plant Additions and Renovations – Michigan and Ohio Plants
- Medical College of Ohio Renovations and Addition – Toledo, OH
- Scott High School Cafeteria Addition and Master Plan – Toledo Public Schools, Toledo, OH
- Walden School Addition – Louisville, KY
- Heartland Payment Systems – Jeffersonville, IN
- America Place New Spec Building – Jeffersonville, IN
- Norton Healthcare, Settler's Point – Shepherdsville, Kentucky
- Scottsburg Savings and Loan Addition and Renovations – Scottsburg IN
- Butler Building Renovation, State of Kentucky National Guard Reserve Center – Louisville, KY
- District Office Building for the Kentucky Transportation Cabinet – Jackson, KY
- Renovation and Fire Restoration Project for the Southbound Rest Stop I-65 South – Horse Cave, KY

* Work performed prior to joining Shrewsberry

COMPENSATION

COMPENSATION STRUCTURE

Shrewsberry understands that the Bloomington Redevelopment Commission seeks a compensation approach that provides flexibility throughout planning, design, renovation, construction, occupancy, and project closeout while aligning compensation with the level of effort required during each phase of the project. The Bloomington Police Department Headquarters Project includes renovation of an approximately 56,000-square-foot facility, construction of a Category IV addition housing dispatch, an Emergency Operations Center, and sallyport facilities, along with associated parking and site improvements. As a result, the level of Owner's Representative involvement will vary throughout the project lifecycle.

Proposed Compensation Method

Shrewsberry proposes to provide Project Manager/Owner's Representative services on a Time and Materials (T&M) basis with a Not-to-Exceed (NTE) fee established following final scope confirmation and contract negotiations.

This approach provides RDC with the flexibility to scale owner-representation services based on project needs while maintaining transparency and accountability for project expenditures. Similar owner-representation assignments have required varying levels of effort throughout procurement, design, preconstruction, construction, move management, occupancy, and closeout phases.

BILLING STRUCTURE

Services would be invoiced monthly based upon actual labor hours performed by team members assigned to the project, plus approved reimbursable expenses.

Proposed team roles include:

Role	Team Member	Rates
Principal-in-Charge	Joseph Wiesinger, LEED AP	\$212.00
Senior Project Manager / Owner's Representative	Dustin Jones	\$176.39
Technical Lead/Facility Planning Support	Stephanie Arney	\$162.87
*Optional — Construction Inspection	Michael Buchanon	\$120.11

The RDC will be billed only for services provided during the applicable phase of work. Senior resources will be utilized strategically to support key decisions, while day-to-day management will be led by Dustin as the primary Owner's Representative.

Reimbursable Expenses

Reimbursable expenses may include:

- Mileage and travel expenses associated with project site visits
- Printing and reproduction costs requested by RDC
- Delivery and courier services
- Specialty third-party services requested by RDC that are outside the base scope

No reimbursable expenses will be incurred without RDC authorization.

Anticipated Payment Schedule

Shrewsberry proposes monthly invoicing based upon completed services during the preceding billing period.

Each invoice will include:

- Labor hours by individual
- Approved reimbursable expenses
- Current contract utilization status
- Remaining balance to the Not-to-Exceed amount

Payment terms shall be consistent with RDC's standard contract requirements.

COST MANAGEMENT COMMITMENT

As Owner's Representative, Shrewsberry recognizes that one of its most important responsibilities is protecting RDC's investment and maintaining budget discipline throughout the project. Our team will monitor scope, schedule, procurement activities, cost estimates, change orders, pay applications, and project contingencies to support informed decision-making and reduce the likelihood of unnecessary project costs. This approach has been successfully implemented on owner-representation assignments including the Lawrence Police Station, Housing Hub, Community Justice Campus, and CEDIA Headquarters projects.

FEE PROPOSAL

A detailed fee schedule, labor classifications, hourly rates, and Not-to-Exceed amount will be developed and submitted following RDC selection and final confirmation of the desired level of Owner's Representative services, project schedule assumptions, and anticipated meeting and site visit requirements. This approach ensures the fee accurately reflects the final scope and provides RDC with the best overall value.

STATEMENT OF EXPERIENCE

PROJECT EXPERIENCE

Shrewsberry provides a full range of Owner's Representative services from project conception through occupancy. Acting as an extension of owner staff, we assist with procurement, budget development, project controls, schedule management, design oversight, quality assurance, stakeholder engagement, construction administration, and project closeout. Our approach emphasizes proactive communication, continuous risk management, budget accountability, schedule adherence, and informed decision-making.

Joseph Wiesinger, LEED AP | Principal-in-Charge

Joseph will provide executive oversight and serve as senior advisor to the project team. With extensive Owner's Representative experience, including leadership roles on the Lawrence Police Station, Community Justice Campus, CEDIA Headquarters, and Indianapolis International Airport projects, he will support major project decisions, assist in resolving complex issues, and ensure the project remains aligned with RDC goals, budget, and schedule objectives.



LAWRENCE POLICE STATION

- Provided program management and Owner's Representative services for a new municipal police headquarters, offering direct public safety facility experience relevant to Bloomington Police Department operations.
- Acted as an extension of owner staff, managing contractors, reviewing pay applications, coordinating testing, and overseeing project closeout.
- Coordinated specialized law enforcement functions, including 911 dispatch operations, demonstrating experience with critical public safety infrastructure.



BEECH GROVE POLICE STATION

- Served as Owner's Technical Representative for a new police department headquarters, providing direct law enforcement facility experience.
- Protected the City's interests through construction observation, review of RFIs, submittals, pay applications, and change orders.
- Coordinated owner-furnished FF&E and signage procurement, aligning with Bloomington's need for owner-focused project oversight.

Dustin Jones | Project Manager/Owner's Representative

Dustin will serve as the RDC's primary point of contact and function as an extension of owner staff. He will lead day-to-day project activities including coordination with the architect, CMc, BPD, RDC, City staff, and project stakeholders. Responsibilities include management of scope, schedule, and budget; facilitation of project meetings; review of project documentation; monitoring project progress; management of risks and issues; and coordination through project occupancy and closeout. His recent owner-representation and project management experience includes the Housing Hub, Indianapolis redevelopment initiatives, and major capital improvement programs.



INDIANAPOLIS HOUSING HUB

- Development of a 58,000-SF public facility, closely aligning with Bloomington's planned renovation of a 56,000-SF building and addition.
- Served as the Owner's Technical Representative from project inception through construction, providing the full-service owner's representation sought by the RDC.
- Led CMc procurement, design coordination, value engineering, budget management, and construction oversight, directly aligning with Bloomington's intended CMc delivery method.



INDIANAPOLIS CITY MARKET REDEVELOPMENT

- Represents ongoing program management for a complex, publicly funded redevelopment initiative with multiple stakeholders, consultants, and regulatory requirements.
- Leads scope, schedule, budget, consultant procurement, design coordination, and public engagement on behalf of the owner.
- Demonstrates expertise managing intricate municipal projects while balancing stakeholder priorities and maintaining project momentum.

Stephanie Arney | Technical Lead

Stephanie can provide technical support focused on facility planning, design review, user coordination, operational requirements, FF&E planning, and transition planning. Her experience managing complex building renovations and facilities projects provides valuable expertise for a police headquarters facility that includes dispatch, emergency operations, and administrative functions.

WHY THIS TEAM

This team combines direct public-safety facility experience, owner's representation expertise, public-sector program management experience, and proven success delivering CMc projects. Of particular relevance is Shrewsberry's Owner's Representative role on the Lawrence Police Station project, which included a 911 dispatch center, evidence storage, administrative functions, training areas, and coordination of FF&E, technology systems, and facility occupancy services that closely align with the Bloomington Police Department Headquarters project.


OWNER:

City of Lawrence

SERVICES PROVIDED:

Program Management

COST:

\$11,000,000

REFERENCE:

David Hofmann
Former Chief of Police,
Lawrence Police Department
City of Lawrence
317.517.5838
DandJhofmann@gmail.com

KEY PERSONNEL:

Joseph Wiesinger

LAWRENCE POLICE STATION

LOCATION: LAWRENCE, IN

START: JUL 2018

COMPLETION: AUG 2019

Project Description

Shrewsberry provided program management as part of the Owner's Technical Representative (OTR) team for construction of the Lawrence Police Station, the first new police station for the City of Lawrence. The new two-story, 37,000 square foot police station, with a basement, consists of a 2,000 square foot vehicle storage and staging facility, fitness center, 911 dispatch, evidence storage, administrative offices, and training room. The new police station will provide not only a new home for Lawrence Police, but a safe place for the community.

As the owner's representative, Shrewsberry's responsibilities included leading the project as an extension of the owner staff, managing the construction contractor and helping to mediate construction issues, developing plans for both their IT and FF&E, managing the testing agency, reviewing invoices and monthly pay applications, and coordinating the FF&E package and 911 Dispatch relocation. Additional responsibilities included project closeout, inclusive of project punch list walk-through and review and site testing documentation.


OWNER:

City of Beech Grove
Police Department

SERVICES PROVIDED:

Owner Technical Representative

COST:

\$9,000,000

REFERENCE:

Michael Maurice
Chief of Police
Beech Grove Police Department
340 E. Churchman Ave.
Beech Grove, IN 46107
317.803.9116

KEY PERSONNEL:

Joseph Wiesenger

BEECH GROVE POLICE STATION

LOCATION: BEECH GROVE, IN

START: 2019

COMPLETION: 2023

Project Description

Shrewsberry is the City of Beech Grove's Owner's Technical Representative for their new Police Department building. The City utilized public Build-Operate-Transfer procurement for the design, financing, and construction of the new Police Department headquarters, located at the Main St. and Emerson Ave. intersection of Beech Grove. Prior to design completion, the City of Beech Grove brought Shrewsberry on-board to help safeguard their new community investment. Shrewsberry provided services including on-site construction observation, review of submittals, RFI's, pay apps, and change orders, and coordination of owner-supplied signage and furniture, fixtures, and equipment procurement.


OWNER:

City of Indianapolis,
Office of Public Health and
Safety (OPHS)

SERVICES PROVIDED:

Owner's Technical
Representative
Project Management

COST:

\$37,000,000

REFERENCE:

Aryn Schounce
Senior Policy Advisor
City of Indianapolis,
Mayor's Office
aryn.schounce@indy.gov
317.327.5107

KEY PERSONNEL:

Joseph Wiesenger
Dustin Jones

CLIENT:

City of Indianapolis,
Office of Finance and
Management (OFM)

INDIANAPOLIS HOUSING HUB

LOCATION: INDIANAPOLIS, IN

START: DEC 2023

COMPLETION: ONGOING

Shrewsberry was selected as the Owner's Technical Representative to assist the City of Indianapolis in developing a low-barrier shelter and day service center near Downtown Indianapolis. The project, known as the Housing Hub, is being developed by the Office of Public Health and Safety (OPHS) and managed through the Office of Finance and Management (OFM), funded by local tax dollars and a \$20M grant from the Indiana Housing and Community Development Authority (IHCD). The total project budget is \$37M, including \$27.8M in construction costs. The fifty-eight thousand square foot, four story multiuse service center with surface parking is constructed on a site comprised of 15 urban infill lots. The facility houses a walk-in day services center, housing navigation and resource center with training and conference space, 150 bed emergency shelter with separate facilities for families and single guests, and a cafeteria.

The total project budget is \$37M, including \$27.8M in construction costs. The fifty-eight thousand square foot, four story multiuse service center with surface parking is constructed on a site comprised of 15 urban infill lots. The facility houses a walk-in day services center, housing navigation and resource center with training and conference space, 150 bed emergency shelter with separate facilities for families and single guests, and a cafeteria.

Shrewsberry's role spans the entire lifecycle of the Housing Hub project, from inception in Q4 2023, to expected delivery in Q3 2027. Initial efforts included project feasibility analysis, budget development, grant funding assistance, land acquisition and entitlement coordination, design contract administration, program and conceptual design development coordination. During preconstruction, Shrewsberry led delivery method evaluation and construction manager (CMc) procurement, coordinated design development, value engineering, and CD delivery, and engaged in bid management, contract negotiation and public approvals. Delivery phase responsibilities entail day to day oversight and coordination with design construction team to insure interest's of owner are maintained, general construction administration, budget and schedule management in cooperation with contractors, management of owner direct purchases, and facilitation of closeout and turnover to client.


OWNER:

City of Indianapolis,
Department of Metropolitan
Development

SERVICES PROVIDED:

Program Management
Scope Development
Design and Construction
Management
Public Engagement
Construction Inspection
Financial Reporting

COST:

\$15,000,000

REFERENCE:

Megan Vukusich
Director
Department of Metropolitan
Development
317.327.3922
Megan.Vukusich@indy.gov

KEY PERSONNEL:

Chelsae Schauff
Dustin Jones

WHISTLER PLAZA AT INDIANAPOLIS CITY MARKET

LOCATION: INDIANAPOLIS, IN

START: APR 2025

COMPLETION: ONGOING

Shrewsberry serves as Program Manager for the City of Indianapolis Department of Metropolitan Development (DMD) in advancing the redevelopment of Whistler Plaza and the historic Indianapolis City Market. Acting on behalf of DMD, Shrewsberry's PMO team oversees scope, schedule, and budget while guiding a complex, multi-faceted urban redevelopment initiative in the heart of downtown Indianapolis.

The project includes environmental remediation, preservation and exposure of the Market's historic catacombs, and the re-imagining and renovation of City Market to align with the City's long-term vision and stakeholder priorities. Shrewsberry has facilitated public engagement efforts to gather feedback from key stakeholders, ensuring the redevelopment reflects both neighborhood character and economic development goals.

In addition to managing design coordination, the PMO team led the selection and onboarding of a new build-operate-transfer (BOT) developer for Whistler Plaza, coordinates utility connections and permitting processes, and aligns construction activities with an adjacent private development to minimize disruption and maintain schedule integrity.

As of January 2026, Shrewsberry successfully facilitated DMD's engagement of two design partners and an environmental consultant. The team continues to lead the strategic documentation and planning process that will guide the future renovation of City Market, ensuring the revitalized facility aligns with the City's programming goals and the needs of its stakeholders.

WORK APPROACH AND SCHEDULE

APPROACH

The Shrewsberry team has the expertise and resources to support complex, large-scale public works projects throughout their full lifecycle. We realize no two projects are the same and cannot be undertaken with a one-size-fits-all approach. That is why we start by asking the right questions to seek the right answers that will lead to achieving three key outcomes:



MEETING POLICY OBJECTIVES



FULFILLING OPERATIONAL REQUIREMENTS



RESPONDING TO RESOURCE CONSTRAINTS

One thing that does remain the same is Shrewsberry's commitment to delivering cost-effective, timely, and quality results. Knowing that each of those results can present challenges to achieving the others, we actively and attentively manage budget, schedule, and quality control to maintain a proper balance throughout each phase of your project.

Cost-effective

Working together with the architect and CMc we will create a plan, select materials, and choose construction methods that meet quality expectations within budget requirements. We hold the team accountable for complete plans, clear scopes during bidding and contracting and fair, honest pricing if change orders arise during construction.

Timely

Understanding the importance of this facility's function in the community, we will prioritize limiting impacts to operational downtime for users and the City's delivery of vital services. We hold the team accountable for deadlines and work creatively and collaboratively to mitigate the time impacts of unforeseen conditions.

Quality

Public facilities belong to the community and must adhere to certain standards to ensure the responsible use of resources. We will work with your team to deliver a facility that is durable and functional, balancing up front cost and long-term cost of ownership.

SCHEDULE

For a project of this size and scope Shrewsberry would expect to be engaged for approximately 24 months depending on progress at the time of engagement. The dedicated time and resources can be tailored based on the bench strength of the project team and project demands. The level of service can range from fulfilling individual functions or staffing roles to building out a full-service program management team.

Dustin Jones will lead the Shrewsberry team, serving as your Owner’s Technical Representative (OTR) for the duration of this project. He is skilled at advocating for Owners’ interests and leading multidisciplinary teams toward a common outcome through all phases of the project lifecycle.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Design																								
Preconstruction																								
Bidding/Contracting																								
Construction																								
Closeout																								

Design

Dustin will facilitate weekly owner/designer/project management team meetings either virtually or in person as appropriate. Program development and conceptual design is critical to setting a project up for success. This is the time to make sure the facility will function as intended for the operator and is feasible subject to the project’s constraints.

Preconstruction

During preconstruction the CMc is integrated into design development and is expected to add value to the team with guidance on cost and constructability. If the CMc has not already been selected Shrewsberry can assist by preparing and issuing the RFP, developing evaluation criteria, conducting candidate interviews, managing the award process and negotiating contract terms.

Bidding & GMP Development

The bidding process will be monitored to make sure public bidding and procurement standards are adhered to. After bids are received, the OTR will work with CMc to establish a Guaranteed Maximum Price (GMP) within budget by negotiating GC/GA scope and cost, exploring value engineering options if necessary, and establish contingencies and allowances. Dustin will prepare staff and represent the client as needed for board or public approvals.

Construction

Your OTR team remains engaged throughout construction, coordinating with the Owner-Architect-Contractor group to keep day-to-day construction administration running smoothly. When inevitable challenges or conflicts of interest arise, having an OTR involved ensures the client has an advocate in every situation. In addition to day-to-day project management, Shrewsberry has local staff in Bloomington available to fulfill observation and inspection duties for the duration of the construction.

Closeout

Upon substantial completion you can expect your OTR to facilitate punch-out, manage completion of punch list items, oversee commissioning, coordinate trainings, and facilitate execution and compilation of all required closeout documentation including manuals and warranties.

REFERENCES

- 01 **Aryn Schounce**
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City of Indianapolis, Mayor's Office
317.327.5107
aryn.schounce@indy.gov
- 02 **Andrew Merkley, MPH**
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City of Indianapolis, Office of Public and Safety (OPHS)
317.605.6163
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- 03 **David Hofmann**
Former Chief of Police, Lawrence Police Department
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- 04 **Paul Okeson**
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