DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

MOUNT COMFORT GATEWAY CORRIDOR
STELLAR IMPROVEMENTS

Target Projects for New Palestine

Prepared For:

Town of New Palestine
42 E. Main Street
P.O. Box 315
New Palestine, Indiana 46163

Prepared By:

DLZ

DLZ Indiana LLC

DLZ Job No. 1863-1007-90

September 18, 2018

EXECUTIVE SUMMARY

The Town of New Palestine contracted with DLZ in order to assist the Town with evaluating select target projects within the Mount Comfort Gateway Corridor - Stellar Improvements. This assistance included meeting with the Town, field reviews, development of an opinion of budgetary costs, conceptual narratives and conceptual-level support graphics where applicable. The target projects included streetlights along and adjacent to US 52 (Main Street), consultation regarding development of a Main Street Master Plan, rehabilitation of the Nichols Building for façade improvement, development of an accessible playground and other related park improvements at Lions Park, renovation of the Community Room at Town Hall, Depot Street improvements including decorative gates and electrical upgrades and concepts for Gateway Signage for the Mount Comfort Corridor. The following information represents the scope of improvements as discussed at meetings with the Town and the resulting planning level documents for use in the Stellar Communities process.

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STREET LIGHTING

DEPOT STREET

Discussion

The town desires 3 light poles to be placed along the west side of Depot Street and possibly 1 light pole on the east side, between Main Street and Larrabee Street for the distance of approximately 190 feet. The lights will be mounted on 15-foot decorative poles to match those along US 52 (Main Street). Pole spacing will be approximately 80 feet similar to those along Main Street. The lights along Depot Street will receive power from the proposed electrical service panel to be located on the east side of Depot Street approximately 30 feet north of Larrabee Street. The proposed panel will serve both the street lights and festival vendors.

Potential Conflicts

There exists an overhead telephone line from the utility pole on the northeast corner of Depot Street and Larrabee St to the Town's Museum located on the southeast corner of Depot Street and US 52. The overhead clearance could make it difficult to locate a light pole on the east side of Depot Street. Additionally, there are old growth trees located on the east side of Depot Street.

US 52 (MAIN STREET) AT CR 500W (GEM ROAD)

Discussion

The Town desires new street lights along Main Street for a total distance of approximately 800 feet, from Westside Drive to Wilkins Street; North of Gem Road from Main Street to the railroad tracks (approx. 600 feet); and South Gem Road from Main Street to Shultz Street (approx. 600 feet). The Town desires the lights east of Gem Road to be located on the south side of Main Street to form a continuation of existing street lights to Gem Road. The electrical service point for the new street lights should be located on the northwest corner of Main Street and Gem Road.

The lights will be mounted on 15-foot decorative poles to match those along Main Street, east of Gem Road. Pole spacing will be approximately 80 feet similar to those along Main Street.

East of Gem Road, four street lights will be located along the south side of Main Street. West of Gem Road, there will be five lights placed along the north side of Main Street. All street lights along Gem Road will be located along the east side; five north of Main Street, and seven south of Main Street. The desired pole height is 15 feet, with a recommended pole spacing of approximately 80 feet. Refer to the plan following this section.

Potential Conflicts

A gas line is located on the south side of Main Street, requiring the street lights west of the intersection with Gem Road to be located along the north side of Main Street.

An overhead electrical utility line with communication utilities is located along the west side of Gem Road for the extent of the proposed project. Old growth trees exist in several areas along the east side of Gem Road.

CR 600W (MOUNT COMFORT ROAD) AT US 52 (MAIN STREET)

Discussion

The Town desires new street lights along Mount Comfort Road for a total distance of approximately 2,000 feet, from the Town limits south of Main Street to the railroad tracks north of Main Street. The

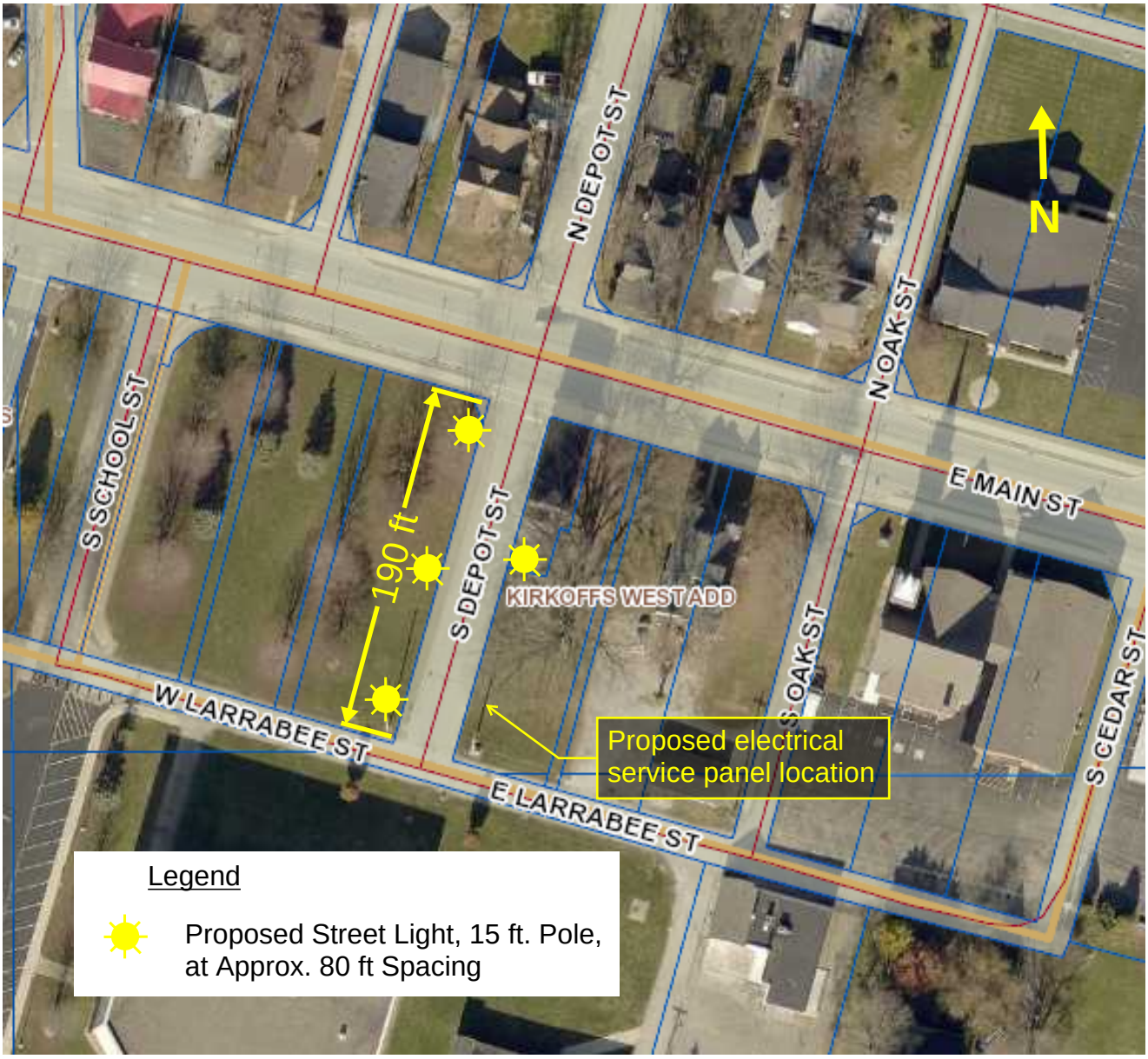
desired height of the poles is 18 feet. The electrical service point for the new street lights should be located on the east side of Mount Comfort Road north of Main Street close to the existing electrical service transformer box.

As shown on the following plans, 6 street lights will be located north of Main Street while 14 street lights will be located south of Main Street. All lights will be located on the west side of Mount Comfort Road. The desired pole height is 18 feet, with a recommended pole spacing of approximately 100 feet.

Potential Conflicts

An overhead electrical utility line is located along the east side of Mount Comfort Road, for majority of the project corridor. It is recommended the street lights be located along the west side.

Exhibit A
Depot Street
New Palestine, IN



MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
STREET LIGHTING - DEPOT STREET
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	$ 895.00	$ 895.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	$ 1,490.00	$ 1,490.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	$ 1,490.00	$ 1,490.00
4	807-86805	SERVICE POINT, I	0	EA	$ 3,500.00	$ -
5	807-02191	HANDHOLE LIGHTING	2	EA	$ 900.00	$ 1,800.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	4	EA	$ 1,500.00	$ 6,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	4	EA	$ 3,300.00	$ 13,200.00
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	$ 3,600.00	$ -
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	30	LFT	$ 15.00	$ 450.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	305	EA	$ 9.50	$ 2,897.50
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	4	EA	$ 1,000.00	$ 4,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	8	EA	$ 36.00	$ 288.00
13	807-86915	CONNECTOR KIT, FUSED	8	EA	$ 39.00	$ 312.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	7	EA	$ 20.00	$ 140.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	4	EA	$ 23.00	$ 92.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	9	EA	$ 16.00	$ 144.00
17	807-86935	INSULATION LINK, WATERPROOFED	8	EA	$ 20.00	$ 160.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	300	LFT	$ 1.00	$ 300.00
19	--	CONTINGENCY, 30%	--	--	--	$ 10,097.55
					2018 CONSTRUCTION COSTS	$ 43,756.05
					2018 POTENTIAL SOFT COSTS[1]	$ 10,939.01
					2018 TOTAL PROJECT - DEPOT STREET[3]	**$ 54,695.06**
					2022 CONSTRUCTION COSTS[2]	$ 49,247.82
					2022 SOFT COSTS[1]	$ 12,311.95
					2022 TOTAL PROJECT - DEPOT STREET[3]	**$ 61,559.77**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

Exhibit B
US 52 (Main Street) and CR 500 W (Gem Road)
New Palestine, IN

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
STREET LIGHTING - US 52 AND CR 500W (GEM RD)
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	$ 4,755.00	$ 4,755.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	$ 7,925.00	$ 7,925.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	$ 7,925.00	$ 7,925.00
4	807-86805	SERVICE POINT, I	1	EA	$ 3,500.00	$ 3,500.00
5	807-02191	HANDHOLE LIGHTING	4	EA	$ 900.00	$ 3,600.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	20	EA	$ 1,500.00	$ 30,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	20	EA	$ 3,300.00	$ 66,000.00
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	$ 3,600.00	$ -
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	400	LFT	$ 15.00	$ 6,000.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	2,400	EA	$ 9.50	$ 22,800.00
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	20	EA	$ 1,000.00	$ 20,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	40	EA	$ 36.00	$ 1,440.00
13	807-86915	CONNECTOR KIT, FUSED	40	EA	$ 39.00	$ 1,560.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	68	EA	$ 20.00	$ 1,360.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	8	EA	$ 23.00	$ 184.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	12	EA	$ 16.00	$ 192.00
17	807-86935	INSULATION LINK, WATERPROOFED	16	EA	$ 20.00	$ 320.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	1,500	LFT	$ 1.00	$ 1,500.00
19	--	CONTINGENCY, 30%	--	--	--	$ 53,718.30
					2018 CONSTRUCTION COSTS	$ 232,779.30
					2018 POTENTIAL SOFT COSTS[1]	$ 58,194.83
					2018 TOTAL PROJECT - US 52 AND CR 500W (GEM RD)[3]	**$ 290,974.13**
					2022 CONSTRUCTION COSTS[2]	$ 261,995.15
					2022 SOFT COSTS[1]	$ 65,498.79
					2022 TOTAL PROJECT - US 52 AND CR 500W (GEM RD)[3]	**$ 327,493.94**

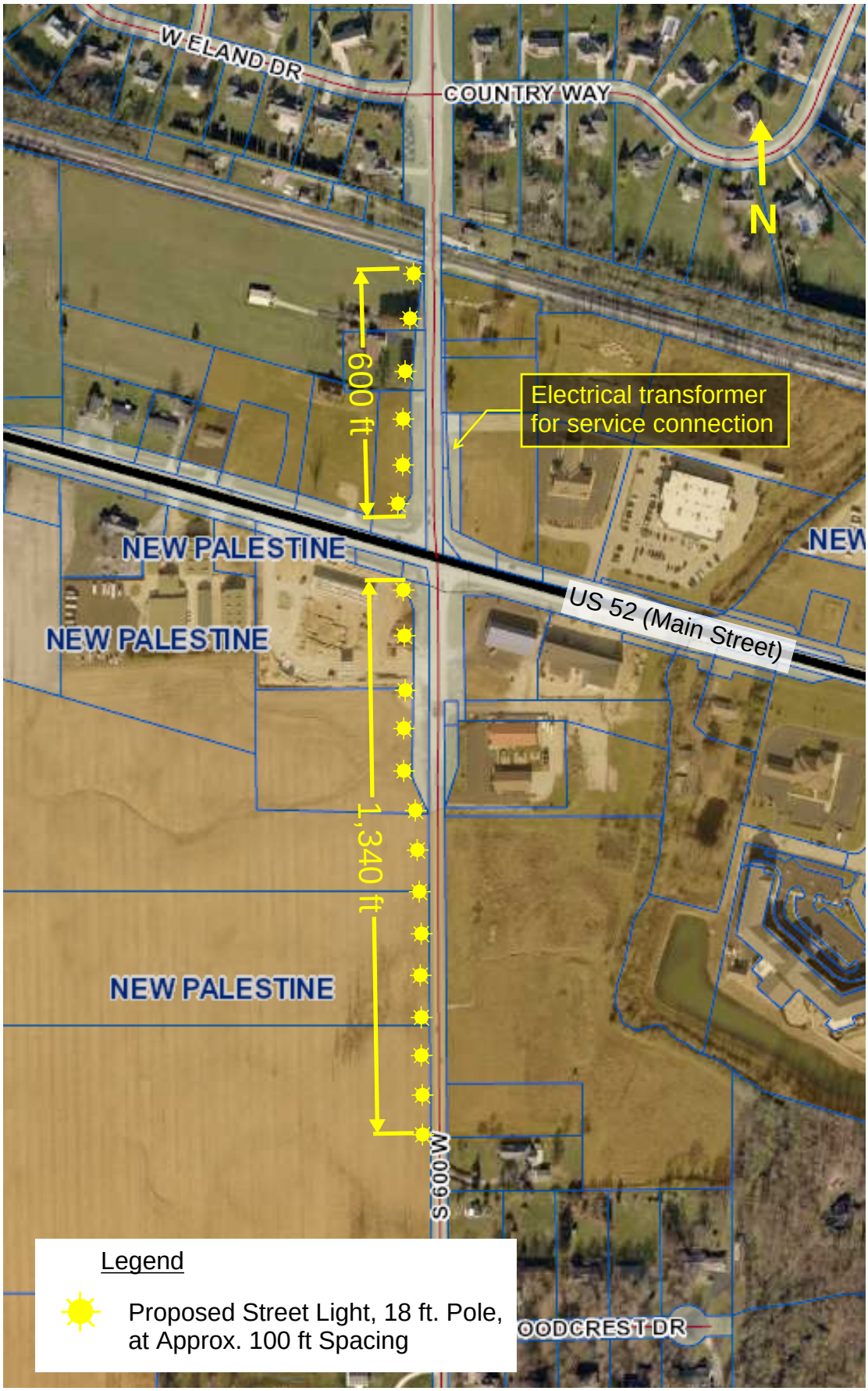
NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

Exhibit C
US 52 (Main Street) and CR 600 W (Mount Comfort Road)
New Palestine, IN



MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
STREET LIGHTING - US 52 AND CR 600W (MOUNT COMFORT RD)
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	$ 4,785.00	$ 4,785.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	$ 7,970.00	$ 7,970.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	$ 7,970.00	$ 7,970.00
4	807-86805	SERVICE POINT, I	1	EA	$ 3,500.00	$ 3,500.00
5	807-02191	HANDHOLE LIGHTING	3	EA	$ 900.00	$ 2,700.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	20	EA	$ 1,500.00	$ 30,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	$ 3,300.00	$ -
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	20	EA	$ 3,600.00	$ 72,000.00
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	250	LFT	$ 15.00	$ 3,750.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	2,200	EA	$ 9.50	$ 20,900.00
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	20	EA	$ 1,000.00	$ 20,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	40	EA	$ 36.00	$ 1,440.00
13	807-86915	CONNECTOR KIT, FUSED	40	EA	$ 39.00	$ 1,560.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	74	EA	$ 20.00	$ 1,480.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	8	EA	$ 23.00	$ 184.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	6	EA	$ 16.00	$ 96.00
17	807-86935	INSULATION LINK, WATERPROOFED	12	EA	$ 20.00	$ 240.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	1,500	LFT	$ 1.00	$ 1,500.00
19	--	CONTINGENCY, 30%	--	--	--	$ 54,022.50
					2018 CONSTRUCTION COSTS	$ 234,097.50
					2018 POTENTIAL SOFT COSTS[1]	$ 58,524.38
					2018 TOTAL PROJECT - US 52 AND CR 600W (MOUNT COMFORT RD)[3]	**$ 292,621.88**
					2022 CONSTRUCTION COSTS[2]	$ 263,478.80
					2022 SOFT COSTS[1]	$ 65,869.70
					2022 TOTAL PROJECT - US 52 AND CR 600W (MOUNT COMFORT RD)[3]	**$ 329,348.50**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

MAIN STREET MASTER PLAN

DOWNTOWN REVITALIZATION PLAN – FUNDED THROUGH THE INDIANA OFFICE OF CUMMUNITY AND RURAL AFFAIRS (OCRA)

Discussion

The Town desires to develop a Main Street Master Plan utilizing an OCRA-Funded Downtown Revitalization planning grant. The New Palestine Main Street group was organized approximately ten years ago. Currently, they utilize volunteers to support community events such as the Christmas Walk, New Pal Summer Fest, and Lions Club events, and support the New Palestine Museum. Leaders are willing to be active but need direction and vision to maximize the potential of the Main Street area.

The current business mix includes restaurants, insurance and some retail. Evaluation of market conditions and recommendations of used that could be supported in the area could expand the Downtown's offerings.

Existing planning documents are in place, but the Town has acknowledged room for improvement. A new comprehensive plan (CP) was completed in 2015, but the Town generally does not consider it a useful working document. The previous CP was done in the early 2000's. Zoning is handled in-house by Town planning department. Careful review of existing land use controls may identify beneficial changes to increase the utilization of the Downtown. For instance, the Town is aware that they may be limiting the downtown due to lack of provision for Owner-occupied uses for second floor.

The vision for the Downtown includes future façade infill. However, no detailed evaluation or design is desired as part of this Master Plan. Façade recommendations would simply include identification of locations for future infill and photo documentation of the existing buildings with brief narrative describing potential improvements.

The Town would define a successful Master Plan as one that is a useable document including clear, actionable items for the Downtown. Fundraising and marketing ideas are of particular interest to the Town. OCRA provides guidance on the minimum technical requirements for a Downtown Revitalization Plan and these will need to be met for a complete plan. However, based on the above discussion, emphasis should be on market conditions and recommendations, land use controls, analysis of strengths/opportunities and liabilities/issues, cultural/social resources, and specific, quantifiable, logical actions for implementation. See Exhibit – for minimum technical requirements and additions.

Opinion of Budgetary Costs

Per OCRA, downtown revitalization plans are limited to $40,000 for populations over 2,000. DLZ recommends applying for the full funding allowable in order to facilitate the required minimum technical requirements. This would include analysis and recommendations for the market, social and cultural resources by planning and market specialists, cursory architectural review and recommendations for the façade requirements, and landscape architectural or engineering services in order to evaluate and make recommendations regarding planning data and existing physical conditions including infrastructure, circulation, streetscape elements, and land use. These professionals would also collaborate to develop implementation and maintenance recommendations for all aspects of the plan.

TEXT LEGEND FOR NEW PALESTINE SCOPE OUTLINE

OCRA Minimum Requirements

OCRA Minimum Requirements – Area of Desired Emphasis

Additional Recommended Scope

~~Not Applicable~~ to New Palestine

DOWNTOWN REVITALIZATION PLAN MINIMUM TECHNICAL REQUIREMENTS

- Title page
- Table of contents
- Numbered pages
- A 2-4 page executive summary
- Maps, photographs, and/or drawings sufficient to illustrate the critical elements of the planning document
- Clear easily readable illustrations, tables, and maps
- Clear concise readable text with a minimum of professional jargon
- Sources clearly indicated in tables and/or by footnote in text
- Provide one (1) digital copy and ten (10) hard copies of the plan (of which two copies will be submitted to the IOCRA)

ELEMENTS OF THE PLAN

Below is an outline of elements that should be included in the Downtown Business District area plan:

A. INTRODUCTION

- Purpose of the plan
- Scope of the plan
- Events that led to the planning process
- Who commissioned the plan
- Process used in developing the plan
- How to use the plan
- Social, cultural and historical background of Downtown Business District area

B. EVALUATION OF EXISTING CONDITIONS

1. Market Conditions

- Basic demographic information and trends on the populations of the Downtown Business District area
- Basic information on the area from the census of Retail Trade
- **Provide an analysis of the commercial development opportunities in the Downtown Business District area.**
- **Make recommendations of the types of commercial uses that could be supported by its own residents as well as by others from neighboring and/or regional communities.**
- **Identify the problems and opportunities in the retail areas.**

2. Physical

- Summary analysis (including when last updated) of existing plans:
  - Comprehensive Plan and/or capital improvement plan, park and recreation plan, subdivision, etc.
  - **Existing land use controls: zoning, site plan review, design review, signage, etc.**
  - **Strategic or economic development plans** by Town, Chamber of Commerce, ~~Economic Development, downtown social services, Indiana Department of Transportation Plan for Downtown Business District area~~.

- Evaluation of Existing Conditions
  - Land use, including district and sub-areas
  - All entrances and gateways to the downtown ***(Coordinate with Stellar project)***
  - Open spaces - vacant land and status of property for potential commercial/neighborhood development.
  - Circulation - vehicle and pedestrians. Identify traffic routes. Research ways for improving the *safety* of pedestrian traffic in the project area.
  - Parking - public and private, future parking, city parking lot
  - Infrastructure - sidewalks, streets, alleys, utilities
  - Drainage
  - Public sign systems
  - Street furniture
  - Street lighting - ***(Coordinate with Stellar project)***
  - Plant materials
  - Private property conditions, considerations and issues. Identify buildings needing façade improvements.
  - Vacant buildings (Identify number and potential uses)
  - Existing local economic development tools
  - **Summary of liabilities and issues**
  - **Summary of strengths and opportunities**

3. Façade Recommendations

- Current photos of all downtown buildings
- ~~Façade renderings and~~ ***Narrative of potential*** recommended improvements for each building
  - Signage
  - Lighting
  - Structural issues
  - Other Historic Features
  - Paint colors or other finishes

~~- Cost estimates for the various recommendations~~

4. Cultural/ Social

- **Analysis of the Downtown Business District's cultural and social resources,**

including:

- **Events such as festivals, art fairs, concerts and retail promotions**
- **Cultural institutions such as schools, etc.**

♦ **Analysis of the Downtown Business District's current image within the community and trade area.**

C. OTHER RECOMMENDATIONS

♦ General Guidelines for community and property owners on Historic Structure Maintenance

♦ Design Guidelines – definition, use, samples (if the community currently has none in place)

D. PROPOSED PLAN

♦ Introduction

♦ **Goals and objectives with description of specific elements or recommendations as outlined in Section B:**

- **Demographics and Market Conditions**
- **Physical**
- **Cultural/Social**

♦ Highlight special issues or areas in need of attention

♦ ***Coordinate proposed improvements with other Stellar projects.***

E. IMPLEMENTATION AND MAINTENANCE

♦ **Prioritized outline of specific, quantifiable actions in logical order or phases, including proposed:**

- **Timetable**
- **General estimates of costs**
- **Financial tools - local assessments, grants, tax credits**
- **Legal tools - ordinances, enforcement policy**
- **Manpower tools - groups and organizations that can help with implementation.**
    - ♦ **Explanation of Main Street group status/progress**

♦ **Proposed revisions and re-connections to existing plans and land use regulations**

F SUMMARY

♦ Overview of the plan, process and who was involved

♦ Timeframes and mechanisms for evaluation, monitoring and updating the plan

G. APPENDICES

♦ Specifications on materials or products

♦ Drafts of proposed ordinances

♦ Details of any elements of the plan

NICHOLS BUILDING – EXTERIOR FAÇADE CONDITION ASSESSMENT

01 I PROJECT SUMMARY

1.01 Project Contacts

Project Site:
Nichols Building
11 E. Main St.
New Palestine, IN 46163

Client:
Town of New Palestine
42 E. Main St.
PO Box 315
New Palestine, IN 46163

Architect:
DLZ Indiana, LLC
157 E. Maryland St.
Indianapolis, IN 46204

1.02 Project Information

1. The Nichols Building is located at 11 E. Main St. in New Palestine, Indiana.
2. The building, considered a local historical landmark, was constructed in the 1800s, functioning as a general store, post office, kindergarten, and library over the years.
3. The building currently serves as the New Palestine History Museum.
4. The façade investigation is limited to the assessment of the condition of the exterior envelope.

1.3 Project Intent

1. This investigation will determine:
   a. The condition of the existing exterior envelope conditions.
   b. Solutions for repair and reconstruction of the exterior envelope.
   c. The potential costs associated with repair and reconstruction of the exterior envelope.

02 I ASSESSMENT

2.01 Assessment

1. General:
    a. The existing exterior wall system is assumed to be composed of multiple wythes of brick masonry construction.
    b. The original masonry construction appears to be composed of a color blend across the red/orange spectrum. The units are a standard height, with a length of 8". Contemporary standard masonry length is 7 5/8", making exact replacement of individual units more difficult.
    c. The brick masonry units appear to be of a softer density than contemporary brick. The brick face in many instances has spalled or is worn.
    d. All facades exhibit significant deterioration of the brick masonry.
        i. Many locations, particularly at the base of walls, display evidence of a previous attempt at rehabilitation.
            1. Individual bricks and larger areas of brick masonry have been parged over with a mortar mixture, with mortar lines tooled in to resemble the brick pattern.
            2. Mortar and/or brick at individual unit locations appears to have been replaced – newer mortar and brick units are a different color than adjacent units.
        ii. Significant areas of brick masonry exhibit surface spalling. This occurs when the surface of the brick can no longer resist freeze-thaw cycle, resulting in a thin layer fracturing off, causing the brick to become more absorptive.
    e. The west façade and east façade each have three metal five-pointed stars in approximately the same location. The north façade and south façade also have one metal star in matching locations. It is likely that horizontal rods connect the stars or tie into internal framing to provide stabilization for the exterior walls, either running between the second floor framing or underneath, depending on which direction the framing spans.
        i. It appears that an additional horizontal rod has been run internally connecting the west façade to the east façade at the south end of the building approx. 15 feet above grade. This may have been an attempt to provide further stabilization to both facades and prevent the walls from tilting outwards.
    f. Per discussion with the Town of New Palestine Plan Commissioner, James Robinson:
        i. the majority of the windows were replaced in 2017.
        ii. A single-ply EPDM roof was installed in 2017.
2. North Elevation:
    a. This façade faces Main St. and serves as the front of the building.
    b. The first floor contains double doors with a transom that is flanked by one fixed window on each side. The windows have stone sills; the east window's sill has a cracked joint.
    c. The second floor has three double-hung windows centered over the openings below. The windows are set within recessed brick masonry, forming "piers" between them.
    d. The doors, windows, and adjacent wood trim appear to be in good condition.

e. All six openings have a segmental arch head, composed of two courses of rowlock brick masonry.
f. A rowlock course runs above the segmental arches, with a projecting running bond two courses above. Five courses above that is a rowlock course.
g. The entablature at the top of the façade appears to be in good condition.
h. The base of the façade and at the west jamb of the door opening exhibits significant areas of parging.
i. There is evidence of some efflorescence below the east first floor window.

3. East Elevation:
   a. This façade is flanked by an open grass lawn.
   b. The first floor has one opening with segmental arch head composed of one course of rowlock brick masonry. The fixed window occupies the lower 1/3 of the opening, with painted faux tongue and groove board installed above. The wood, window, and stone sill appear to be in good condition overall; wood sill exhibits some paint damage.
   c. A vertical stepping crack extends from the north edge of the head of the opening stopping just shy of the roof fascia.
   d. Repeating brick masonry pattern is a Common Bond, with one header course then six running bond courses.
   e. The jambs of the door opening, area between CMU infill, area east of the door, and area between the two second floor windows exhibits significant areas of parging.

4. South Elevation:
   a. This façade serves as the rear of the building, with access sidewalk and plantings. A downspout with minimal horizontal leg discharges water from the roof
   b. Repeating brick masonry pattern is a Common Bond, with one header course then six running bond courses.
   c. The first floor contains a single storefront aluminum framed door with full-glass, wood trim, and metal canopy, all of which appears to be in good condition.
   d. A painted wood lintel, which appears to be original to the building and appears to be in good condition, is approximately ten feet above floor level. Data lines connect to the building at this location.
   e. Below the wood lintel, two original openings have been infilled with CMU. The mortar joints between CMU and brick masonry have failed due to the differences in expansion/contraction between the two materials.
   f. The second floor has one double-hung window that appears to be in poor condition, and a second opening where a window had been removed and infilled with painted OSB sheeting.
   g. The base of the façade exhibits significant areas of parging.

5. West Elevation:
   a. This façade faces Depot St. and abuts concrete sidewalk.
   b. Repeating brick masonry pattern is a Common Bond, with one header course then six running bond courses.
   c. There are no openings in the façade.
   d. Vertical stepping crack that originates from metal star that is above mural up to metal fascia.
   e. Eagle mural was first painted in 1976 and was recently re-painted. Paint on brick masonry is generally not recommended, as it acts as a non-breathable sealer, trapping moisture within the masonry assembly and preventing moisture from escaping.
   f. The base of the façade exhibits significant evidence of a previous attempt at rehabilitation;

2.02 Recommendations for Reconstruction

1. General:
    a. Remove all parge material.
    b. Remove all bricks that display spalling. Remove all mortar and bricks that have accidentally been sawcut during previous attempts at tuckpointing. This mortar, due to the observed color, was likely a modern mixture containing Portland cement, and is harder than the adjacent original brick. This will cause additional spalling, because when the temperature changes the brick expands against a harder material, causing it to sustain damage.
    c. Repoint all mortar joints in brick masonry.
        i. Temperatures shall remain between 40 and 90 degrees throughout the entire process.
        ii. Rake mortar joints to a depth that is twice the joint width, or until sound mortar is reached, whichever is deepest. Limit careful use of grinders to horizontal joints only. Use hammer and chisel on all other joints.
        iii. Remove all dust and loose material. Dampen joints.
        iv. Install new mortar in 1/4" passes. Allow each layer to harden before applying next layer to minimize overall shrinkage. Recess final pass slightly from outer brick face and tool to be concave. Refer to the International Masonry Institute for repointing detail.
            1. New mortar shall replicate the original mortar in composition. Contractor shall submit a sample of mortar that is original to the building to an engineering lab to be analyzed. New mortar shall not be stronger than the original brick.
        v. Remove excess mortar with stiff nylon or natural bristle brush (do not use metal bristles). Use water if further cleaning is required; use of chemical cleaners can damage masonry, in particular repointed masonry.
    d. Apply breathable water repellent on all masonry surfaces. Use product similar to Siloxane PD by Prosoco.
    e. Remove loose and damaged paint from all wood sills. Test for lead-based paint. Repair damaged/deteriorated wood as required. Clean and prime bare wood areas. Apply new paint with color to match existing. Paint shall be a gloss oil based enamel or exterior latex high gloss enamel.
2. North Elevation:
    a. Install metal flashing at the second floor recesses. Metal flashing shall be cut into the existing masonry at the underside of the window sill and extend the full length of the recess. Flashing shall extend 1” vertically down face of brick, with a drip edge. Color to match window frame.
    b. Repair mortar joint at first floor east window stone sill.
    c. Cut vertical control joint from west edge of west window, from the stone sill down to the sidewalk.
3. East Elevation:
    a. Cut vertical control joint from north edge of window opening up to roof fascia.

4. South Elevation:
    a. Provide extension to downspout to direct roof water discharge further away from building. Verify that grade slopes away from building.
    b. Preferably, the CMU at first floor and OSB panel at second floor shall be removed. Infill openings with brick masonry to match existing. Tooth in to existing masonry. If CMU infill is not removed, remove top 1/2" of mortar joints between CMU and brick masonry. Apply color-matched sealant in joints.
5. West Elevation:
    a. Protect painted mural throughout duration of rehabilitation activities.
    b. Touch-up / re-paint mural as required.

03I PHOTOS

	**Photograph No. 1** **Description:** View of north exterior façade, standing on Main St. looking south
	**Photograph No. 2** **Description:** View of east window on north façade. • Spalling of brick masonry • Parge material • Efflorescence • Failing mortar joint at stone sill • Deterioration of paint at wood window sill

	**Photograph No. 3** **Description:** View of north exterior façade west window. • Spalling of brick masonry • Parge material • Efflorescence • Deterioration of paint at wood window sill • Vertical crack at edge of window sill
	**Photograph No. 4** **Description:** View of east exterior façade.
	**Photograph No. 5** **Description:** View of south end of east exterior façade. • Spalling of brick masonry • Parge material with tooled joints • Metal rod and plate stabilizer

Photograph No. 6
Description:
View of window at east exterior façade.

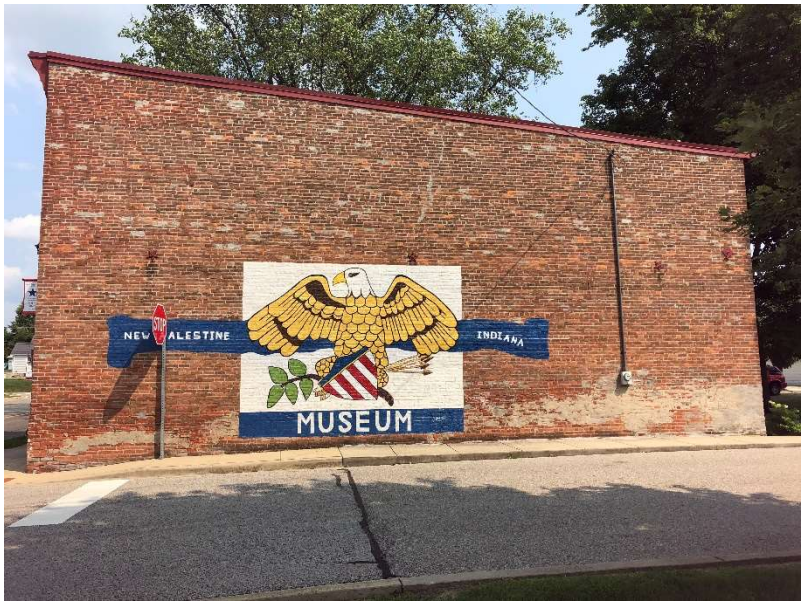
- Spalling of brick masonry
- Parge material with tooled joints
- Vertical stepping crack at window head
- Wood infill at window opening

Photograph No. 7
Description:
View of south exterior façade.

- Spalling of brick masonry
- Parge material with tooled joints
- Painted wood header
- CMU infill
- Wood infill at window opening

Photograph No. 8
Description:
View of south exterior façade at CMU infill.

- Spalling of brick masonry
- Parge material with tooled joints
- Previous attempt at selective tuckpointing; mismatched mortar color and sawcut of old mortar going too far into brick
- Failing mortar at CMU / brick masonry joint



Photograph No. 9
Description:
View of west exterior façade.

Photograph No. 10
Description:
View of west exterior façade.

- Spalling of brick masonry
- Parge material with tooled joints
- Vertical stepping crack from metal star to roof fascia

Photograph No. 11
Description:
Common Bond brick pattern, typical at East, West, and South facades.

- Previous attempt at selective tuckpointing; mismatched mortar color

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
NICHOLS BUILDING - EXTERIOR FAÇADE CONDITION ASSESSMENT
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Description	Quantity	Unit	Unit Price	Amount
1	*Remove Parge material*	306.5	SF	$15.00	$4,597.50
2	*Replace damaged brick*	459.75	SF	$30.00	$13,792.50
3	*Re-point brick*	3065	SF	$20.00	$61,300.00
4	*Water Repellent*	3160	SF	$6.00	$18,960.00
5	*Window Sill Repair*	6	EA	$200.00	$1,200.00
6	*Metal Flashing at north façade*	15	LF	$75.00	$1,125.00
7	*Control Joints with sealant*	20	LF	$50.00	$1,000.00
8	*Downspout extender*	1	EA	$50.00	$50.00
9	*Regrading at wall base*	70	LF	$5.00	$350.00
10	*South façade: CMU removal, brick masonry installation*	75	SF	$60.00	$4,500.00
11	*South façade: window opening infill*	20	SF	$50.00	$1,000.00
	Base Bid Subtotal				$107,875.00
	General Conditions	5.00%			$5,393.75
	Bidding Allowance	5.00%			$5,663.44
	Contractor's Overhead and Profit	10.00%			$11,893.22
	Owner's Construction Contingencies	5.00%			$5,393.75
	2018 BASE BID CONSTRUCTION COSTS				**$136,219.16**
	2018 POTENTIAL SOFT COSTS[1]				**$34,054.79**
	2018 TOTAL PROJECT[3]				**$170,273.95**
	2022 BASE BID CONSTRUCTION COSTS[2]				**$153,315.86**
	2022POTENTIAL SOFT COSTS[1]				**$38,328.97**
	2022 TOTAL PROJECT[3]				**$191,644.83**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

LIONS PARK

PLAYGROUND IMPROVEMENTS

Discussion

The Town would like to upgrade existing playground equipment at the Lions Club located on Main Street, west of Gem Road. The existing playground equipment is aged and, along with the mulch surfacing, does not meet current accessibility or safety standards. The adjacent parking lot does not have compliant accessible parking or an accessible route to serve the playground. The design should address these path of travel elements as well as the playground itself.

Design Narrative

In order to serve the most portions of the Lions Club site, accessible parking is proposed near the main building. This parking would include a paved parking stall (11’ min. width) and access aisle (5’ min. width). This should be properly signed and marked as an accessible parking stall. The accessible route would begin at the parking, cross the gravel drive, and follow the edge of the parking lot past the existing shelter to the new play area. This accessible route must be firm, stable, and slip resistant. Compliant materials typically include concrete, asphalt and some select stabilized crushed stone surfaces.

The existing play equipment and surfacing would be removed. Soil fill would be applied as needed and mulched seeding would be used to restore this area. The new playground is proposed adjacent to the existing shelter. The playground would include a small structure for 2-5 year-old age range, a structure for 5-12 year-old age range, and a freestanding, multi-user swing. All three of these elements will provide compliant transfer opportunities for wheelchair users. Benches within the play area will provide opportunity for rest and supervision. A 4’ high chain link fence is provided on the east side of the play area to provide separation between children playing and vehicles entering the site on the gravel drive. The fencing should be located so it does not impede the use zones of any play equipment or swings.

Play surfacing should be specified to meet the current accessibility and fall protection/safety guidelines. The cost opinion includes cost for all poured-in-place rubber surfacing within the play area, providing maximum accessibility. Other compliant options include rubber tile systems, engineered wood fiber, or a combination of surfaces. To maintain accessibility, the accessible route within the play area should provide access to at least one of each type for ground level play equipment (at 60" width), transfer elements, and at least 50% of elevated play equipment (36" width).

Equipment selected, play area and accessible route configuration, and surfacing should meet the standards outlined in Section 240 (scoping requirements for play areas) and Section 1008 (technical requirements for play areas) in the 2010 Americans with Disabilities Act Standards for Accessible Design (ADASAD). Additionally, the U.S. Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety identifies a number of ASTM standards including but not limited to, ASTM F 1951 (accessibility of surface systems) and ASTM F1292 (impact attenuation).

Opinion of Budgetary Costs and Conceptual Design

The opinion of probable costs, conceptual park plan and character images of sample equipment are shown on the following pages.

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
LIONS PARK PLAYGROUND IMPROVEMENTS
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
		OPTION 1 - CONCRETE PAVEMENT AND POURED-IN-IN PLACE SAFETY SURFACING				
1		CONSTRUCTION ENGINEERING	1	LS	$ 4,544.10	$ 4,544.10
2		MOBILIZATION AND DEMOBILIZATION	1	LS	$ 7,573.50	$ 7,573.50
3		EXISTING PLAY AREA, REMOVAL AND FILL	1	LS	$ 5,000.00	$ 5,000.00
4		ACCESSIBLE PARKING SPACE/AISLE, CONCRETE	1	EA	$ 3,500.00	$ 3,500.00
5		ACCESSIBLE PARKING MARKING AND SIGNAGE	1	EA	$ 250.00	$ 250.00
6		ACCESSIBLE ROUTE, 5' WIDTH, CONCRETE, W/AGGREGATE BASE	170	SYS	$ 60.00	$ 10,200.00
7		PLAYGROUND SAFETY SURFACING, POURED-IN-PLACE	3,000	SFT	$ 16.00	$ 48,000.00
8		PLAYGROUND SAFETY SURFACING, EDGE	200	LFT	$ 18.00	$ 3,600.00
9		PLAYGROUND EQUIPMENT, 2-5 YR OLD STRUCTURE	1	LS	$ 22,750.00	$ 22,750.00
10		PLAYGROUND EQUIPMENT, 5-12 YR OLD STRUCTURE	1	LS	$ 46,850.00	$ 46,850.00
11		PLAYGROUND EQUIPMENT, SWINGS (MULTI-USER, ACCESSIBLE)	1	LS	$ 6,800.00	$ 6,800.00
12		CHAIN LINK FENCE, 4', VINYL COATED	95	LFT	$ 40.00	$ 3,800.00
13		BENCH	2	EA	$ 2,500.00	$ 5,000.00
14		MULCHED SEEDING	1,200	SYS	$ 0.60	$ 720.00
		CONTINGENCY, 30%	--	--	--	$ 50,576.28
					2018 CONSTRUCTION COSTS	$ 219,163.88
					2018 POTENTIAL SOFT COSTS[1]	$ 54,790.97
					2018 TOTAL PROJECT[3]	**$ 273,954.85**
					2022 CONSTRUCTION COSTS[2]	$ 246,670.88
					2022 SOFT COSTS[1]	$ 61,667.72
					2022 TOTAL PROJECT[3]	**$ 308,338.60**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
LIONS PARK PLAYGROUND IMPROVEMENTS
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

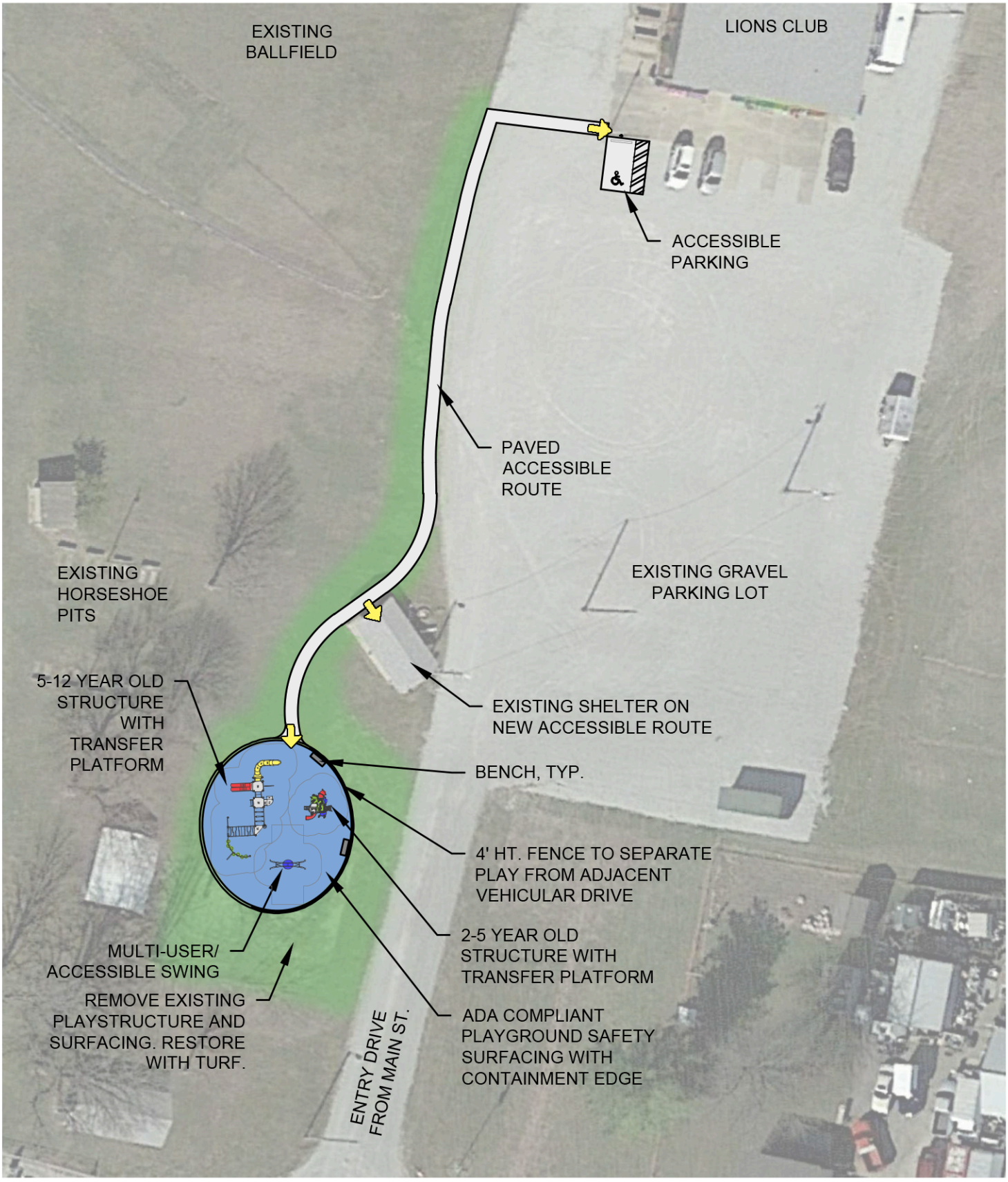
No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
		OPTION 2 - ASPHALT PAVEMENT AND ENGINEERED WOOD FIBER SAFETY SURFACING				
1		CONSTRUCTION ENGINEERING	1	LS	$ 3,433.98	$ 3,433.98
2		MOBILIZATION AND DEMOBILIZATION	1	LS	$ 5,723.30	$ 5,723.30
3		EXISTING PLAY AREA, REMOVAL AND FILL	1	LS	$ 5,000.00	$ 5,000.00
4		ACCESSIBLE PARKING SPACE/AISLE, ASPHALT	1	EA	$ 1,800.00	$ 1,800.00
5		ACCESSIBLE PARKING MARKING AND SIGNAGE	1	EA	$ 250.00	$ 250.00
6		ACCESSIBLE ROUTE, 8' WIDTH ASPHALT W/AGGREGATE BASE	306	LFT	$ 16.00	$ 4,896.00
7		PLAYGROUND SAFETY SURFACING, ENGINEERED WOOD FIBER	3,000	SFT	$ 6.00	$ 18,000.00
8		PLAYGROUND SAFETY SURFACING, EDGE	200	LFT	$ 18.00	$ 3,600.00
9		PLAYGROUND EQUIPMENT, 2-5 YR OLD STRUCTURE	1	LS	$ 22,750.00	$ 22,750.00
10		PLAYGROUND EQUIPMENT, 5-12 YR OLD STRUCTURE	1	LS	$ 46,850.00	$ 46,850.00
11		PLAYGROUND EQUIPMENT, SWINGS (MULTI-USER, ACCESSIBLE)	1	LS	$ 6,800.00	$ 6,800.00
12		CHAIN LINK FENCE, 4', VINYL COATED	95	LFT	$ 40.00	$ 3,800.00
13		BENCH	2	EA	$ 2,500.00	$ 5,000.00
14		MULCHED SEEDING	1,200	SYS	$ 0.60	$ 720.00
		CONTINGENCY, 30%	--	--	--	$ 38,586.98
					2018 CONSTRUCTION COSTS	$ 167,210.26
					2018 POTENTIAL SOFT COSTS[1]	$ 41,802.57
					2018 TOTAL PROJECT[3]	**$ 209,012.83**
					2022 CONSTRUCTION COSTS[2]	$ 188,196.63
					2022 SOFT COSTS[1]	$ 47,049.16
					2022 TOTAL PROJECT[3]	**$ 235,245.78**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.


EXISTING BALLFIELD
LIONS CLUB
ACCESSIBLE PARKING
PAVED ACCESSIBLE ROUTE
EXISTING HORSESHOE PITS
EXISTING GRAVEL PARKING LOT
5-12 YEAR OLD STRUCTURE WITH TRANSFER PLATFORM
EXISTING SHELTER ON NEW ACCESSIBLE ROUTE
BENCH, TYP.
4' HT. FENCE TO SEPARATE PLAY FROM ADJACENT VEHICULAR DRIVE
2-5 YEAR OLD STRUCTURE WITH TRANSFER PLATFORM
MULTI-USER/ ACCESSIBLE SWING
REMOVE EXISTING PLAYSTRUCTURE AND SURFACING. RESTORE WITH TURF.
ADA COMPLIANT PLAYGROUND SAFETY SURFACING WITH CONTAINMENT EDGE
ENTRY DRIVE FROM MAIN ST.

Multi-user/Accessible Swing

5-12 Year Old Structure

2-5 Year Old Structure

Poured in Place Rubber

A popular unitary surface choice, Poured in Place (PIP) Rubber is one of the best surfaces for ADA accessibility. A wide range of colors allows you to add an element of graphic fun to the playground by creating inlaid shapes and themed designs.

PIP utilizes trained and certified installation crews to produce a surface that is attractive and durable. Although PIP carries…

Features and Benefits:

Model: PIP1

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Recycled Rubber Tiles

We offer a full selection of tiles to meet your site-specific needs, including Interlocking Tiles and Standard Tiles (individually glued to sub-base). Both tile types are available in your choice of pigmented rubber top or EPDM top. Rubber tiles offer superior shock absorption, low maintenance, long wear, and accessibility. They are also perfect for indoor applications in...

Features and Benefits:

Model: RecycledTiles1

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

GTIMPAX™

Engineered Wood Fiber

An affordable natural surfacing choice that meets accessibility guidelines

Basics at a glance:

Price	Low
Maintenance	High
Access	Mid
Color Options	No
Warranty	15/25 years

Description

Engineered wood fiber is a popular choice for budget conscious playgrounds. Engineered wood fiber will require on-going maintenance and occasional topping off during its lifetime. This maintenance will help to maintain the recommended compacted material depth, thus keeping the surface compliant with applicable standards and warranty.

Once the newly installed product has settled, it forms a "knitted" compacted layer that will support a variety of mobility devices including wheelchairs, gait trainers, crutches, and walkers. Providing adequate drainage is an important preventative measure, because wet engineered wood fiber may freeze in sudden climate changes.

Wood fiber is non-toxic, and does not contain paint, chemicals, or additives. It contains minimal bark, and is free of twigs, leaf debris, and other organic material.

Benefits

- Carefully following the installation details allows engineered wood fiber to possibly be installed by volunteer labor
- Engineered wood fiber gives your playground an attractive, natural look
- Economical initial cost
- Loose fill materials aid in the protection of children who experience lateral falls

Tips

- Use wear mats to reduce displacement in "kick out" areas, raking is required to maintain compliant depths
- As with all loose fill surfaces, containment systems like our PlayCurbs will reduce the spread of surfacing to non-play areas
- As an organic product, wood fiber may not be the best choice in all climates

Basic Specification

Product is manufactured of size-controlled softwoods and or hardwoods which average 1"-2" in length and contain a maximum of 15% fines to aid in compaction.

This product meets all applicable ASTM standards. For more information, please refer to our complete product specification.

GameTime®
A PLAYCORE Company

1.800.235.2440 www.gametime.com

Wood varieties may vary nationwide.

TOWN HALL : COMMUNITY CENTER

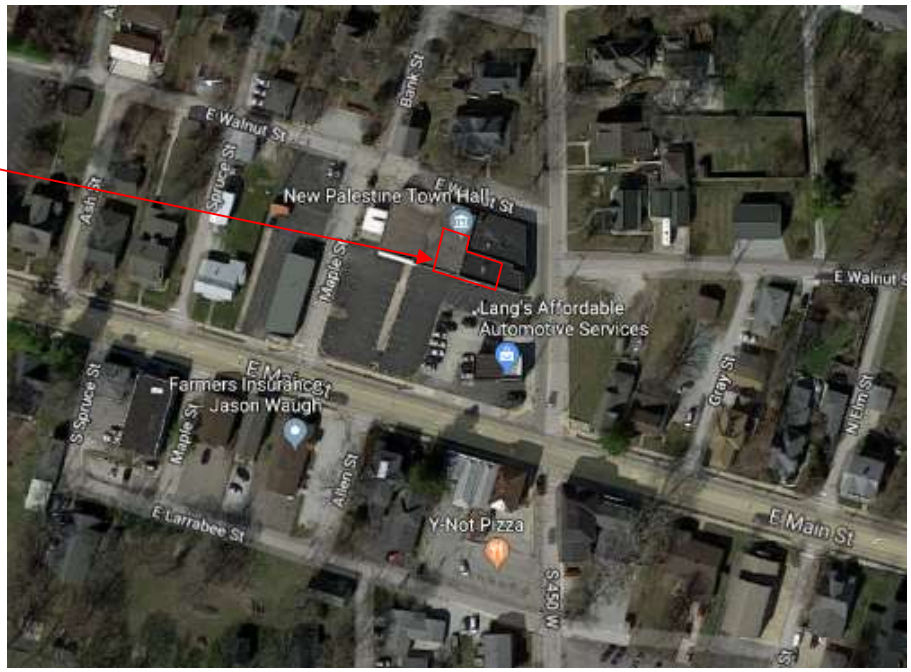
01 I PROJECT SUMMARY

1.01 Project Contacts

<u>Project Site:</u>
Community Center
42 E. Main St.
New Palestine, IN 46163

<u>Client:</u>
Town of New Palestine
42 E. Main St.
PO Box 315
New Palestine, IN 46163

<u>Architect:</u>
DLZ Indiana, LLC
157 E. Maryland St.
Indianapolis, IN 46204



1.02 Project Information

1. The Community Center is located within the Town Hall complex at 42 E. Main St. in New Palestine, Indiana.
2. The building was originally constructed in the 1980's, serving as a bank. The building was renovated and an addition constructed circa 1995, modifying the building to its current use.
3. The building currently houses the New Palestine Town Hall, Community Center, and Police Station.
4. The building does not have an automatic fire sprinkler system.
5. No as-built drawings were available for review.

1.3 Project Intent

1. This investigation will include:
   a. The current layout and spatial configurations of the Community Center and adjacent office space.
   b. Potential solution for the Town's desired improvements to the Community Center.
   c. Potential associated costs for identified improvements.

02 I ASSESSMENT

2.01 Current Condition

1. Community Center:
    a. The Community Center is composed of a single room measuring approximately 39’-3” long by 25’-0” wide (981 square feet).
    b. Finishes:
        i. Broadloom carpet with 4” vinyl cove base.
            1. Small area with faux wood laminate flooring at main entrance.
        ii. 2’x4’ lay-in grid ceiling with recessed 2’x4’ light fixtures.
        iii. Painted gypsum board walls.
2. Adjacent Spaces:
    a. The Police Station may be entered through an access-controlled door on the north wall of the Community Center. This door remains locked at all times.
    b. The door on the north side of the west wall leads to Office space, currently occupied by the Town of New Palestine building inspectors. This office space consists of two private office with an open office space. The total size of the Office space is approximately 24’-9” wide by 22’-0” long.
        i. Finishes:
            1. Broadloom carpet with 4” vinyl cove base.
            2. 12”x12” tile ceiling with recessed 2’x4’ light fixtures.
            3. Painted gypsum board walls.
            4. Aluminum storefront systems.
    c. North of the Office space is a Hallway with Men’s restrooms, Women’s restroom, and Janitor’s closet. A door on the west side of the north wall leads to the Town Administrative area.
        i. Hallway Finishes:
            1. Broadloom carpet with 4” vinyl cove base.
            2. 12”x12” tile ceiling with recessed 2’x4’ light fixtures.
            3. Painted gypsum board walls.
            4. Hollow metal doors with metal frames.
        ii. Restroom Finishes:
            1. 12”x12” tile with 4” vinyl cove base.
            2. 12”x12” tile ceiling with surface mounted light fixture.
            3. Painted CMU walls.

2.02 Functionality Issues

1. The Community Center is accessed from the parking lot via an aluminum storefront door on the south wall. While the Community Center is in use, the door to the Police Station and to the Office space are locked. Consequently, the door on the south wall serves as the only means of egress. A secondary means of egress is required.
    a. The 2012 International Building Code classifies this space as Assembly Group A-3 (Community Halls).
    b. The 2012 International Building Code classifies this space as “Unconcentrated Assembly without

fixed seats," with an occupant load factor of 15 square feet per occupant. 981 sf divided by 15 results in 66 occupants.

c. Per Table 1015.1, a space classified as Type A-3 Occupancy shall have two exits when the occupant load is 50 people or greater. With an occupant load of 66, the Community Center will require a second exit.

d. Location of two exits relative to each other:

i. Per 1015.2.1, the second exit shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the space.

ii. The maximum diagonal distance of the Community Room is 46'-6", making the minimum distance that the exits can be apart 23'-3".

2. Because the door to the Office space is locked when the Community Center is in use, users of the Community Center have no access to restrooms. The Town desires that users of the Community Center should have access to restrooms, either by re-configuring the current space to provide access to the existing, or by constructing new restrooms. If existing restrooms are utilized, access to the Town Administration area must be limited.

3. The Community Center does not have a kitchenette or storage area. A kitchenette shall be provided to support functions held within the Community Center.

2.03 Recommended Solutions

1. Create second entry/exit:

a. Install new panic hardware on existing storefront door.

b. Remove east window. Modify opening to accommodate new aluminum storefront entry door with panic hardware. The resulting distance between the two exits is 32'-1", exceeding the minimum requirement. Construct new concrete pad and ramp at new entrance to match existing floor elevation and exterior grades. Install new concrete walkway between existing ramp and new ramp.

c. Provide new hardware on door to current Office space.

2. Convert a portion of the Office Space to a Kitchenette:

a. Relocate the Building Department offices to the open office area.

b. Remove the E-W wall separating the two smaller office spaces. Remove aluminum storefront systems and construct new gypsum board on metal frame partitions.

c. Along west wall, install base cabinets with countertop and sink, upper cabinets with microwave, GFCI receptacles, and refrigerator.

d. Remove existing floor slab as required, tie into existing sanitary line.

i. Base assumption: connect to existing sanitary line at restrooms/Janitor's closet. The restrooms would not be impacted, and could remain as is.

ii. Alternate assumption: extend new sanitary line from existing Sanitary utility line, presumed to be under the alley north of the building. Further investigation would

confirm or refute this assumption. This would require modification to existing restrooms to bring them into compliance with ADA regulations.

e. Install new floor and ceiling finishes, paint walls, provide new light fixtures.

f. Install new light fixtures, flooring, ceiling, and wall finishes in new Kitchenette and existing Open Office and Hallway.

3. Provide access to existing restrooms:

   a. Create new opening from existing Office to Hallway, minimum width of 44”, which will allow access to the existing restrooms.

   b. Replace hardware at door in Hallway that leads to Town Administration. Install panic bar tied to alarm system to allow egress from Hallway into Town Administration area in an emergency event.

4. Refer to Exhibit G for Opinion of Probable Cost and Removal and Proposed Floor Plans.

03I PHOTOS

	**Photograph No. 1** **Description:** View of south exterior façade with entrance door into Community Center Area of proposed exit door
	**Photograph No. 2** **Description:** Interior of Community Center

	**Photograph No. 3** **Description:** Open Office Space Area of proposed infill
	**Photograph No. 4** **Description:** Hallway adjacent to Restrooms

Photograph No. 5
Description:
Existing Men's Restroom

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
COMMUNITY CENTER, TOWN HALL
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Description	Quantity	Unit	Unit Price	Amount
1	*Remove window and modify masonry opening*	1	EA	$5,000.00	$5,000.00
2	*New Storefront door, frame, and hardware*	25	SF	$100.00	$2,500.00
3	*New Panic Bar on existing Storefront door*	1	EA	$750.00	$750.00
4	*New Panic Bar connected to alarm on Hallway Door*	1	EA	$1,500.00	$1,500.00
5	*Interior Wall/storefront removal*	210	SF	$2.50	$525.00
5	*Flooring removal*	730	SF	$1.50	$1,095.00
5	*Ceiling removal*	730	SF	$1.25	$912.50
6	*New poured concrete ramp*	4	CY	$450.00	$1,800.00
5	*New metal stud and gypsum board wall*	160	SF	$7.50	$1,200.00
7	*Solid Surface countertop*	18.5	LF	$130.00	$2,405.00
8	*Base cabinets*	5	EA	$550.00	$2,750.00
9	*Sink and faucet*	1	EA	$2,000.00	$2,000.00
10	*Upper cabinets*	5	EA	$400.00	$2,000.00
11	*Refrigerator*	1	EA	$1,500.00	$1,500.00
12	*Above-counter Microwave*	1	EA	$500.00	$500.00
13	*Paint*	1800	SF	$2.00	$3,600.00
14	*24"x24" carpet tile*	82	SY	$40.00	$3,280.00
15	*24"x24" lay-in grid ceiling*	730	SF	$6.00	$4,380.00
16	*4" vinyl cove base*	180	LF	$3.50	$630.00
17	*Light Fixtures*	9	EA	$350.00	$3,150.00
18	*Power*	1	LS	$2,000.00	$2,000.00
19	*New diffusers and revise ductwork*	1	LS	$1,500.00	$1,500.00
20	*Cold and Hot Water supply lines*	100	LF	$10.00	$1,000.00
21	*Sanitary line extension and concrete slab repair*	35	LF	$80.00	$2,800.00
22	*Continue Sanitary line to utility main in alley*	150	LF	$50.00	$7,500.00
23	*Modify existing restrooms to meet ADA*	2	EA	$5,000.00	$10,000.00
	Contingency	30%			$19,883.25
	Base Bid Subtotal				$86,160.75

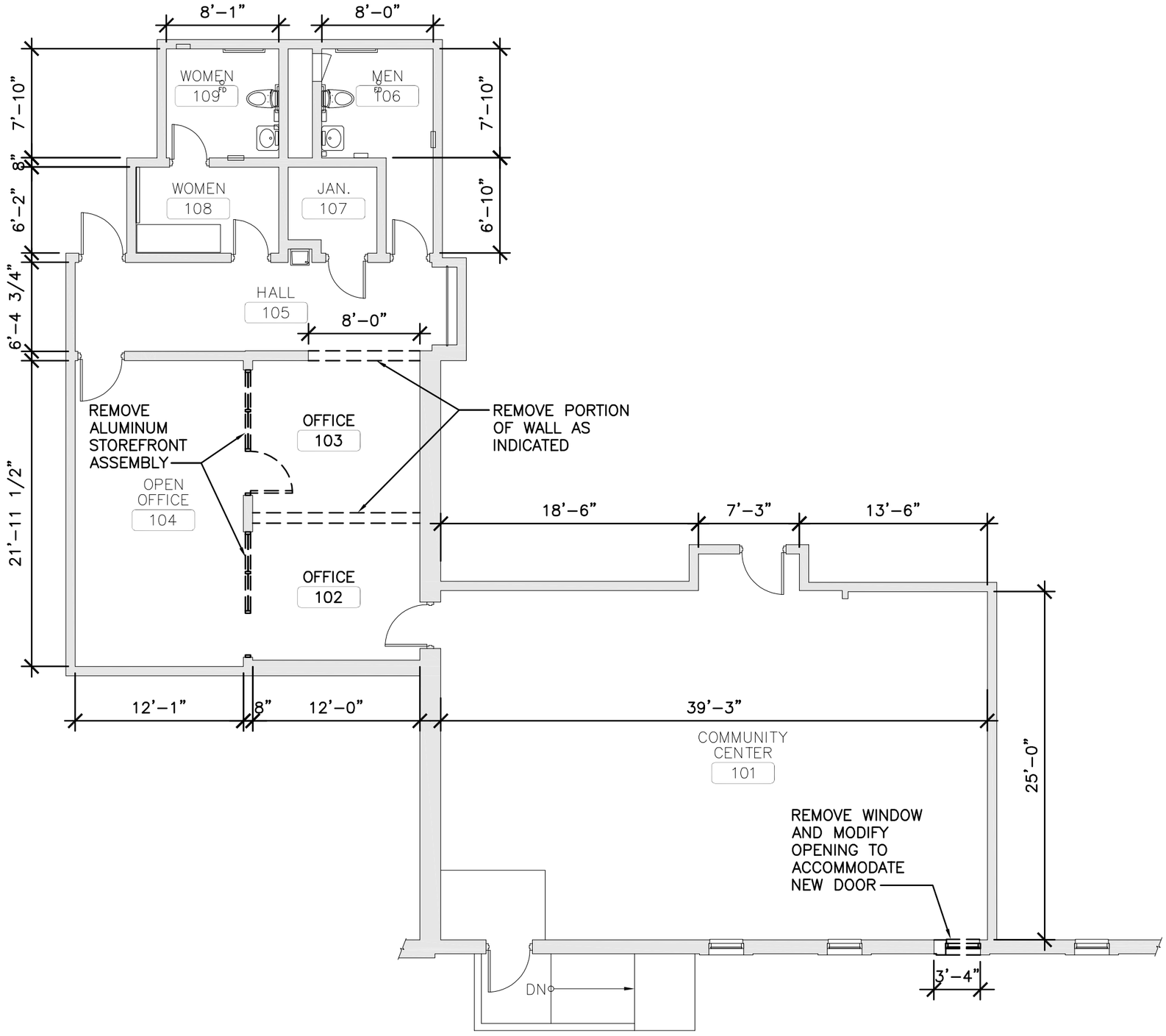
	General Conditions	5.00%			$4,308.04
	Bidding Allowance	5.00%			$4,523.44
	Contractor's Overhead and Profit	10.00%			$9,499.22
	Owner's Construction Contingencies	5.00%			$4,308.04
	2018 BASE BID CONSTRUCTION COSTS				**$108,799.49**
	2018 POTENTIAL SOFT COSTS[1]				**$27,199.87**
	2018 TOTAL PROJECT[3]				**$135,999.36**
	2022 BASE BID CONSTRUCTION COSTS[2]				**$122,454.78**
	2022POTENTIAL SOFT COSTS[1]				**$30,613.70**
	2022 TOTAL PROJECT[3]				**$153,068.48**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.



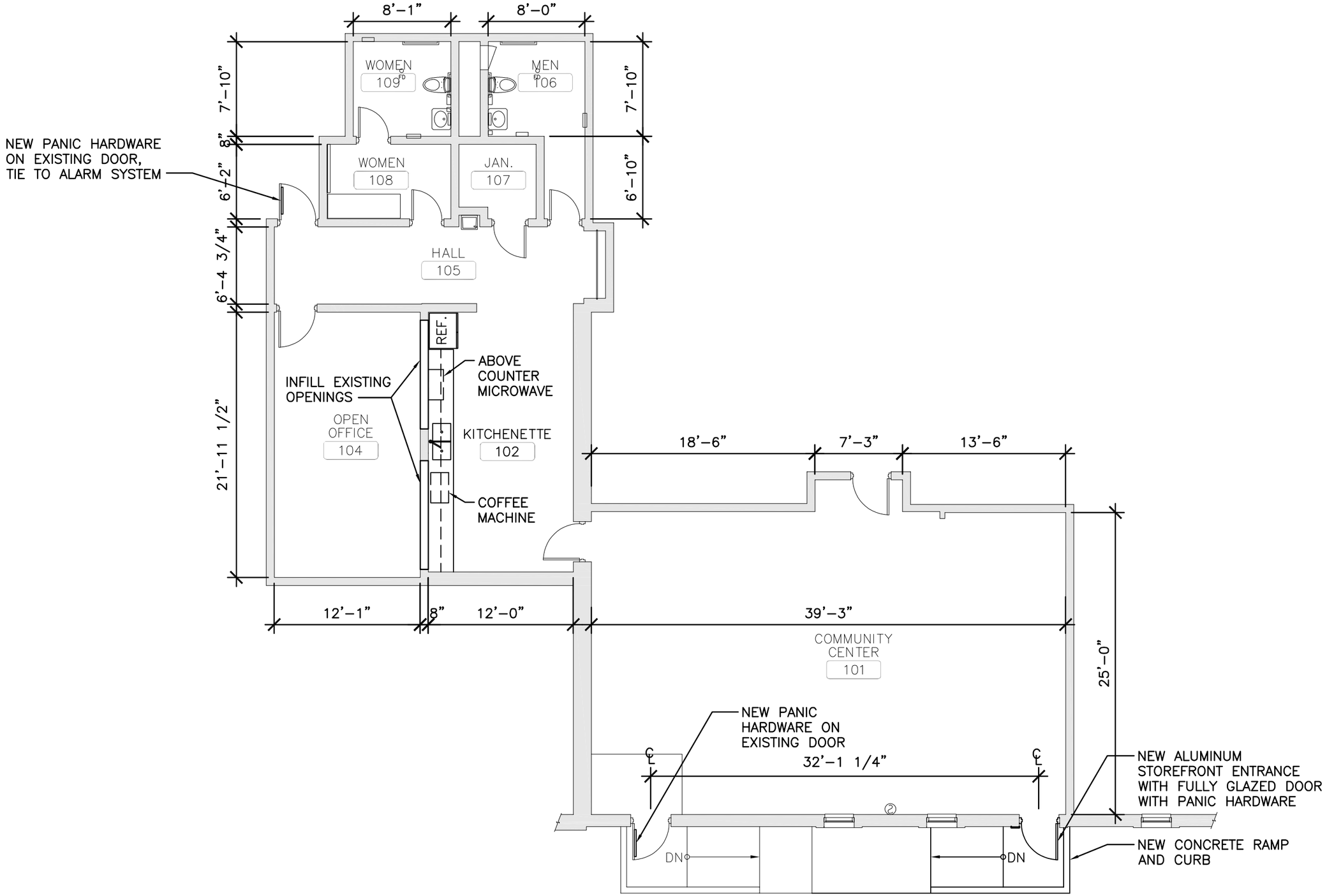
DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
TOWN HALL : COMMUNITY CENTER

REMOVAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 09/04/2018



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
TOWN HALL : COMMUNITY CENTER

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 09/04/2018

GATEWAY SIGNAGE

MAIN STREET AND MOUNT COMFORT ROAD

Discussion

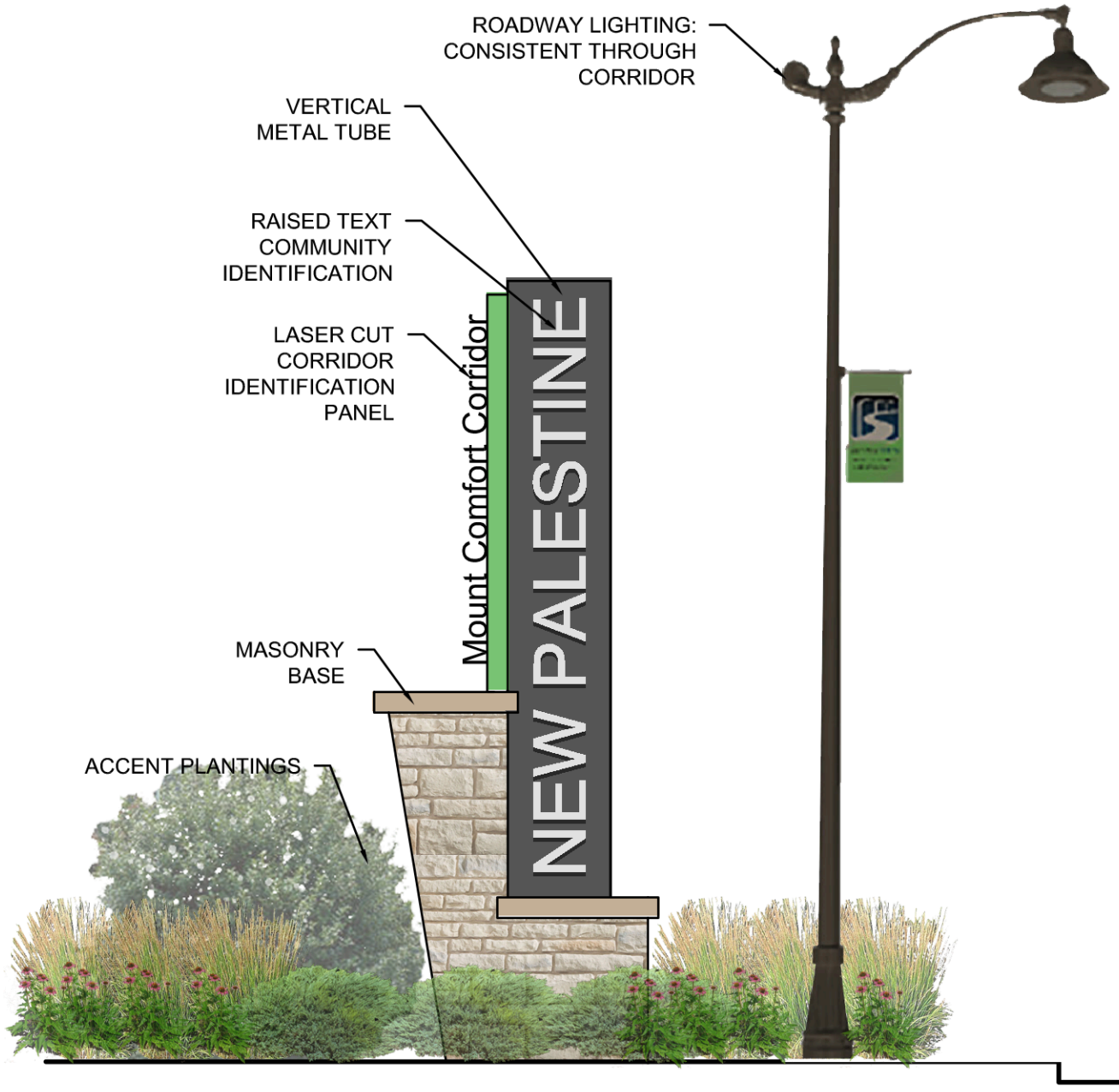
Stakeholders desire to create a uniform gateway monument for all 3 communities (Cumberland, McCordsville, and New Palestine). The basic form and concept should be the same with variations in material and color to customize for each community. Signage should include name of community and Corridor. Would like to see an upright sign to maximize space and convey modern, simple style. Design should easily translate into 'primary' and 'secondary' signage styles for use in other areas of the Corridor. Other elements that may be incorporated depending on adjacent conditions and available right-of-way may include landscape, lighting and sidewalks.

Lighting style varies in each community. Would prefer to not match any and instead create a unique branding aesthetic for the Corridor. Preferred style would be clean lines with an extended arm. Lighting should be standard product available from multiple manufacturers for ease of replacement and addition.

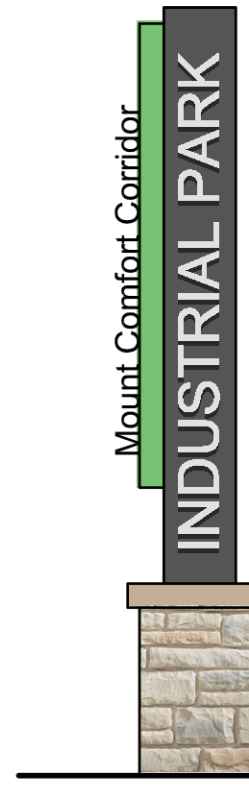
Design Narrative

The gateway monument is designed in a vertical orientation to maximize visibility and minimize the right-of-way required for implementation. The monument can also be simplified for use as a smaller, secondary sign for future developments along the Corridor. Wayfinding may be incorporated and should meet requirements of any permitting agencies (such as INDOT for signage located within their jurisdiction.) All signage should be located outside of required clear zones for safety.

The New Palestine gateway would be located at the intersection of Main St. and Mount Comfort Road and incorporate landscape plantings at the base of the monument. Lighting at this intersection is addressed as shown in Exhibit C.



PRIMARY GATEWAY MONUMENT



SECONDARY GATEWAY MONUMENT

WAYFINDING

Mount Comfort Corridor - Gateway Concept

New Palestine, Indiana

SEPTEMBER 2018

DLZ Indiana, LLC

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
GATEWAY SIGNAGE
OPINION OF PROBABLE CONSTRUCTION COST
SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	$ 1,742.71	$ 1,742.71
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	$ 2,904.52	$ 2,904.52
3	801-06775	MAINTAINING TRAFFIC	1	LS	$ 2,904.52	$ 2,904.52
4	201-52370	CLEARING RIGHT OF WAY	1	LS	$ 2,904.52	$ 2,904.52
5		PRIMARY GATEWAY SIGNAGE	1	UNIT	$ 34,095.37	$ 34,095.37
6		LANDSCAPE PLANTINGS	1	LS	$ 7,500.00	$ 7,500.00
7		TOPSOIL	18	CY	$ 75.00	$ 1,375.00
8		SEEDING	200	SYS	$ 0.60	$ 120.00
9		ACCENT LIGHTING AT SIGNAGE	1	LS	$ 15,000.00	$ 15,000.00
10		DECORATIVE STREET LIGHTS INCLUDED IN EXHIBIT C				N/A
11	--	CONTINGENCY, 30%	--	--	--	$ 20,563.99
					2018 CONSTRUCTION COSTS	$ 89,110.63
					2018 POTENTIAL SOFT COSTS[1]	$ 22,277.66
					2018 TOTAL PROJECT[3]	**$ 111,388.29**
					2022 CONSTRUCTION COSTS[2]	$ 100,294.80
					2022 SOFT COSTS[1]	$ 25,073.70
					2022 TOTAL PROJECT[3]	**$ 125,368.50**

NOTES:

[1] Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

[2] Projected costs for 2022 assume 3% per year inflation.

[3] The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

DEPOT STREET

GATES

Discussion

The Town uses Depot Street as a public gathering space from Main to Larrabee. They would like to utilize a gate to delineate the north end of the public space when using for events. The gates should extend the full width of street, but not obstruct sidewalk adjacent to existing building. Style should be appropriate to match adjacent historical architecture.

Design Narrative

The proposed gate will provide the aesthetic look of wrought iron to complement the historic nature of the area but use corrosion resistant powder coated steel to address the budget and required durability for this application. The 7’ height double leaf swing gate design will incorporate pickets, four horizontal rails, decorative scrolls, and a compound arch. The width of the gate may vary between 24’ and 28’ total opening dependent on where the gate is located in relation to the intersection during design.

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
DEPOT STREET - GATES
PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1		MOBILIZATION AND DEMOBILIZATION	1	LS	$ 870.00	$ 870.00
2		MAINTAINING TRAFFIC	1	LS	$ 522.00	$ 522.00
3		28' DOUBLE SWING GATE (FABRICATION AND INSTALLATION	1	EA	$ 14,600.00	$ 14,600.00
4		CONCRETE FOUNDATION (EXCAVATION AND INSTALLATION)	2	EA	$ 800.00	$ 1,600.00
5		RESTORATION (SEEDING, PAVEMENT PATCH, ETC)	1	LS	$ 1,200.00	$ 1,200.00
		CONTINGENCY, 30%	--	--	--	$ 5,637.60
					2018 CONSTRUCTION COSTS	$ 24,429.60
					2018 POTENTIAL SOFT COSTS[1]	$ 6,107.40
					2018 TOTAL PROJECT[3]	**$ 30,537.00**
					2022 CONSTRUCTION COSTS[2]	$ 27,495.73
					2022 SOFT COSTS[1]	$ 6,873.93
					2022 TOTAL PROJECT[3]	**$ 34,369.66**

NOTES:

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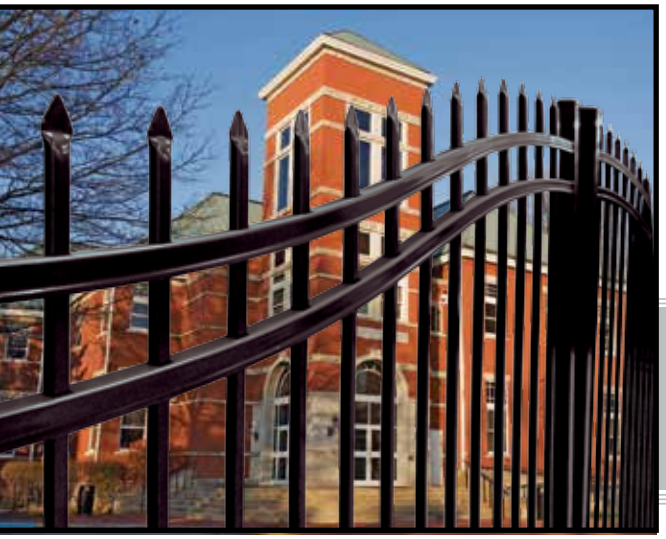


STEEL & ALUMINUM

ESTATE GATES

STEEL estate entry gates

Ameristar's Steel Estate Entry Gates are designed with a ***timeless elegance*** and are ***built to last with welded construction at every intersection.*** Manufactured to match the popular Montage II, Commercial & Plus product lines, Ameristar's Steel Estate Entry Gates have a ***one of a kind compound arch,*** which provides a seamless transition from ornamental fence to decorative gate.

SINGLE SWING ESTATE GATES

- *3-Rail or 4-Rail Options*
- *4', 4½', 5', 6' or 7' Heights*
- *8', 10', 12' & 14'* Nominal Openings*

Gates match Montage II, Montage Commercial & Montage Plus | Artwork based on Montage II 4-Rail | **Openings available in Montage II only*

DOUBLE SWING ESTATE GATES

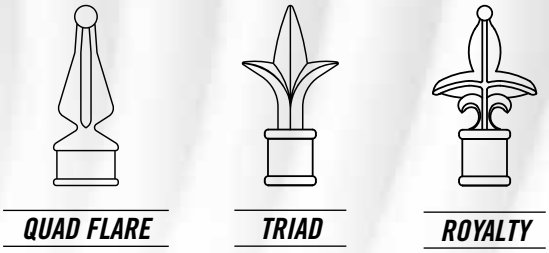
- *3-Rail or 4-Rail Options*
- *4', 4½', 5', 6' or 7' Heights*
- *16', 18', 20', 22', 24', 26'* & 28'* Nominal Openings*

Gates match Montage II, Montage Commercial & Montage Plus | Artwork based on Montage II 4-Rail | **Openings available in Montage II only*

COLOR OPTIONS

**Only available for Aluminum Estate Entry Gates*

FINIAL OPTIONS



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

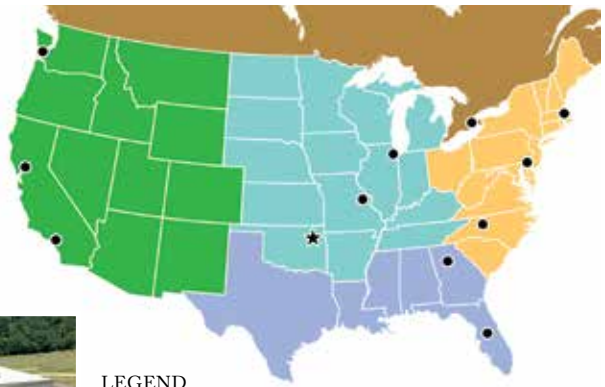
Ameristar was chartered ***30 years ago*** in response to the ***demand by consumers & specifiers for specialty fence products***. Ameristar offers an ***aesthetically pleasing product*** that is both ***high in quality & affordability.*** This has been achieved by maximizing ***high-volume productivity***, increasing product design strength, and promoting ***simplistic installation.***

PROVEN CAPABILITY

Ameristar's integrated ***in-house process & extensive raw material inventory*** results in much improved productivity and availability compared to the competition. By having a ***vast finished goods inventory***, Ameristar is capable of ***delivering finished products faster*** than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually ***raised the bar*** across the board in the ***manufacturing of high quality***, innovative fencing products. Our demonstrated commitment to ***upholding higher values*** translates into superior products that ***go far beyond*** merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.

#9724 | REVISED 06/2014

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
ELECTRICAL UPGRADES - DEPOT STREET
PLANNING LEVEL OPINION OF PROBABLE COST
SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1		MOBILIZATION AND DEMOBILIZATION	1	LS	$ 805.00	$ 805.00
2		HOFFMAN STAINLESS STEEL CABINET	1	LS	$ 6,000.00	$ 6,000.00
3		DUKE ENERGY FEE	1	LS	$ 2,500.00	$ 2,500.00
4		200A DROP	1	LS	$ 800.00	$ 800.00
5		200A SW	1	EA	$ 1,000.00	$ 1,000.00
6		METER BASE	1	EA	$ 900.00	$ 900.00
7		CONCRETE PAD	1	EA	$ 1,200.00	$ 1,200.00
8		LIGHTING CONTROLLER	1	EA	$ 700.00	$ 700.00
9		10 RECEPTACLES	10	EA	$ 200.00	$ 2,000.00
10		PANELBOARD WITH 30 CIRCUITS	1	EA	$ 1,000.00	$ 1,000.00
		CONTINGENCY, 30%	--	--	--	$ 5,071.50
					2018 CONSTRUCTION COSTS	$ 16,905.00
					2018 POTENTIAL SOFT COSTS[1]	$ 4,226.25
					2018 TOTAL PROJECT - ELECTRICAL UPGRADES[3]	**$ 21,131.25**
					2022 CONSTRUCTION COSTS[2]	$ 19,026.73
					2022 SOFT COSTS[1]	$ 4,756.68
					2022 TOTAL PROJECT - DEPOT STREET[3]	**$ 23,783.41**

NOTES:

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