CITY OF BLOOMINGTON
COUNCIL MEETING AGENDA
109 E. OLIVE
MONDAY, AUGUST 11, 2014, 7:00 P.M.

1. Call to order

2. Pledge of Allegiance to the Flag

3. Remain Standing for a Moment of Silent Prayer

4. Roll Call

5. Public Comment

6. Recognition/Appointments

A. Oath of Matthew Musson, Firefighter.

7. "Consent Agenda"

(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.

The City's Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council's Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.

A. Council Proceedings of July 28, 2014 and Special Meeting Minutes of July 7, 2014. (Recommend that the reading of the minutes of the previous Council Meeting of July 28, 2014 and the Special Meeting Minutes of July 7, 2014 be dispensed with and the minutes approved as printed.)

B. Bills and Payroll. (Recommend that the Bills and Payroll be allowed and the orders drawn on the Treasurer for the various amounts as funds are available.)

C. **Waive the Formal Bid Process and Contract with AECOM, Inc. to Retrofit Two (2) Filters at the Water Treatment Plant. (Recommend that the formal bid process be waived, the agreement with AECOM, Inc., Chicago, be approved, the Mayor and City Clerk be authorized to execute the necessary documents and the Resolution be adopted.)**

D. **Analysis of Bid for Evergreen Lake Spillway Bridge Superstructure Replacement. (Recommend that the bid for the Evergreen Lake Spillway Bridge Superstructure Replacement, in the amount of $985,457.20, be rejected and City staff be authorized to rebid same.)**

E. **Collective Bargaining Agreement with International Association of Machinists and Aerospace Workers, Lodge 1000 for a two (2) year period commencing on May 1, 2014 and expiring on April 30, 2016. (Recommend that the Contract be ratified.)**

F. **Acquisition of Sugar Creek Packing Plant located at 412 East Street and Request to Approve a Budget Amendment to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets. (Recommend that the property located at 412 East St. be acquired from the Sugar Creek Packing Company based in Ohio, at an acquisition price of $250,000, and the Mayor and City Clerk be authorized to execute the necessary documents and the Ordinance Amending the Budget Ordinance to Add Funds to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets be passed.)**

G. **Acceptance of Deed and Dedication of Easements- Martin Luther King, Jr. Dr., Settlement of Disputed Claims Relating to Annexation Agreement – W. Washington St., and Approval of Lease Agreement. (Recommend that the Deeds and Dedication of Easements be accepted, the proposed Release Agreement with David K. Stark and Stark Excavating, Inc. be approved, the Vacant Land Lease between the City and Stark Excavating be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)**

H. **Application of Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center located at 1611 S. Morrissey Dr., Unit 1, requesting an EAS Liquor License. (Recommend that an EAS liquor license for Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 S. Morrissey Dr., Unit 1, be created, contingent upon compliance with all applicable health and safety codes.)**

I. **Request for Alcohol in Miller Park Zoo for the Miller Park Zoological Society Fundraiser, known as ZooDo. (Recommend that the Ordinance be passed.)**

J. **Suspension of Chapter 6 Section 26(d) to Allow Possession of Open Alcohol on Public Property for the Bloomington Normal Jaycees Bruegala event on August 22 and 23, 2014. (Recommend that the Ordinance be passed.)**

K. **Petition submitted by City of Bloomington requesting Text Amendment to Chapter 44. Zoning, Sections 44.3 – 2, Definitions and Section 44.7 – 2.H, Minimum Number of Off Street Parking Spaces Required to Address Parking for Senior Housing. (Recommend that the Text Amendment be approved and the Ordinance passed.)**

L. **Lake Bloomington Lease Transfer Petition for Lot 2, Block 3 of Camp Kickapoo, from Bennwood Forest Inc. and William A Yoder. (Recommend that the Lake Lease Transfer be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)**

8. "Regular Agenda"

A. **McLean County 2014 Community Assessment – United Way.** ***Presentation by Nicole Aune 15 minutes; Question and Answer 10 minutes.***

B. **Downtown Streetscape Lighting Master Plan.** ***Presentation by Bob Kohlhase 15 minutes; Question and Answer 10 minutes.***

C. **Bloomington-Normal Greenhouse Gas Inventory – Michael Brown, Ecology Action Center's Executive Director.** ***Presentation 15 minutes; Question and Answer 10 minutes.***

D. **Text Amendment to Chapter 21. Refuse regarding Refuse and Recycling Collection on Holidays. (Recommend that the Text Amendment be approved and the Ordinance passed.)** ***Presentation 5 minutes and Question and Answer 10 minutes.***

9. City Manager's Discussion

10. Mayor's Discussion

11. City Aldermen's Discussion

12. Executive Session - cite section

13. Adjournment

14. Notes

FOR COUNCIL: August 11, 2014

SUBJECT: Council Proceedings of July 28, 2014 and Special Meeting of July 7, 2014

RECOMMENDATION/MOTION: That the reading of the minutes of the previous Council Proceedings of July 28, 2014 and the Special Meeting Minutes of July 7, 2014 be dispensed with and the minutes approved as printed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The Council Proceedings of July 28, 2014 and Special Meeting Minutes of July 7, 2014 have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Draft Council Proceedings for July 28, 2014
Attachment 2. Draft Special Meeting Minutes of July 7, 2014

Motion: That the reading of the minutes of the previous Council Proceedings of July 28, 2014 and the Special Meeting Minutes of July 7, 2014 be dispensed with and the minutes approved as printed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

COUNCIL PROCEEDINGS
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS

The Council convened in regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, July 28, 2014.

The Meeting was opened by Pledging Allegiance to the Flag followed by moment of silent prayer.

The Meeting was called to order by the Mayor who directed the City Clerk to call the roll and the following members answered present:

Aldermen: Judy Stearns, Mboka Mwilambwe, Kevin Lower, Robert Fazzini, Joni Painter, Scott Black, Karen Schmidt, Jim Fruin and Mayor Tari Renner.

Alderman absent: David Sage.

City Manager David Hales, City Clerk Tracey Covert, and Corporate Counsel Jeff Jurgens were also present.

PUBLIC COMMENT: Mayor Renner opened the Public Comment section of the meeting. He added that there would not be a response from the City under the Public Comment portion of the meeting.

Patricia Marton, 1114 E. Grove St., addressed the Council. She had continued to research elder abuse/harassment. She cited a World Health Report on elder abuse. She had reached out to State Representative Dan Brady's office. She recommended that the City offer sensitivity training to its employees. She planned to gather data on this topic for the City, McLean County and Town of Normal. Awareness of this issue was key to impacting same. She planned to periodically report back to the Council on this topic.

Elizabeth Gruber, 502 W. Locust St., addressed the Council. She lived on the City's west side. She expressed her concern regarding actions taken by the Mayor, Council and City Manager. She specifically cited expenditure of City funds. She claimed that the City had employed someone on a part time basis who had been dismissed by the City of Champaign. Other vacant City positions had been filled. The City Manager's staff had been increased while other real staff numbers had been reduced. The City continued to hire consultants. The Council had a fiduciary responsibility to the taxpayers. The Council had not considered budget cuts like Alderman Stearns had. The Mayor continued to push for a Downtown hotel even though the report showed that there was no support for same. She cited the City's legal action taken against Police Patrol Officer Oglesby. She hoped that he would take legal action against the City. She applauded the efforts of Aldermen Lower and Stearns.

Alton Franklin, 508 Patterson Dr., addressed the Council. He had returned from a vacation to Russia. He noted the theme of a conversation he had while there: Russia was looking more like America and America was looking more like the Soviet Union. He concluded by stating his belief that he had had a positive influence on the City.

The following was presented:

Oath of Tom Dabareiner, Director of Community Development.

David Hales, City Manager, introduced Tom Dabareiner, Community Development Director. He cited Mr. Dabareiner's background and experience, (i.e. both public and private sector). Mr. Dabareiner had been challenged to establish efficient, productive processes.

Tom Dabareiner, Community Development Director, addressed the Council. He had been on the job for one (1) week. He noted his thirty (30) years experience in planning and community development both in the public and private sectors. The City was facing challenges and there would also be opportunities.

Mayor Renner welcomed Mr. Dabareiner to the City.

Tracey Covert, City Clerk, administered the oath.

The following was presented:

Introduction of Roberta "Bobbie" Herakovich, Interim Director of Parks, Recreation and Cultural Arts.

David Hales, City Manager, introduced Bobbie Herakovich, Interim Parks, Recreation & Cultural Arts Director. Ms. Herakovich came to the City from the City of Champaign. She had recently retired from the parks district. She had experience in Florida and Illinois.

Bobbie Herakovich, Interim Parks, Recreation & Cultural Arts Director, addressed the Council. She had visited every City park. There were needs which needed to be addressed. She noted her philosophy regarding parks – democracy started at the playground.

The following was presented:

SUBJECT: Council Proceedings of July 14, 2014

RECOMMENDATION/MOTION: That the reading of the minutes of the previous Council Proceedings of July 14, 2014 be dispensed with and the minutes approved as printed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The Council Proceedings of July 14, 2014 have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Recommended by:

David A. Hales
City Manager

Motion by Alderman Fazzini, seconded by Alderman Painter that the reading of the minutes of the previous Council Proceedings of July 14, 2014 be dispensed with and the minutes approved as printed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Bills and Payroll

RECOMMENDATION/MOTION: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The list of bills and payrolls will be posted on the City's website on July 24, 2014.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Total disbursements information will be provided via addendum.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Financial & budgetary review by: Patti-Lynn Silva, Director of Finance

Recommended by:

David A. Hales
City Manager

Motion by Alderman Fazzini, seconded by Alderman Painter that the Bills and Payroll be allowed and the orders drawn on the Treasurer for the various amounts as funds are available.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Appointments to John M. Scott Health Care Commission (JMSHCC)

RECOMMENDATION/MOTION: That the Appointments be affirmed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: I ask your affirmation of the following appointments:

John M. Scott Health Resource Center: Scott Hamilton, MD, affirming Second Presbyterian Church appointment to this Board. Dr. Hamilton will replace Dr. James Swanson's, appointment. Second Presbyterian Church is authorized to appoint a member of their church to this Board.

Per Section II of the JMSHCC by-laws, Dr. Scott Hamilton shall serve out a term ending April 30, 2015 and a new term will be added ending April 30, 2018. He will then be able to serve for two (2) additional terms for the maximum of three (3) consecutive terms.

James Swanson, MD, affirming McLean County Medical Society appointment to this Board. Dr. Swanson will replace Dr. Gregory Halperin's appointment. McLean County Medical Society is authorized to appoint a member of the society to this Board.

Per Section II of the JMSHCC by-laws, Dr. James Swanson shall serve out a term ending April 30, 3016 and a new term will be added ending April 30, 2019. He will then be able to serve for two (2) additional terms with the option of three (3) consecutive terms.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Recommended by:

Tari Renner
Mayor

Motion by Alderman Fazzini, seconded by Alderman Painter that the Appointments be affirmed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Appointment to the Human Relations Commission

RECOMMENDATION/MOTION: That the Appointment be approved.

STRATEGIC PLAN LINK: Goal 4. Strong neighborhoods.

STRATEGIC PLAN SIGNIFICANCE: Objective 4e. Strong partnership with residents and neighborhood associations.

BACKGROUND: I ask your concurrence in the appointment of Kiranmayi "Kiran" Konam of 7 Tralee Ct., Bloomington 61704 to the Human Relations Commission. Her three (3) year term will expire April 30, 2017.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Mayor contacts all recommended appointments.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Kathryn Buydos, Executive Asst.

Recommended by:

Tari Renner
Mayor

Motion by Alderman Fazzini, seconded by Alderman Painter that the Appointment be approved.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Purchase of a 2015 International Navistar 4300 Horton Type MED, Model 623 Type I Ambulance

RECOMMENDATION/MOTION: That the purchase of a 2015 International Navistar 4300 Horton Type MED, Model 623 Type I Ambulance from Foster Coach, Sterling, IL, through the Northwest Municipal Conference (NWMC) Joint Purchasing Cooperative be approved, in the amount of $232,585, and the Procurement Manager be authorized to issue a Purchase Order.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of service, and 1d. City services delivered in the most cost-effective, and efficient manner.

BACKGROUND: Council authorized the purchase of a replacement ambulance as part of the Fiscal Year 2015 budget. According to 30ILCS 525/2 from CH. 85, pr. 1602 Sec. 2(a), any government unit may purchase personal property, supplies and services jointly with one or more other governmental units. All such joint purchases shall be by competitive bids as provided in Section 4 of this Act. The vendor available for ambulance purchase was Foster Coach, Inc., a Horton Ambulance sales representative. This vendor was selected after participation in a bid process with the Suburban Purchasing Cooperative (SPC).

The ambulance would be purchased through the SPC which combines the resources and purchasing power of multiple governments to jointly bid and negotiate advantageous contract terms. The SPC is a joint purchase program sponsored by the NWMC, DuPage Mayors & Managers Conference (DMMC), South Suburban Mayors & Managers Association (SSMMA), and Will County Government League (WCGL). The SPC exemplifies the benefits of intergovernmental cooperation on a regional basis.

Economies of scale in terms of process and staff resources are the prime objectives of the SPC Joint Purchasing Program. By purchasing through the SPC, the Fire Department will not only save money, but ensure the vehicle is purchased on an accelerated basis to preserve life and property. Acting as an extension of the purchaser's staff, SPC staff works diligently to avoid the needless duplication of effort through in-house coordination of several functions involved in the procurement process.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: There were no other vendors contacted. The City is a member of the NWMC and is taking advantage of the SPC.

FINANCIAL IMPACT: This replacement unit is budgeted in the City's FY 2015 Budget under Capital Lease - Capital Outlay Licensed Vehicles (40110130 - 72130). The unit is budgeted at a cost of $238,725. The actual cost for the replacement is $232,585. Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds and Capital Improvement Program" on pages 107 & 114.

Respectfully submitted for Council consideration.

Prepared by:	Eric Vaughn, Deputy Fire Chief - Administration
Reviewed by:	Michael Kimmerling, Fire Chief
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Rosalee Dodson, Asst. Corporation Counsel

Recommended by:

David A. Hales
City Manager

Motion by Alderman Fazzini, seconded by Alderman Painter that the purchase of a 2015 International Navistar 4300 Horton Type MED, Model 623 Type I Ambulance from Foster Coach, Sterling, IL through the Northwest Municipal Conference Joint Purchasing Cooperative be approved, in the amount of $232,585, and the Procurement Manager be authorized to issue a Purchase Order.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Purchase of a 2014 E-ONE HP 78 Ladder Truck and Loose Equipment

RECOMMENDATION/MOTION: That the purchase of a 2014 E-ONE HP 78 Ladder Truck from Banner Fire Equipment, Roxana, IL, through the Houston-Galveston Area Council (H-GAC) Joint Purchasing Group be approved, in the amount of $813,858, and the Procurement Manager be authorized to issue a Purchase Order.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of service, and 1d. City services delivered in the most cost-effective, and efficient manner.

BACKGROUND: The Fire Department has established as a best practice for replacement of fire apparatus that fifteen (15) years of service denotes the vehicle age where operating costs outweigh the vehicle's value. According to several studies done at the National Fire Academy, age is the primary factor for vehicle replacement. Other factors such as mileage and more important engine hours and maintenance costs are also considered. *NFPA 1901 Standards for Automotive Fire Apparatus,* only recommends replacement of pre 1991 vehicles due to significant changes in safety equipment on the vehicles. This includes features as rollover protection, enclosed cabs, better braking and suspension and the addition of air conditioning.

The HP78 Truck, will replace a 1991 Pierce 50' Telesquirt. Council authorized the purchase of this ladder truck as part of the FY 2015 budget that was approved in April 2014.

According to 30 ICLS 525/2, any governmental unit may purchase personal property, supplies and services jointly with one or more other governmental units. In addition, the City Code, Chapter 16, Section 50, provides in cases where something is purchased through a joint purchase agreement, the City Council may approve the purchase without the request of a resolution waiving the bidding process.

At the June 23, 2014 Council meeting, the Council authorized the use of the joint buyers group H-GACBuy. H-GACBuy is a government to government cooperative purchasing program. It has operated under the local government authority of the Houston Galveston Area Council for forty (40) years. Its enabling legislation allows for H-GACBuy to act nationwide on behalf of local governments, special districts and private non-profits providing a government service. Currently, over 5000 jurisdictions in forty-eight (48) states, approximately sixty (60) in Illinois, have executed Inter-Local Contracts (ILC) with H-GAC. This allows them to use any of H-GACBuys competitively procured contracts for goods and services. Through this relationship, the purchaser is covered by the HGACBuy procurement. Over the years, H-GACBuy has developed an enviable working relationship with its members and is recognized for its knowledgeable and outstanding customer service. H-GACBuys procurement process includes research, preparation of specifications, pre-bid and pre-proposal conferences, legal notice posting and advertising, bid/proposal review and contract execution. End User Purchase Orders are

confirmed to contract. Complete documentation is available to the end user at any time upon request.

Economies of scale in terms of process and staff resources are the prime objectives of the H-GACBuy. By purchasing through the H-GACBuy, the Fire Department will not only save money, but ensure the vehicle is purchased on an accelerated basis to preserve life and property. Acting as an extension of the purchaser's staff, H-GACBuy's staff works diligently to avoid the needless duplication of effort through in-house coordination of several functions involved in the procurement process.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: There were no other vendors contacted. The City has executed an Inter-Local Contract with the H-GAC and is taking advantage of HGACBuy.

FINANCIAL IMPACT: Funding of $848,800 for this fire truck was appropriated in the FY 2015 Adopted Budget under Capital Lease – Vehicle Outlay (40110100 – 72130). The actual cost of $813,858 will result in a savings of over $34,000. The lease for the fire truck will be for ten (10) years versus the typical five (5) year lease because of the longer estimated service life. Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on page 107.

Respectfully submitted for Council consideration.

Prepared by:	Lester Siron, Deputy Fire Chief - Operations
Reviewed by:	Michael Kimmerling, Fire Chief
Financial & budgetary review by:	Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Motion by Alderman Fazzini, seconded by Alderman Painter that the purchase of a 2014 E-ONE HP 78 Ladder Truck from Banner Fire Equipment, Roxana, IL through the Houston-Galveston Area Council (H-GAC) Joint Purchasing Group be approved, in the amount of $813,858, and the Procurement Manager be authorized to issue a Purchase Order.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Waive Formal Bid Process and Purchase of Personal Protective Equipment – Firefighting Turnout Gear

RECOMMENDATION/MOTION: That the formal bid process be waived, the purchase of six (6) complete sets (jacket and pants) of Globe Gold Millenia XT G-Xtreme Firefighter Turnout Gear from Municipal Emergency Services, Inc. (MES), Deerfield, IL, be approved, in the amount of $14,954, the Procurement Manager be authorized to issue a Purchase Order, and the Resolution adopted.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of service, and 1d. City services delivered in the most cost-effective and efficient manner.

BACKGROUND: Council authorized the purchase of replacement turnout gear as part of the FY 2015 budget.

Firefighter protective clothing is on a seven (7) year replacement schedule. This schedule is based on the National Fire Protection Association's recommended useful life for firefighting protective wear. Since 2006, the Fire Department has made considerable investments in this particular Turnout Gear providing consistency in use for firefighters and cost savings.

The gear that the Department uses was selected in 2006 during an extensive evaluation process that involved technical specification comparison, wear testing, warranty and cost. A major determining factor was that the gear has a shell warranty of seven (7) years against any damage that occurs during firefighting operations, eliminating gear repair line item previously budgeted at $15,000 per year.

The Fire Department did obtain quotes for this gear to provide a bench mark for the Council:

Vendor	Cost per Turnout Gear Assembly	Total Cost of Six (6) Sets of Turnout Gear
MES Global	$2,493	$14,954
Time Emergency Equipment	$2,905	$17,430
Globe Manufacturing Company	$3,435	$20.610

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: The total cost for the Firefighter Turnout Gear is $14,954 which has been budgeted in Fire – Protective Wear (10015210 - 62191). Stakeholders can locate this in the FY 2015 Budget Book titled "Budget Overview & General Fund on page 272.

Respectfully submitted for Council consideration.

Prepared by:	Eric Vaughn, Deputy Fire Chief - Administration
Reviewed by:	Michael Kimmerling, Fire Chief
Financial & budgetary review by:	Patti-Lynn Silva, Director of Finance
Legal review by:	Rosalee Dodson, Asst. Corporation Counsel

Recommended by:

David A. Hales
City Manager

RESOLUTION NO. 2014 - 32

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF FIREFIGHTING TURNOUT GEAR FOR THE FIRE DEPARTMENT FROM MUNICIPAL EMERGENCY SERVICES, INC. AT A PURCHASE PRICE OF $14,954

Be It Resolved by the City Council of the City of Bloomington, Illinois,

1. That the bidding process be waived and the Purchasing Agent be authorized to Purchase Firefighting Turnout Gear at a Purchase Price of $14,954.

ADOPTED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the formal bid process be waived, the purchase of six (6) complete sets (jacket and pants) of Globe Gold Millenia XT G-Xtreme Firefighter Turnout Gear from Municipal Emergency Services, Inc., Deerfield, IL, be approved, in the amount of $14,954, the Procurement Manager be authorized to issue a Purchase Order, and the Resolution adopted.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Waive the Formal Bid Process and Contract with CPS Human Resources Consulting to Administer an Asst. Fire Chief Promotional Testing

RECOMMENDATION/MOTION: That the formal bid process be waived, the agreement with CPS Human Resources Consulting, Sacramento, CA, be approved, in the amount of $17,450, in addition to the possibility of the cost for an additional test date and reasonable costs for travel and lodging, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner, and 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: On September 22, 2010, Requests for Proposals (RFPs) were mailed to fifteen (15) testing firms in addition to providing public notification for promotional testing services in the Fire Department. The RFP included the development of appropriate testing that required a job analysis be performed. Two (2) RFP's were received by the deadline from Resource Management Associates and CPS. The two (2) RFP's included different pricing, but ultimately the bottom line was an effective tie in cost. A committee was formed and ultimately

recommended that the RFP be awarded to CPS. Council approved staff's recommendation and CPS was awarded the contract on December 13, 2010.

The City has used CPS to establish two (2) separate promotional lists in compliance with state statue (50 ILCS 742) and the Local 49 Collective Bargaining Agreement. Initially, CPS conducted a meeting with Subject Matter Experts (SME) to draft and review a job analysis statement and discuss general content of the written exam and content of the assessment center exercises. This included links between tasks and knowledge, skills and ability for the Asst. Chief. If staff is allowed to use CPS, a confirmatory job analysis will be performed with SME to review the previously developed tasks and knowledge, skills and ability for accuracy and completeness. Information from the job analysis will be used to create a customized multiple choice written test and assessment center exercise. CPS conducted both testing processes without any challenges to the validity of the exam or assessment center by the employees or Local 49.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Fire Command Staff and Local 49.

FINANCIAL IMPACT: The cost to contract with CPS will be $17,450 in addition to reasonable cost for travel and lodging estimated at $1,800. If an additional test day is added, based upon the number of participants, an additional fee of $2,400 plus travel, would be added to the base fee of $17,450. The FY 2015 budget appropriated $19,000 in line item 10011410 – 70690 (Human Resources - Other Purchased Services). Stakeholders can locate this in the FY 2015 Proposed Budget Book titled "Budget Overview & General Fund" on page 128. Staff respectfully requests the Council approve the use of CPS for the Asst. Fire Chief's promotional process.

Respectfully submitted for Council consideration.

Prepared by:	Angie Brown, Human Resources Specialist Eric Vaughn, Deputy Fire Chief - Administration
Reviewed by:	Emily Bell, Director of Human Resources Mike Kimmerling, Fire Chief
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

RESOLUTION NO. 2014 - 33

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF ASST. FIRE CHIEF PROMOTIONAL TESTING SERVICES FROM CPS HR CONSULTING AT A MINIMUM PURCHASE PRICE OF $17,450

Be It Resolved by the City Council of the City of Bloomington, Illinois,

1. That the bidding process be waived and the Purchasing Agent be authorized to Purchase Asst. Fire Chief Promotional Testing Services from CPS HR Consulting at a minimum Purchase Price of $17,450.

ADOPTED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the formal bid process be waived, the agreement with CPS Human Resources Consulting, Sacramento, CA, be approved, in the amount of $17,450, in addition to the possibility of the cost for an additional test date and reasonable costs for travel and lodging, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Waive Formal Bid Process and contract with Clark Dietz Inc. for Motor Fuel Tax (MFT) Project Administration and Engineering Services

RECOMMENDATION/MOTION: That the formal bid process be waived, the Engineering Services Contract with Clark Dietz Inc. for work on MFT project closeouts be approved, for a maximum amount of $53,275, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The City needs to finalize its administrative work on MFT projects. Construction work on these projects was completed. Voluminous documentation work to satisfy state government requirements remains. These final project details culminate with the files being closed. The industry term is "closeouts." The work is complicated, time consuming and requires expertise in engineering, construction practices, accounting and the needs and requirements of the Illinois Department of Transportation (IDOT). Closing out these projects will help to maintain our working relationship with the IDOT, enable the City to focus on upcoming projects, and reallocate any available MFT funds that are currently encumbered by these projects.

Because of limitations in staff resources, the City has a considerable backlog of closeouts, and IDOT has expressed a strong desire that the closeouts be completed. In FY 2013 - 14, Clark Dietz Inc. was contracted through City procurement policy to perform a limited amount of engineering services work on closeouts. The firm made progress.

The original purchase order with Clark Dietz enabled their personnel to coordinate with IDOT and determine the status of various City projects. Clark Dietz was able to determine the status of City projects, and prepare and submit Final Reports, Change in Plans Forms, Final Pay Estimates, Material Deficiency Lists, Supplemental MFT Resolutions and associated Council Memos, and an invoice for Emergency Repair Project funds due to the City from IDOT. Correspondence from Clark Dietz outlining their accomplishments has been provided.

Staff recommends that the firm be contracted for up to $53,275 to complete and close out twenty-two (22) MFT project files. Clark Dietz personnel would be paid a "cost plus fixed fee" rate for an estimated 390 hours of work, which may be sufficient to close out all twenty-two (22) projects.

Rationale for no-bid: Previously, Clark Dietz personnel did an excellent and time efficient job on MFT closeout work. They have a firm grasp of the projects involved and what work is required to close out specific projects. They also know how these files are organized and rapidly retrieved from City databases. If another firm was selected, personnel from a different firm would have to learn the database system and duplicate the groundwork that Clark Dietz's staff has already laid for MFT closeouts. This would not in the best interest of taxpayers.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: This was not included in the FY 2015 Adopted Budget however, sufficient FY 2015 budgeted funds remain in the MFT - Engineering Services (20300300 - 70050) line item account to cover the cost. Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on page 11.

Respectfully submitted for Council consideration.

Prepared by:	Stephen Arney, Public Works Administration
Reviewed by:	Jim Karch, PE CFM, Director of Public Works Sue McLaughlin, ICMA-CM, Interim Asst. City Manager
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

RESOLUTION NO. 2014 - 34

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF ENGINEERING SERVICES FOR WORK ON MOTOR FUEL TAX PROJECT CLOSEOUTS FROM CLARK DIETZ INC. AT A MAXIMUM PURCHASE PRICE OF $53,275

Be It Resolved by the City Council of the City of Bloomington, Illinois,

1. That the bidding process be waived and the Purchasing Agent be authorized to Purchase Engineering Services from Clark Dietz Inc. at a Maximum Purchase Price of $53,275.

ADOPTED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner, Mayor

ATTEST:

Tracey Covert, City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the formal bid process be waived, the Engineering Services Contract with Clark Dietz Inc. for work on MFT project closeouts be approved, for a maximum amount of $53,275, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Analysis of Bids and Approval of Contract for Tuck Pointing & Sealing Replacement for the Bloomington Center for the Performing Arts (BCPA)

RECOMMENDATION/MOTION: That the bid for Tuck Pointing & Sealing Replacement be awarded to R.L. Vollintine Construction, Inc., Springfield, IL, in the amount of $28,100, the contract be approved, and the Mayor and City Clerk be authorized to execute the necessary documents and any associated contracts approved in form and substance by Corporation Counsel.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services, and Goal 2. Upgrade City infrastructure and facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services; 1d. City services delivered in the most cost-effective, efficient manner, and 2e. Investing in the City's future through a realistic, funded capital improvement program. To maintain the "envelope" of the BCPA, we can ensure the protection of the interior and its contents as well as ensuring the longevity of a stable facility.

BACKGROUND: The Faithful Gould report dated 2013 stated that the exterior wall system was in fair condition noting several instances of deteriorated mortar at joints and spalled brick at the masonry wall, deteriorating sealants at the window and construction joints and deteriorated sealants at the parapet wall caps and termination bar at the base flashing of the roof system. Given the age and condition of the exterior elements, we recommend budgeting for a near term exterior restoration project. Restoration should consist of tuck pointing and general repairs to the

masonry walls along with replacement of perimeter sealants at the construction joints and parapet wall caps on each elevation. This should also include the as needed sealant replacement of the pre-cast concrete wall panels. The exterior windows and doors appeared to be in good condition and we have included for the replacement of the perimeter sealants within the scope of wok previously detailed. The recommended budget amount for this work is $259,178. Staff determined to do one (1) elevation per year for four (4) years and budgeted $65,000 for the west elevation in the 2014 - 2015 year.

On July 1, 2014 at 11:00 am, bids were publicly opened and read for the tuck pointing, replacement of sealants, painting of lintels and power washing of the west elevation. Three (3) bids were received and are as follows:

Western Waterproofing Co., Inc., Springfield, IL	$37,370
Otto Baum Company, Inc., Morton, IL	$28,315
R. L. Vollintine Construction, Inc., Springfield, IL	$28,100

Staff is recommending the bid be accepted from R. L. Vollintine Construction, Inc.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City Procurement Manager and City of Bloomington Interim Facility Manager. Public notice of the bid was placed in The Pantagraph on June 11, 2014. A pre bid meeting was held at the BCPA on June 18, 2014. Three (3) bids were received on July 2, 2014.

FINANCIAL IMPACT: The BCPA budget includes $65,000 in the FY 2015 Adopted Budget under the Capital Lease - Buildings (40110131 - 72520) line item account for the west elevation project. Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on pages 107 and 114.

Respectfully submitted for Council consideration.

Prepared by: David Young, BCPA Facilities Manager/Event Coordinator

Reviewed by: Derrick Hengstebeck, Interim Facilities Director
Jon C. Johnston, Procurement Manager
Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

CITY OF BLOOMINGTON
CONTRACT WITH R.L. VOLLINTINE CONSTRUCTION, INC.
FOR TUCK POINTING & SEALING REPLACEMENT

THIS AGREEMENT, dated this _____ day of July, 2014, is between the City of Bloomington (hereinafter "CITY") and R.L. Vollintine Construction, Inc. (hereinafter "R.L. VOLLINTINE").

WHEREAS, the CITY sought bids for the procurement of components for tuck pointing and sealant replacement on the west elevation, as well as the painting of lintels and power washing the elevation, and other work described in the Invitation to Bid, of the Bloomington Center for the Performing Arts (hereinafter ("BCPA"); and

WHEREAS, the CITY determined that R.L. VOLINTINE was the lowest responsible bidder and should be awarded the bid.

NOW THEREFORE, the parties agree as follows:

Section 1. **Recitals.** The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. **Description of Services.** R.L. VOLINTINE agrees to perform the work identified in the Invitation to Bid, attached hereto as Exhibit A, along with provision of all products, testing and instruction and warranties. R.L. VOLINTINE shall further execute the work as set forth and identified in the Invitation to Bid (hereinafter collectively referred to as "Work").

Section 3. **Incorporation of RFP & Proposal Terms.** The provisions of the Invitation to Bid, Tuck Pointing & Sealant Replacement for the Bloomington Center for the Performing Arts, attached hereto as Exhibit A, and the proposal submitted by R.L. VOLINTINE, shall be incorporated into this Contract and made a part thereof and shall be considered additional contractual requirements that must be met by R.L. VOLINTINE.

Section 4. **Payment.** For the Work performed by R.L. VOLINTINE, the CITY shall pay R.L. VOLINTINE $28,100.00. Payment shall be due within 30 days after completion and acceptance of the Work set forth in Section 2.

Section 5. **Prevailing Wage.** This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of

Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

Section 6. **Default and Termination**. Either party shall be in default if it fails to perform all or any part of this Contract. For purposes of this Contract, any disruption in service caused or created by R.L. VOLINTINE's failure to obtain proper permits or financial difficulties, including insolvency, reorganization and/or voluntary and involuntary bankruptcy, shall be deemed to be within R.L. VOLINTINE'S control and shall constitute an event of default hereunder. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination.

Section 7. **Indemnification.** To the fullest extent permitted by law, R.L. VOLINTINE shall indemnify and hold harmless CITY, its officers, officials, agents and employees from claims, demands, causes of action and liabilities of every kind and nature whatsoever arising out of or in connection with R.L. VOLINTINE's operations performed under this Contract, except for loss, damage or expense arising from the sole gross negligence or willful misconduct of the CITY or the CITY's agents, servants or independent contractors who are directly responsible to CITY. This indemnification shall extend to claims occurring after this Contract is terminated as well as while it is in force. The indemnity shall apply regardless of any concurrent negligence, whether active or passive, of the CITY or CITY's officers, officials, agents, employees, or any other persons or entities. The indemnity set forth in this section shall not be limited by insurance requirements or by any other provision of this Contract.

Section 8. **General Liability Insurance.** R.L. VOLINTINE shall maintain general liability insurance for bodily injury and property damage arising directly from its negligent acts or omissions, as set forth within the Invitation to Bid, with general limits shall be less than $2,000,000.00. Certificates of insurance shall be provided to CITY and CITY shall be named as an additional insured under the policy.

Section 9. **Representations of Vendor.** R.L. VOLINTINE hereby represents it is legally able to perform the work.

Section 10. **Assignment.** Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

Section 11. **Compliance with Laws.** R.L. VOLINTINE and all work performed under this Contract by R.L. VOLINTINE shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

Section 12. **Governing Law.** This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

Section 13. **Joint Drafting.** The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of

counsel in reviewing it terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall construed in a neutral manner.

Section 14. **Attorney Fees**. In the event that any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorneys' fees.

Section 15. **Paragraph Headings**. The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

Section 16. **Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON	R.L. VOLINTINE, INC.
By: Tari Renner Its Mayor	By: _____ Its_____
ATTEST:	
By: Tracey Covert City Clerk	By: _____ Its_____

Motion by Alderman Fazzini, seconded by Alderman Painter that the bid for Tuck Pointing & Sealing Replacement be awarded to R.L. Vollintine Construction, Inc., Springfield, IL, in the amount of $28,100, the contract be approved, and the Mayor and City Clerk be authorized to execute the necessary documents and any associated contracts approved in form and substance by Corporation Counsel.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Final Change Order for Phase 1 Locust Street Combined Sewer Overflow (CSO) Elimination and Water Main Replacement Project and Request to Approve a Budget Amendment to Accounts (51101100 - 72555) and (53103100 - 72555) in the Sewer and Storm Water Fund Budgets

RECOMMENDATION/MOTION: Recommend that the Change Order be approved in the amount of $114,985.13, the Resolution adopted, and the Ordinance Amending the Budget Ordinance to Add Funds to Accounts (51101100 - 72555) and (53103100 - 72555) in the Sewer and Storm Water Fund Budgets be passed. The change is germane to the original contract as signed and is in the best interest of the City and authorized by law.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities, and Goal 5. Great place - livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 2b. Quality water for the long term, and 5b. City decisions consistent with plans and policies.

This CSO elimination project provides good stewardship and improves quality of life by installing infrastructure for eliminating the CSO at Locust and Colton Streets. Elimination of the CSO will improve water quality in our rivers and streams, and also help the City meets its' commitment to eliminate CSO under directive from the Illinois Environmental Protection Agency (IEPA).

BACKGROUND: Stark Excavating completed work last fall on Phase 1 of the Locust St. CSO Elimination and Water Main Replacement Project. The IEPA has now completed their review of the project quantities in order to make a final loan disbursement. This project included installation of new sanitary and storm sewers for the purpose of eliminating the CSO at Locust and Colton Streets. The IEPA has mandated that municipalities work toward eliminating CSOs, which allow sanitary waste to enter open bodies of water. Additionally, old water mains were replaced in the project area as part of the work.

At the November 17, 2011 Special Meeting, Council awarded the Phase 1 construction contract to Stark Excavating in the amount of $9,026,548.51. The project was originally awarded to DiPaolo Company but they were found to be in default for failure to supply a performance bond, which caused the project to be delayed, and the City collected on the Dipaolo bid bond in the amount of $450,000. Because there was a delay in starting the project, Council approved an additional payment on July 9, 2012 to Stark in the amount of $32,901.82 for overtime costs related to meeting project timelines for work through Bloomington High School and Bloomington Country Club.

Original Contract	$9,026,548.51	November 17, 2011
Change Order No. 1	$32,901.82	July 9, 2012
Final Change Order	$114,985.13	July 28, 2014
New Total Contract (Final)	*$9,174,435.46*	

The total change order increase is less than two percent (2%) of the original contract amount. Final payment to Stark Excavating, in the amount of $165,171.15, will be presented to Council for approval on August 11, 2014.

Construction contract costs were tracked separately for payment from loan reimbursable City funds for Sewer, Water, and Roadway, (Country Club Pl. reconstruction). Construction cost additions and deductions were tracked as follows:

	Sewer	**Water**	**Roadway**	**Total**
Original	$4,546,406.00	$2,743,855.00	$1,736,287.51	$9,026,548.51
Additions	$656,910.03	$126,700.89	$80,678.72	$864,289.64
Deductions	-$445,850.22	-$163,617.00	-$106,935.47	-$716,402.69
Net (+ or -)	$211,059.81	-$36,916.11	-$26,256.75	$147,886.95
New	*$4,757,465.81*	*$2,706,938.89*	*$1,710,030.76*	*$9,174,435.46*

Documents itemizing the staff verified changes were provided to Council.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: The IEPA has approved all final change orders for Storm, Sewer, and Water costs, listed below, as eligible for reimbursement to the City with loan funds, except the amount listed below as Motor Fuel Tax (MFT) funds. The City has already received the final loan disbursement from the IEPA to cover those loan eligible costs. An MFT Resolution appropriating $892,100 for this project was approved by Council on July 11, 2011, which is sufficient to cover the additional MFT roadway costs.

The MFT - Street Construction (20300300 - 72530) will be increased by $30,430.89 to cover the MFT portion. This was not included in the FY 2015 Adopted Budget. However, sufficient FY 2015 budgeted funds remain in the MFT– Street Construction (20300300 - 72530) line item account to cover the cost. The Sewer and Storm Water increases were not included in the FY 2015 Adopted Budget and the Budget Amendment will increase the following line item accounts: Sewer - Construction Loan Eligible (5110 - 72555) and Storm Water - Construction Loan Eligible (53103100 - 72555). The Water portion that was approved and remains encumbered will be liquated as the Water portion of the project has been completed and no further payments will be charged to Water.

Allocations to construction project fund accounts should be increased (or decreased) as follows:

Fund	**Department**	**Amount**
5310-53103100-72555, Storm (increase)	Public Works	$67,370.13
5110-51101100-72555, Sewer (increase)	Public Works	$67,370.13
5010-50100110-72545, Water (decrease)	Water	-$50,185.51
2030-2030300-72530, MFT (increase)	Public Works	$30,430.89

Total		*$114,985.13*

Respectfully submitted for Council consideration.

Prepared by: Greg Kallevig, P.E., CFM, Civil Engineer II

Reviewed by: Jim Karch, P.E., CFM, Director of Public Works
Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

RESOLUTION NO. 2014 - 36

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF $114,985.13 IN THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND STARK EXCAVATING, INC.

WHEREAS, the City of Bloomington has previously entered into a contract with Stark Excavating, Inc. for the Phase 1 Locust Street CSO Elimination and Water Main Replacement Project and

WHEREAS, for the reasons set forth in the City Council memo of July 28, 2014 it was necessary to enter into the change order for additional work encountered during the course of construction (see change order descriptions attached hereto as Exhibit 2); and

WHEREAS, it is the finding of the City Council that the work described in the memo of July 28, 2014 (and in the change order descriptions of Exhibit 2) is germane to the original contract as signed and is in the best interest of the City of Bloomington and authorized by law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That a change order in the amount of $114,985.13 in the contract between the City of Bloomington and Stark Excavating, Inc. be approved.

ADOPTED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

ORDINANCE NO. 2014 – 74

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 28th day of July, 2014.

APPROVED the 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

(EXHIBIT 1 ON FILE IN CLERK'S OFFICE)

Motion by Alderman Fazzini, seconded by Alderman Painter that the Change Order be approved in the amount of $114,985.13, the Resolution adopted, and the Ordinance Amending the Budget Ordinance to Add Funds to Accounts (51101100 - 72555)

and (53103100 - 72555) in the Sewer and Storm Water Fund Budgets passed. The change is germane to the original contract as signed and is in the best interest of the City and authorized by law.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Request to Approve a Budget Amendment to Accounts (10015110 – 72520) and (10015110 – 70420) in the General Fund Budget for Emergency Replacement of Police Department Chiller

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: The Police Chiller replacement and associated costs were approved by the City Manger as an Emergency Procurement Memo on May 27, 2014 for $125,000 in estimated charges (see attached memo).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable

FINANCIAL IMPACT: This item is not budgeted in FY 2015 Adopted Budget. The proposed budget amendment will increase the General Fund budget expenditures by $108,280.95 in the Police Department. The total expenditures will have $5,780 charged to Police - Rentals (10015110 - 70420) and $102,500.95 will be charged to Police - Buildings (10015110 - 72520).

See the Ordinance for detailed account numbers and descriptions.

Respectfully submitted for Council consideration.

Prepared by: Chris Tomerlin, Budget Analyst

Reviewed by: Carla Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

ORDINANCE NO. 2014 – 75

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 28th day of July, 2014.

APPROVED the 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

(EXHIBIT 1 ON FILE IN CLERK'S OFFICE)

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Request to Approve a Budget Amendment to Accounts (10015110 – 72130) and (20900900 - 72130) in the General Fund Budget and Drug Enforcement Fund for Reallocation of a Vehicle Purchase for the Police Department

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services.

BACKGROUND: On October 28, 2013, Council approved the purchase of three (3) vehicles totaling $82,998. The vehicles were received in FY 2015 and all three (3) of the vehicles were paid from the Police Department's budget. Two (2) of the vehicles should have been paid out of the Drug Enforcement Fund. The budget amendment is necessary to reallocate the budget of two (2) of the vehicles from the Police Budget to the Drug Enforcement Budget.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable

FINANCIAL IMPACT: This budget amendment will increase the budget for Drug Enforcement - Capital Outlay Licensed Vehicles (20900900 - 72130) by $55,332 and decrease the Police - Capital Outlay Licensed Vehicles Budget (10015110 - 72130) by $55,332. The overall net impact from this budget amendment will have no impact on expenditures but will correctly reflect the budget in these two (2) line items.

See the Ordinance for detailed account numbers and descriptions.

Respectfully submitted for Council consideration.

Prepared by: Chris Tomerlin, Budget Analyst

Reviewed by: Carla Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

ORDINANCE NO. 2014 – 76

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 28th day of July, 2014.

APPROVED the 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

(EXHIBIT 1 ON FILE IN CLERK'S OFFICE)

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Collective Bargaining Agreement with American Federation of State, County and Municipal Employees (AFSCME) Local 699

RECOMMENDATION/MOTION: That the Contract be ratified.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner, and 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: On February 25, 2014, the parties began negotiating the terms for a collective bargaining agreement to replace the Agreement scheduled to expire on April 30, 2014. The expired contract can be located at www.cityblm.org under Human Resources in a folder titled Labor Contracts. A draft of the new Collective Bargaining Agreement has been provided. On May 29, 2014, the parties reached Tentative Agreement on the issues listed below. The City was notified on July 1, 2014 that the Tentative Agreement had been ratified by the union membership.

Leave Time

- Reduce the number of sick leave hours a new employee receives in the first twelve (12) months of employment from twenty (20) hours a month to eight (8) hours a month.
- Elimination of Sick Leave Buyback for employees hired after May 1, 2014.
- Update of the Vacation scheduling limits by shift.
- Ability to carryover up to twenty-four (24) hours of vacation leave into the next anniversary year.

Wages and Benefits

- May 1, 2014 wage increase of 2.25% with retroactivity.
- May 1, 2015 wage increase of 2.25%.
- May 1, 2016 wage increase of 2.25%.
- Increase shift differential from $.30 per hour to $.40 per hour.
- Reduce the new hire base wage for Zookeepers to $16.85 per hour.

- Ability for Zookeepers to take time off work in lieu of receiving overtime pay for worked holidays.
- Reduce the call-back pay from a minimum of four (4) hours to three (3) hours.
- Addition of language on the Affordable Care Act (ACA) that would allow the City to make changes to the Health Insurance Plan in order to avoid the Cadillac Tax. The new language also permits the City to increase the employee's monthly insurance contributions to include any excise tax or penalty under the ACA.

Miscellaneous Items

- Addition of language on Paycheck Distribution.
- Modification of Temporary Transfer language.
- Updated language on missed overtime opportunities that would require employees to only work only half the missed overtime.
- Elimination of the on-call language in the collective bargaining agreement (related to snow and similar weather events).
- Modification of grievance procedure that would require the City's grievance response prior to an employee serving a suspension.
- Reduce the number of steps in the grievance process and increase the grievance response time to ten (10) days.
- Modification of grievance arbitration language.
- Modification of language on employees being eligible to work overtime when they have used sick leave.
- Modification on scheduled overtime notice being given at least twenty-four (24) hours in advance.
- Additional management flexibility on administering the City's Drug and Alcohol Policy and Procedure.

Term of Agreement

- Three (3) year Agreement.

Other minor changes can be found in the draft Collective Bargaining Agreement.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Council and AFSCME Local 699 employees.

FINANCIAL IMPACT: The financial impact of the Tentative Agreements includes:

- Increase in wage tables by 2.25% effective May 1, 2014. Increase in wage tables by 2.25% effective May 1, 2015 and by 2.25% effective May 1, 2016. Estimated cost of these wage increases during the three (3) year term of the contract, excluding longevity increases, is approximately $900,000.
- Increase in the shift differential per employee is $208 annually. Employees on holiday, vacation, etc. will not receive the shift differential.

Respectfully submitted for Council consideration.

Prepared by: Angie Brown, Human Resources Specialist

Reviewed by: Emily Bell, Director of Human Resources

Financial & budgetary review by: Paulette Hurd, Chief Accountant

Legal review by: Lisa Callaway, Clark Baird Smith, LLP

Recommended by:

David A. Hales
City Manager

Motion by Alderman Fazzini, seconded by Alderman Painter that the Contract be ratified.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Regional Planning Services Agreement with the McLean County Regional Planning Commission (MCRPC)

RECOMMENDATION/MOTION: That the Agreement with the MCRPC be approved, in the amount of $55,457, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: The MCRPC has been providing long term planning for the City, Town of Normal and McLean County for many years. Their functions include such things as long range transportation needs, comprehensive plans, public mapping services, etc. The three (3) government entities as well as state and federal grants provide the operational funding for the MCRPC.

Over the past several years, the City has seen its contribution to the MCRPC fluctuate, which has included two (2) past fiscal years, (2009 and 2010), where no payment was required (the Commission used some of its reserves to lessen the financial burden of the City, Town and County in the slow economy). For FY 2014, the MCRPC set the City's contribution at $55,457.

Fiscal Year	**City Contribution**
FY 2009	$0
FY 2010	$0
FY 2011	$23,023
FY 2012	$24,244
FY 2013	$23,239
FY 2014	$27,868
FY 2015	**$55,457**

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: The FY 2015 Budget appropriated $55,457 in the Planning Division of the PACE Department account item 10015420 - 75025. Stakeholders can locate this in the FY 2015 Budget Book titled "Budget Overview & General Fund" on page 299.

Respectfully submitted for Council consideration.

Prepared by: Nancy Tague, Office Manager - PACE

Reviewed by: Frank Koehler, Interim Director - PACE

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

REGIONAL PLANNING SERVICE AGREEMENT

This agreement is entered into as of the 1st day of July, 2014, by and between the McLean County Regional Planning Commission (hereinafter referred to as the "Commission") and the City of Bloomington (hereinafter referred to as the "City").

The parties do mutually agree as follows:

A. Period of Agreement

This agreement shall remain in full force and effect through June 30, 2015.

B. Long Range Planning Services

The Commission shall maintain a permanent professional planning staff capable of performing, or causing to be performed, a long range planning work program, including the following activities:

1. Assist the City in the periodic updating of plans and ordinances that pertain to planning and development, including the Comprehensive plan and zoning ordinances and subdivision regulations as needed.

2. Prepare or coordinate the preparation and updating of reports that are an integral part of the McLean County Transportation Study, including the Unified Work Program (UWP), Long Range Transportation Plan (LRTP), and the Transportation Improvement Program (TIP).

3. Coordinate the development and management of the regional geographic information system (GIS) as per separate intergovernmental agreement.

4. Maintain a website to post statistical data, plans and studies, and other planning-related information to serve as a resource for local governments and the public.

5. Provide assistance in the preparation of applications for Federal or State funding as needed.

6. Attend meetings of county and municipal government and civic organizations or other groups interested in planning and development as requested and as schedules permit.

7. Provide technical assistance as needed and requested in matters of long range planning and development.

8. Gather the necessary information as set forth above, provide evaluation of same, and use same to draft the City's comprehensive long range plan.

C. Staff

The Commission shall employ a Director of the Commission and other employees as necessary and authorized by the budget. It is agreed by all parties that the City short range planner will be available to assist the Commission staff to accomplish the activities specified in "B" above as applicable to the City of Bloomington.

D. Financing

The City of Bloomington will remit to the Commission the sum of FIFTY-FIVE THOUSAND FOUR HUNDRED FIFTY SEVEN AND 00/100 DOLLARS ($55,457.00) for deposit in the accounts of the Commission upon the City's receipt of an invoice for said amount.

Tari Renner Mayor - City of Bloomington	Tracey Covert City Clerk - City of Bloomington	July 29, 2014 Date

_____ Chairman McLean County Regional Planning Commission	_____ Executive Director McLean County Regional Planning Commission	Date

Motion by Alderman Fazzini, seconded by Alderman Painter that the Agreement with the MCRPC be approved, in the amount of $55,457, and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Illinois Municipal Retirement Fund (IMRF) Non Participation of Elected Officials

RECOMMENDATION/MOTION: That the Resolution be adopted.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5b. City decisions consistent with plans and policies.

BACKGROUND: At the July 21, 2014 Committee of the Whole Meeting, staff presented information on participation in IMRF for Elected Officials. In April 2014, IMRF conducted an audit of the City's administrative practices pertaining to participation in IMRF. At IMRF's request and in preparation for this audit, Laurie Wollrab, Compensation and Benefits Manager,

requested the Mayor and Council complete a verification form. The verification would determine if officials were working at least 1,000 hours per year in their elected positions. The results varied based on the respective elected officials' calculations. This suggested there was not a systematic method to establish whether the 1,000 hour requirement was being met.

The current "Resolution Relating to Participation By Elected Officials In The Illinois Municipal Retirement Fund" on record, Resolution Number 1998 - 29 was adopted by Council on May 11, 1998. This resolution establishes that:

- Elected officials may participate in the IMRF if they are in positions normally requiring performance of duty for 1,000 hours or more per year.
- The governing body can determine what the normal annual hourly requirements of its elected officials are and should make such determination for the guidance and direction of the Board of Trustees of the IRMF.

This resolution allows elected officials to participate in the IMRF pension on a voluntary basis requiring at least 1,000 hours of work each year.

Based on the information provided and the discussion at the Committee of the Whole Meeting on July 21, 2014, Council directed staff to prepare a Resolution to eliminate the option for Elected Officials to participate in IMRF. The attached IMRF Form 6.64T, Resolution Relating to Termination of Participation by Elected Officials in the IRMF will accomplish the directive of the Council.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Council and IMRF.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Emily Bell, Director of Human Resources

Legal review by: Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

(RESOLUTION NO. 2014 – 37 ON FILE IN CLERK'S OFFICE)

Motion by Alderman Fazzini, seconded by Alderman Painter that the Resolution be adopted.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Suspension of Ordinances to Allow Consumption of Alcohol at Lake Bloomington Davis Lodge on August 1, 2014

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the request of Drew and Emily Frey to allow moderate consumption of alcohol at their August 1, 2014, wedding reception to be held at the Lake Bloomington Davis Lodge. Present at the hearing were Liquor Commissioner Tari Renner, Tracey Covert, City Clerk, and Rick McCormick, caterer and requestor's representative.

Commissioner Renner opened the liquor hearing and requested that the requestor's representatives address this request. Rick McCormick, caterer, addressed the Commissioner. The wedding reception would commence at 3:00 p.m. and would be held at the Lake Bloomington Davis Lodge on August 1, 2014. He anticipated 200 guests. Redbird Catering located at 1507 N. Main St., would provide beverage services. He noted that liquor service would be limited to beer and wine only. Liquor service will end at 10:00 p.m. Quite hours at Davis Lodge commence at 10:00 p.m.

Commissioner Renner recommended that the request of Drew and Emily Frey to allow moderate consumption of alcohol at the Lake Bloomington Davis Lodge for their August 1, 2014 wedding reception be approved.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Agenda for the July 23, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Recommended by:

Tari Renner
Mayor

ORDINANCE NO. 2014 - 78

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE FOR A WEDDING RECEPTION AT THE LAKE BLOOMINGTON DAVIS LODGE

WHEREAS, Drew and Emily Frey are planning to hold their wedding reception at the Lake Bloomington Davis Lodge from 2:00 p.m. to 11:00 p.m. on August 1, 2014; and

WHEREAS, Drew and Emily Frey have requested permission from the City to serve beer and wine during this event; and

WHEREAS, in order to legally possess alcohol in a City Park, Section 701(a), (b) and (c) of Chapter 31 of the Bloomington City Code, which prohibits the drinking, selling and possessing alcohol beverages with the City parks and Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits possession of open alcohol on public property must be suspended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, are suspended for the duration of the wedding reception at the Lake Bloomington Davis Lodge on August 1, 2014 under the conditions set forth in the rental agreement.

Section 2: Except for the date set forth in Section 1 of this Ordinance, Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, shall remain in full force and effect. Nothing in this Ordinance shall be interpreted as repealing said Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

PASSED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Suspension of Ordinances to Allow Consumption of Alcohol at Lake Bloomington Davis Lodge on May 30, 2015

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the request of James Brosher and Barbara Harrington to allow moderate consumption of alcohol at their May 30, 2015, wedding reception to be held at the Lake Bloomington Davis Lodge. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey Tompkins and Jim Jordan; George Boyle, Asst. Corporation Counsel, and Tracey Covert, City Clerk, and Susan Harrington, mother of the bride and requestor's representative.

Commissioner Renner opened the liquor hearing and requested that the requestor's representatives address this request. Susan Harrington, mother of the bride, addressed the Commission. The wedding ceremony and reception would commence at 4:00 p.m. The wedding ceremony and reception would be held at the Lake Bloomington Davis Lodge on May 30, 2015. She anticipated 125 guests. A Renee located at 306 N. Center St., Suite 102, would provide beverage services. She noted that liquor service would be limited to beer and wine only. Liquor service will end at 10:00 p.m. Quite hours at the Davis Lodge commence at 10:00 p.m.

Motion by Commissioner Tompkins, seconded by Commissioner Jordan that the request of James Brosher and Barbara Harrington to allow moderate consumption of alcohol at the Lake Bloomington Davis Lodge for their May 15, 2015 reception be approved.

Motion carried, unanimously.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Agenda for the July 8, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Recommended by:

Tari Renner
Mayor

ORDINANCE NO. 2014 - 79

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE FOR A WEDDING RECEPTION AT LAKE BLOOMINGTON DAVIS LODGE

WHEREAS, James Brosher and Barbara Harrington are planning to hold their wedding reception at Lake Bloomington Davis Lodge from 3:00 p.m. to 11:00 p.m. on May 30, 2015; and

WHEREAS, James Brosher and Barbara Harrington have requested permission from the City to serve beer and wine during this event; and

WHEREAS, in order to legally possess alcohol in a City Park, Section 701(a), (b) and (c) of Chapter 31 of the Bloomington City Code, which prohibits the drinking, selling and possessing alcohol beverages with the City parks and Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits possession of open alcohol on public property must be suspended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, are suspended for the duration of the wedding reception at Lake Bloomington Davis Lodge on May 30, 2015 under the conditions set forth in the rental agreement.

Section 2: Except for the date of date set forth in Section 1 of this Ordinance, Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, shall remain in full force and effect. Nothing in this Ordinance shall be interpreted as repealing said Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

PASSED this 28th day of July 2014.

APPROVED this 29th day of July 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Suspension of Ordinances to Allow Consumption of Alcohol at Miller Park Pavilion on March 21, 2015

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the request of Tyler Piper and Sabrina Zrekat to allow moderate consumption of alcohol at their March 21, 2015, wedding reception to be held at the Miller Park Pavilion. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey Tompkins and Jim Jordan; George Boyle, Asst. Corporation Counsel, and Tracey Covert, City Clerk, and Tyler Piper, groom and requestor's representative.

Commissioner Renner opened the liquor hearing and requested that the requestor's representatives address this request. Tyler Piper, groom, addressed the Commission. The wedding ceremony and reception would commence at 5:00 p.m. The wedding ceremony and reception would be held at the Miller Park Pavilion on March 21, 2015. He anticipated 130 - 150 guests. A Renee located at 306 N. Center St., Suite 102, would provide beverage services. He noted that liquor service would be limited to beer and wine only. Liquor service will end at 10:00 p.m. The Pavilion must be vacated by 11:00 p.m.

Motion by Commissioner Jordan, seconded by Commissioner Tompkins that the request of Tyler Piper and Sabrina Zrekat to allow moderate consumption of alcohol at the Miller Park Pavilion for their March 21, 2015 reception be approved.

Motion carried, unanimously.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Agenda for the DATED Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Recommended by:

Tari Renner
Mayor

ORDINANCE NO. 2014 - 80

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE FOR A WEDDING RECEPTION AT THE MILLER PARK PAVILION

WHEREAS, Tyler Piper and Sabrina Zrekat are planning to hold their wedding reception at the Miller Park Pavilion from 4:00 p.m. to 11:00 p.m. on March 21, 2015; and

WHEREAS, Tyler Piper and Sabrina Zrekat have requested permission from the City to serve beer and wine during this event; and

WHEREAS, in order to legally possess alcohol in a City Park, Section 701(a), (b) and (c) of Chapter 31 of the Bloomington City Code, which prohibits the drinking, selling and possessing alcohol beverages with the City parks and Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits possession of open alcohol on public property must be suspended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, are suspended for the duration of the wedding reception at the Miller Park Pavilion on March 21, 2015 under the conditions set forth in the rental agreement.

Section 2: Except for the date of date set forth in Section 1 of this Ordinance, Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, shall remain in full force and effect. Nothing in this Ordinance shall be interpreted as repealing said Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

PASSED this 28th day of July 2014.

APPROVED this 29th day of July 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Application of MKM Oil, Inc., d/b/a Colonial Shell Fast N Fresh, located at 1504 E. Empire St., requesting a GPBS liquor license which allows the sale of packaged beer and wine for consumption off the premises seven (7) days a week

RECOMMENDATION/MOTION: That an GPBS liquor license for MKM Oil, Inc., d/b/a Colonial Shell Fast N Fresh, located at 1504 E. Empire St., be created, contingent upon compliance with all applicable health and safety codes.

STRATEGIC PLAN LINK: Goal 4. Grow the local economy.

STRATEGIC PLAN SIGNIFICANCE: Objective 4a. Retention and growth of current local business.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the application of MKM Oil, Inc., d/b/a Colonial Shell Fast N Fresh, located at 1504 E. Empire St., requesting a GPBS liquor license which allows the sale of packaged beer and wine for consumption off the premises seven (7) days a week. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey Tompkins, and Jim Jordan; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk, and Jim Franks, Territory Supervisor and Applicant's representative.

Commissioner Renner opened the liquor hearing and requested that the Applicant's representative addressed the Commission. He noted that this application involved a change of ownership. Gajri Corp., lessee, had left the premises.

Commissioner Tompkins cited Chapter 6. Alcoholic Beverages, Section 1. Definitions, Retail Grocery Convenience Store which limited the area devoted to alcohol products to fifteen percent (15%) of the total public selling space. He noted that Famous Liquors was located at 1404 E. Empire St. In addition, there were residential areas nearby. Finally, he questioned if cold, single serve items would be available for sale.

Commissioner Jordan questioned if business operations would be status quo. He noted that it appeared that Gajri's lease had expired, *(June 30, 2014)*, and that this license holder had held a liquor license for ten (10) years.

Jim Franks, Territory Supervisor and Applicant's representative, addressed the Commission. He informed the Commission that Gajri had leased the facility for ten (10) years. There had been no issues. MKM Oil, Inc. would hire an on-site manager. He noted his role as Territory Supervisor.

Commissioner Jordan questioned BASSET, (Beverage Alcohol Sellers and Servers Education and Training), certification. Mr. Franks informed the Commission that he had contacted Heartland Community College regarding same.

Motion by Commissioner Jordan, seconded by Commissioner Tompkins to recommend to the City Council that a GPBS liquor license for MKM Oil, Inc., d/b/a Colonial Shell Fast N Fresh, located at 1504 E. Empire St., be created contingent upon compliance with all health safety codes.

Motion carried, unanimously.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on June 30, 2014 in accordance with City Code. In accordance with City Code, approximately fourteen (14) courtesy copies of the Public Notice were mailed on June 30, 2014. In addition, the Agenda for the July 8, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: Request is for a change of ownership. Annual fee for a GPBS liquor license is $1,180.

Respectfully submitted for Council consideration.

Recommended by:

Tari Renner
Mayor

Motion by Alderman Fazzini, seconded by Alderman Painter that a GPBS liquor license for MKM Oil, Inc., d/b/a Colonial Shell Fast N Fresh, located at 1504 E. Empire St., be created, contingent upon compliance with all applicable health and safety codes.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Application of Blue Note Enterprises, LLC, d/b/a Six Strings Club, located at 525 N. Center St., requesting a TAS liquor license which allows the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week

RECOMMENDATION/MOTION: That a TAS liquor license for Blue Note Enterprises, LLC, d/b/a Six Strings Club, located at 525 N. Center St., be created, contingent upon compliance with all applicable health and safety codes.

STRATEGIC PLAN LINK: Goal 4. Grow the local economy.

STRATEGIC PLAN SIGNIFICANCE: Objective 4a. Retention and growth of current local business.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the application of Blue Note Enterprises, LLC, d/b/a Six Strings Club, located at 525 N. Center St., requesting a TAS liquor license which allows the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey Tompkins, and Jim Jordan; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk, and Brian Dixon, Six Strings' Manager and Richard Marvel, attorney and Applicant's representatives.

Commissioner Renner opened the liquor hearing and requested that the Applicant's representative addressed the Commission. He noted that this application involved a change of ownership. Brian Dixon, Six Strings' Manager, addressed the Commission. Six Strings planned to retain the existing staff and himself as Manager. There was a new corporate owner. The plan was to improve Six Strings into an upscale business. Six Strings would continue to offer live entertainment.

Commissioner Jordan noted that the City would have to approve creation of a new liquor license. Mr. Dixon noted that KTPS, Inc., the current owner, planned to sell the business to Blue Note Enterprises, LLC.

George Boyle, Asst. Corporation Counsel, noted that the current management staff would be retained.

Commissioner Jordan questioned if there had been any issues at this location.

Commissioner Renner stated that there would not be a net increase in the number of Downtown liquor licenses.

Commissioner Jordan questioned occupancy. Mr. Dixon stated that the limit was 349.

Commissioner Jordan questioned if how closely Six Strings' staff watched occupancy. He also questioned staffing when Six Strings hosted live entertainment. Mr. Dixon stated that there would be two (2) security staff at the door. Identification was checked. Door staff tracked occupancy by checking movement into and out of the facility.

Commissioner Tompkins noted that under the previous management Six Strings had automated equipment to check identification. Mr. Dixon stated that the assets of the current owner would be sold to Blue Note Enterprises, LLC. He added that he took pride in the efforts made by Six Strings. There were no plan changes in this area.

Commissioner Tompkins questioned the type of liquor license applied for by the new owner. Mr. Dixon believed that Six Strings would have ticket sale/door charge revenues of fifty percent (50%).

Mr. Boyle noted that the City's PACE (Planning and Code Enforcement) Department's inspection report noted two (2) minor issues. He questioned if these issues had been addressed. Mr. Dixon noted that Six Strings' maintenance staff would correct them the next day. One issue was a burnt out "Exit" light.

Motion by Commissioner Tompkins, seconded by Commissioner Jordan to recommend to the City Council that a TAS liquor license for Blue Note Enterprises, LLC d/b/a Six Strings Club, located at 525 N. Center St., be created contingent upon compliance with all health safety codes.

Motion carried, unanimously.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on June 30, 2014 in accordance with City Code. In accordance with City Code, approximately fifty-nine (59) courtesy copies of the Public Notice were mailed on July 1, 2014. In addition, the Agenda for the July 8, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: None. Request is for a change of ownership. Annual fee for a TAS liquor license is $2,210.

Respectfully submitted for Council consideration.

Recommended by:

Tari Renner
Mayor

Motion by Alderman Fazzini, seconded by Alderman Painter that a TAS liquor license for Blue Note Enterprises, LLC, d/b/a Six Strings Club, located at 525 N. Center St., be created, contingent upon compliance with all applicable health and safety codes.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Application by Bloomington Normal (BN) Jaycees, requesting a Limited Liquor License, (LB), which would allow the sale of beer and wine only by the glass for consumption at the event called "Bruegala", a charitable fundraiser, to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday, August 22, 2014 from 5:00 p.m. to 11:30 p.m. and Saturday, August 23, 2014 from 1:00 p.m. to 11:30 p.m.

RECOMMENDATION/MOTION: That an LB liquor license for the BN Jaycees for a fundraiser called "Bruegala" to be held at the BCPA, located at 600 N. East St., on Friday, August 22, 2014 from 5:00 p.m. to 11:30 p.m. and Saturday, August 23, 2014 from 1:00 p.m. to 11:30 p.m. be created, contingent upon compliance with all applicable health and safety codes.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order regarding the application by Bloomington Normal (BN) Jaycees, requesting a Limited Liquor License , (LB), which would allow the sale of beer and wine only by the glass for consumption at the event called "Bruegala", a charitable fundraiser to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday, August 22, 2014 from 6:00 p.m. until 11:00 p.m. and Saturday, August 23, 2014 from 2:00 p.m. until 11:00 p.m. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey

Tompkins and Jim Jordan; George Boyle, Asst. Corporation Counsel; Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk; and Seth Carter, BN Jaycees and Applicant representatives.

Commissioner Renner opened the liquor hearing and requested that the Applicant address this application. He noted that Bruegala was an annual event. This year marked Bruegala's fifteenth (15th) year. Samples will be available in the BCPA Ballroom and sales by the glass would be available at Lincoln Festival Park in conjunction with concerts by Robert Brown Band, Bottle Rocket Cabaret, Righteous Hillbillies and Modern Echo on Friday, and Toucan, Robin Crowe, Jury's Out, Knucklehead, Sean Costanzo, Highway J, and Switchback on Saturday. Bruegala was a charity event.

Seth Carter, BN Jaycees and Applicant representative, addressed the Commission. This year, the BN Jaycees and the Bloomington Cycle Racing Team would be holding the Jaycees Criterium Bike Race on Saturday, August 23, 2014. He noted that the live music would start at 2:00 p.m. In turn, beer would be available starting at 2:00 p.m. Beer would not be available until 5:00 p.m. inside the BCPA.

He added that the VIP Section would be offered again this year. Beer would be served in glass pints in this section.

Commissioner Tompkins noted that this was an annual event which was well run. He informed the Commission that he had attended same in the past. Bruegala was professionally operated. He informed Mr. Carter that he planned to visit Bruegala in his role as Liquor Commissioner. He recommended that the Jaycees be diligent and aware of over serving.

Mr. Carter encouraged Commissioner Tompkins to contact him with any issues.

Motion by Commissioner Jordan, seconded by Commissioner Tompkins that an LB liquor license be created for BN Jaycees for a fundraiser called "Bruegala" to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday, August 22, 2014 from 6:00 p.m. until 11:00 p.m., and Saturday, August 23, 2014 from 2:00 p.m. until 11:00 p.m.

Motion carried, (unanimously).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Agenda for the July 8, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: None.

Recommended by:

Tari Renner
Mayor

Motion by Alderman Fazzini, seconded by Alderman Painter that an LB liquor license for the BN Jaycees for a fundraiser called "Bruegala" to be held at the BCPA, located at 600 N. East St., on Friday, August 22, 2014 from 5:00 p.m. to 11:30 p.m. and Saturday, August 23, 2014 from 1:00 p.m. to 11:30 p.m. be created, contingent upon compliance with all applicable health and safety codes.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Suspension of Ordinances to Allow Consumption of Alcohol at Lincoln Park on August 22-23, 2014 for the event named Bruegala

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The BCPA is co-sponsoring a beer and wine tasting with the BN Jaycees in coordination with their summer concert series in Lincoln Park. Bruegala is scheduled for August 22 from 5:00 p.m. to 10:30 p.m. and August 23, from 1:00 p.m. until 10:30 p.m. The BCPA co-hosts this event annually. The BN Jaycees have had beer and wine at the previous events and would like to have both available again this year. They would like the people who attend the event to be able to purchase a drink and move about freely within the fenced event area. Only beer and wine purchased on the premises can be consumed within the designated event area.

Staff prepared an Ordinance suspending the code as needed for these events. Council will note that the Ordinance makes the suspension effective one (1) hour before the sales begin to allow the organizers time to set up for the event and one (1) hour after the event to clean up after. Staff respectfully recommends that the Ordinance be passed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Recommended by:

Tari Renner
Mayor

ORDINANCE NO. 2014 - 81

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE FOR BRUEGALA AT LINCOLN PARK

WHEREAS, the Bloomington Center for Performing Arts (BCPA) and the B-N Jaycees are planning to co-host Bruegala at Lincoln Park on August 22, 2014 from 5:00 p.m. to 10:30 p.m. and August 23, 2014 from 1:00 p.m. until 10:30 p.m.; and

WHEREAS, the BCPA has requested permission from the City to serve beer and wine during this event; and

WHEREAS, in order to legally possess alcohol in a City Park, Section 701(a), (b) and (c) of Chapter 31 of the Bloomington City Code, which prohibits the drinking, selling and possessing alcohol beverages within City parks and Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits possession of open alcohol on public property must be suspended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, are suspended for the duration of Bruegala at Lincoln Park on August 22-23, 2014.

Section 2: Except for the dates set forth in Section 1 of this Ordinance, Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, shall remain in full force and effect. Nothing in this Ordinance shall be interpreted as repealing said Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

PASSED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Text Amendment to Chapter 2 Administration regarding Public Comment at City Council Meetings

RECOMMENDATION/MOTION: Recommend that the Text Amendment be reconsidered and the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1c. Engaged residents that are well informed and involved in an open governance process.

BACKGROUND: The Illinois Open Meetings Act provides "any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body." 5 ILCS 1/2.06(g). In a request for review letter on public comment at the City's previous Administration and Finance Committee, the Public Access Counselor's office concluded the Committee was required to provide an opportunity for public comment at all future committee meetings subject to any reasonable rules that are consistent with Section 2.06(g). Although the City now allows public comment at all Committee meetings, the City Code provides public comment only at the first regularly scheduled meeting of the month.

Currently, different portions of the City Code address public comment (see Section 85 generally on public comment for boards and commissions, Section 17 on public comment for City Council meetings, and Section 15 on public comment at committee of the whole meetings). The proposed ordinance eliminates the different rules applicable to City Council meetings and Committee of the Whole meetings and updates the provisions of Section 85 to make them

applicable to all regularly scheduled City Council meetings, Committee of the Whole meetings and Special Meetings. The ordinance provides there will be a fifteen (15) minute public comment period at all such meetings. It also provides public comment is limited to three (3) minutes per person and that comments may not be threatening and that disorderly conduct is prohibited. Finally, it provides that individuals may submit written comments to the City Clerk at least twenty-four (24) hours before a meeting and said comments will be copied and provided to the aldermen. Section 85 also now requires that public comment be listed at the beginning of the agenda and eliminates the provision that prohibited a person from speaking for two (2) calendar months after speaking once at a board or commission meeting. Finally, the ordinance provides that if there are more than five (5) individuals that desire to address the City Council, the order of speakers shall be decided by random draw. If an individual is not able to speak due to the time limitation, the ordinance gives the individual priority to speak at the next meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

ORDINANCE 2014 - 82

AN ORDINANCE AMENDING THE PUBLIC COMMENT RULES FOR THE CITY OF BLOOMINGTON

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF BLOOMINGTON, ILLINOIS:

SECTION 1. That Chapter 2, Article II, Section 15 of Bloomington City Code, 1960, as amended, shall be further amended as follows (unless otherwise noted, additions are indicated by underlines; deletions indicated by strikeouts):

> Beginning January 2012, regular meetings of the City Council of the City of Bloomington shall be held on the second and fourth Monday of each month at the hour of 7:00 p.m. in the Council Chambers of the City Hall in the City of Bloomington, Illinois, or at such other place in said City as the Council shall designate; provided, however, that should any such regular meeting fall upon any holiday recognized by and under the laws of the United States or the State of Illinois, then said regular meeting so falling on said holiday shall be held on the day following such regular meeting date at the same hour and at the place aforesaid.
>
> An adjourned meeting may be held for the purpose of completing the unfinished business of a regular meeting at such time as may be determined by the Council.
>
> On the third Monday of each month at 5:30 p.m., the City Council shall meet as a Committee of the Whole. The agenda for such meeting shall be prepared by the City Manager in consultation with the Mayor. A time for public comment shall be conducted in the manner set forth in Section ~~17(5)~~ <u>85</u> of this Chapter. No final action may be taken at a meeting of a Committee of the Whole unless it has been called as a Special Meeting as required by Section 16 of this Chapter. To the extent appropriate, the Rules set forth in Section 18 of this Chapter shall govern the proceedings of meetings of a Committee of the Whole.

SECTION 2. That Chapter 2, Article II, Section 17(5) of Bloomington City Code, 1960, as amended, shall be further amended by deleting Subsection 5 in its entirety and replacing it as follows:

> (5) Public Comment. Public comment shall be allowed as provided for in Section 85 of this Chapter.

SECTION 3. That Chapter 2, Article II, Section 85 of Bloomington City Code, 1960, as amended, shall be further amended as follows (unless otherwise noted, additions are indicated by underlines; deletions indicated by strikeouts):

Chapter 2: Section 85: Public Comment.

(a) A public comment period not to exceed fifteen (15) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings and special meetings of the City Council not designated as work sessions. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

(b) Anyone desiring to address the Board, ~~or~~ Commission or City Council, as applicable, must complete a public comment card available in the meeting location up to fifteen (15) minutes prior to the start of the meeting. The person must include their name, address and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation, said individual shall be given priority to speak at the next meeting of the City Council or Board or Commission, as may be applicable.

(c) The public comment portion of the meeting ~~will~~ shall be placed on the agenda for regular City Council meetings, as well as any rescheduled meeting of the City Council, after roll call and prior to appointment recognition and/or the consent agenda. For any other special City Council meeting or meeting of any other Board or Commission of the City, public comment shall be listed on the agenda immediately after roll call.~~at the end of the agenda.~~

(d) ~~There shall be a maximum of five (5) speakers in any public comment period. In the event more than five (5) public comment cards are submitted, the Chair shall randomly select the five (5) speakers.~~ Comments are limited to three (3) minutes per speaker. A speaker cannot give his or her allotted minutes to another speaker to increase that person's allotted time.

(e) Speakers will be acknowledged by the Chair and shall address the Board, ~~or~~ Commission, or City Council, as applicable, from the designated area in the meeting location and not approach the Board, ~~or~~ Commission, City Council or City staff. Speakers will begin their statement by first stating their name ~~and address~~ for the record.

(f) ~~Statements are to be directed to the Board, or Commission, or City Council as a whole and not to individual Board, or Commission, or City Council members.~~ Public comment is not intended to require Board, ~~or~~ Commission, or City Council members to provide any answer to the speaker. Discussions between speakers and members of the audience will not be allowed.

(g) Speakers will be well-mannered ~~courteous~~ in their language and presentation. Any person who engages in threatening or disorderly behavior when addressing a Board, Commission or the City Council shall be deemed out-of-order by the

presiding officer and their time ceased to address the Board, Commission, or City Council at said meeting.

(h) After the speaker has made his or her statement, he or she shall be seated with no further debate, dialogue or comment.

(i) ~~If a speaker is afforded an opportunity to speak at a Board or Commission meeting, he or she shall be ineligible to speak again at that meeting for two (2) calendar months, inclusive of the month he or she originally spoke.~~ In addition to speaking at a meeting of the City Council, written comments may also be submitted to the City Council by filing same with the City Clerk at least 24 hours prior to the start time of the meeting. Said written comments shall be copied and distributed to each member of the City Council by the City Clerk prior to the start of the meeting and made part of the official record of the meeting. This shall include work sessions of the City Council even though no public comment period is provided at work sessions. Outside of written comments directed for a specific meeting, written comments may otherwise be shared with the City Council at any time by sending an e-mail correspondence to the entire City Council at citycouncil@cityblm.org or to individual council members at the email addresses listed on the City's website. Those without e-mail capability may submit written comments to the City Clerk's office which comments will be provided to the City Council as a whole or individual council member, as directed. Any written comments provided to the City Council as a whole will be made part of the public record. The City Clerk may establish written rules to govern the written comment process and recording of same. Nothing herein shall require the City Clerk to copy documents or records and provide them to City Council, only the written comments of an individual.

SECTION 3. Except as provided herein, the Bloomington City Code, 1960, as amended shall remain in full force and effect.

SECTION 4. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 6. This ordinance shall be effective immediately after the date of its publication as required by law.

SECTION 7. This ordinance is passed and approved pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner,
Mayor

ATTEST:

Tracey Covert
City Clerk

Motion by Alderman Fazzini, seconded by Alderman Painter the Text Amendment be reconsidered and that the Ordinance be passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Petition submitted by Evergreen Memorial Cemetery requesting Approval to Rezone 1006 Wright St. from R - 1C, Single Family Residence District, to S - 2, Public Lands and Institutions District

RECOMMENDATION/MOTION: That the Rezoning be approved and the Ordinance passed.

STRATEGIC PLAN LINK: Goal 3. Grow the local economy.

STRATEGIC PLAN SIGNIFICANCE: Objective 3a. Retention and growth of current local businesses.

BACKGROUND: The subject land is located adjacent to the Evergreen Memorial Cemetery to the east and their memorial building to the north.

This case was before the Planning Commission for a public hearing and review on July 9, 2014. The petitioner explained the request is part of a long term plan for the Cemetery to provide off

street parking. No one else from the public spoke in support of or in opposition to the petition. The Planning Commission voted to recommend approval of the rezoning by a vote of 10 - 0.

Staff believes that the S - 2 zone will be compatible with the adjacent zoning. This is because half of the land surrounding the subject site is the Cemetery itself. The nearby homes should also be compatible as the parking lot will not generate possible nuisances such as that of new buildings and land uses like noise or odors. The new parking lot should not generate more traffic or congestion to the Cemetery and may even displace existing on street parking. Therefore staff supports the request.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on June 23, 2014 in accordance with City Code. In accordance with the Zoning Code (Ordinance No. 2006-137), courtesy copies of the Public Notice were mailed to seventy (70) property owners within 500'. In addition, a public notice/identification sign was posted on the property.

FINANCIAL IMPACT: There should be a slight decrease in property taxes for the City upon approval of the rezoning because of the demolition of the existing house. However, there should be no need for increased City services.

Respectfully submitted for Council consideration.

Prepared by:	Mark Woolard, City Planner
Reviewed by:	Frank Koehler, Interim PACE Director
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes Evergreen Memorial Cemetery, hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;

2. That said premises legally described in Exhibit "A" presently has a zoning classification of R - 1C, Single Family Residence District under the provisions of Chapter 44 of the Bloomington City Code, 1960;

3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;

4. That your petitioners hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the S – 2, Public Lands and Institutions District, zoning district classification;

5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and

6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner by the present zoning of said premises.

WHEREFORE, your petitioner respectfully prays that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R - 1C to S - 2.

Respectfully submitted,

By: Amelia S. Buragas, Vice President
Evergreen Memorial Cemetery

ORDINANCE NO. 2014 - 83

AN ORDINANCE REZONING 1006 S. WRIGHT STREET FROM R - 1C SINGLE FAMILY RESIDENCE DISTRICT TO S – 2, PUBLIC LANDS AND INSTITUTIONS DISTRICT

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit "A"; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

NOW THEREFORE BE IT ORDAINED by the City of Bloomington, McLean County, Illinois,

1. That the premises hereinafter described in Exhibit "A" shall be and the same are hereby rezoned from R - 1C, Single-Family Residence District to S – 2, Public Lands and Institutions District.

2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.

3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner,
Mayor

ATTEST:

Tracey Covert
City Clerk

EXHIBIT A

Legal Description

Lots 3 and 4 except the South 55 feet of said Lot, in Block 1 in J.E. McClun's Second Addition to the City of Bloomington, situated in McLean County, Illinois.

Motion by Alderman Fazzini, seconded by Alderman Painter that the Rezoning be approved and the Ordinance passed.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Mwilambwe, Schmidt, Painter, Lower, Fazzini, Fruin and Black.

Nays: None.

Motion carried.

The following was presented:

SUBJECT: Waive the Formal Bid Process and Approve Contract for Bloomington Center for Performing Arts (BCPA) HVAC Computer Software and Hardware Upgrade and Maintenance

RECOMMENDATION/MOTION: That the formal bid process be waived, the seven (7) year agreement with Technical Solutions Services Inc., East Peoria, a sole source provider, for TSS Software and Hardware upgrade be approved, in the amount of $12,650 per year, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services; Goal 2. Upgrade City infrastructure and facilities; and Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services; 1d. City services delivered in the most cost-effective, efficient manner; 2e. Investing in the City's future through a realistic, funded capital improvement program, and 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: The current BCPA building management system has been in use since the renovation of the facility in 2006. The system manages heating and cooling controls for the BCPA and is critical to maintaining the best possible conditions for patrons. The current software version is no longer used by TSS and is overdue for an upgrade.

At the time of the BCPA renovation, PJ Hoerr, the general contractor, selected Technical Solutions Services Inc., to furnish and install a computer activated building management system at a total cost of $126,000. Staff was presented with a yearly maintenance contract on this system. It was declined by the then director, Bruce Marquis, as this was all new equipment which would not need repairs for at least five (5) years. Staff then contacted the City's Information Systems Department and asked if they would support the software and hardware system and their response was no. The BCPA started having problems with the system communicating between the software and the hardware controls in November 2006. This situation continued through the summer 2007 and was fixed by TSS under the warranty period of the system. Maintenance issues continued with the system and the lack of a maintenance contract exacerbated the issues. The system is currently at the point where staff has to perform more manual control of the units placing undue wear and tear on expensive heating and cooling equipment.

The 2013 Faithful & Gould report stated that "Software packages for the Building Management System typically have a useful life of ten (10) years or less depending on manufacturer updates and system obsolescence". The City's HVAC controls system is now eight (8) years old and has not experienced an upgrade since the installation in 2006. Staff contacted TSS who made a site visit on January 16, 2014. Staff informed TSS of numerous problems. TSS conducted an extensive evaluation of the system software and hardware in order to determine the scope of repair/replacement needs. On March 19, 2014, staff reviewed a proposal from TSS which covered the upgrades on the system on a five (5) year payment contract. Staff reviewed the scope of work and found it covered necessary problems. Staff requested TSS to revise the time frame of the contract to make it more manageable for budgetary purposes. On May 14, 2014, staff reviewed a seven (7) year payment plan proposal including the costs and condition upgrades and found it to be acceptable.

The scope of work will include upgrading the existing Tridium R2 software platform to the new AX platform complete with new graphics and floor plans. The heating and cooling Raptor controls will be replaced, in addition to replacement and calibration of broken temperature sensors and thermostats, upgrade the air handler controllers, and replacement of any field devices, relays and transformers not compatible with the new platform.

A Preventive Maintenance Agreement in the amount of $2,500 annually will be paid from line 71050, Building Repair and Maintenance. This agreement covers a review of the software programs four (4) times per year, diagnose system problems, perform software backups, review work performed during the year, run diagnostic tests for software system, raptor controllers, space temperature sensors and thermostats, field devices, relays and transformers. Correction of any software or hardware problems, inspect and calibrate the above listed sensors and devices will also occur.

Staff has contacted IS and they stand ready to provide an internet connection for remote access to TSS. The Interim Facilities Manager has been consulted on this project and stated "the controls are the brains behind the system and without a current/well maintained control system, the building is inefficiently functioning and putting added wear and tear on major components (chillers, boilers, exhaust system, etc.)… in my opinion, this isn't something that can keep being

pushed off". The Procurement Manager has been consulted on this project and stated "it appears that this work is badly needed and overdue, making these upgrades will reduce energy usage, cost of operation and unnecessary wear and tear on the HVAC system and replacing the system is not an economically sound alternative."

Staff is recommending the seven (7) year agreement with TSS as this proposed upgrade will reduce our real costs over the life of the agreement and ensures the most up to date system with which daily operations can be managed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Staff shared the TSS proposal with Ketchmark & Associates, Inc., Consulting Engineers, for a third party review. Ketchmark & Associates have been assisting the City with the HVAC repairs to the Coliseum and have been found to be highly knowledgeable in the subject matter. In the review provided by Ketchmark, two (2) points of clarification were suggested. 1) Ensure the devices and controllers are "open". An open system allows the City to utilize a variety of vendors (including City staff) to perform maintenance and repairs. A non-open system would require a TSS installer to perform the work which could potentially reduce any cost saving measures experienced by the City. Following this advice, staff contacted TSS and verified that the proposed devices and controllers are open and would allow for outside vendors to perform necessary maintenance and repairs. 2) Ketchmark also noted the TSS proposal does not specify what the new platform will be. In April 2014, there was a 4.0 version release of the proposed Tridium platform, however; this platform was stated by Ketchmark to be prone to bugs as most new systems can be. It was recommended that the City utilize a previous version of the Tridium system with an option to upgrade to the 4.0 version once it has matured. Staff contacted TSS and verified that the proposed new platform will be the 3.7 version with an option to upgrade at no cost to a newer version.

Finally, it was suggested by Ketchmark that the City establish a facility controls system master plan. One component of this plan would be to establish a singular controls platform which would allow personnel to "log on" to a single website to be able to monitor and control multiple buildings. Currently, the Coliseum utilizes a Johnson Controls platform which is different than the proposed TSS platform for the BCPA. Staff recommends continuing with TSS at the BCPA for several reasons. Changing vendors would represent a significant cost to the City. If the City were to go with Johnson Controls, (as currently used in the Coliseum), many of the existing devices, controllers, and relays would have to be replaced and all the wiring would have to be pulled. Estimates of this cost could be double the proposed contract with TSS. Staff also believes the TSS system is just as competitive as any other comparable system on the market. Staff believes the previous maintenance issues would have been more easily resolved if the City had entered into a maintenance agreement and the system would have received the necessary upgrades. While there is certainly value in a controls master plan and utilizing a singular controls system, the needs of the BCPA controls system are immediate. The time to develop a controls master plan and properly vet a controls system which would best suit the needs of all the City's facilities is not feasible given the BCPA's immediate needs. Staff recommends continuing with TSS and allowing for the proper time to develop a master plan for City facilities controls.

FINANCIAL IMPACT: For Fiscal Year 2015, the BCPA budgeted $8,500 in the Capital Lease – Capital Outlay Equipment Other than Office (40110131 - 72140) for the HVAC hardware/software. The difference of year one costs, $1,650, would come from the BCPA Capital Outlay Equipment Other than Office line item (10014125 – 72140 - 20000) and the remaining $2,500 for annual maintenance would come from BCPA - Building Repair & Maintenance line items (10014125 - 70510 - 20000). The remaining six (6) years at $10,150 per year for a total of $60,900 will be proposed in the future budget years from line item (10014125 - 72140 - 20000). The Preventive Maintenance Agreement in the amount of $2,500 annually will be requested in the future budget years from the BCPA - Building Repair & Maintenance line items (10014125 – 70510 - 20000). Stakeholders can locate the FY15 payments in the FY 2015 Budget Book titled "Budget Overview & General Fund" on page 212 and in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on page 102.

Respectfully submitted for Council consideration.

Prepared by:	David Young, Facilities Manager & Event Coordinator
Reviewed by:	Jon C. Johnston, Procurement Manager Tina Salamone, Performing Arts Manager Derrick Hengstebeck, Interim Facility Manager
Financial & budgetary review by:	Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

RESOLUTION NO. 2014 - 35

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF TSS SOFTWARE AND HARDWARE UPGRADE AND MAINTENANCE AGREEMENT FOR THE BCPA FROM TECHNICAL SOLUTION SERVICES INC. AT A PURCHASE PRICE OF $12,650 PER YEAR FOR SEVEN (7) YEARS

Be It Resolved by the City Council of the City of Bloomington, Illinois,

1. That the bidding process be waived and the Purchasing Agent be authorized to TSS Software and Hardware Upgrade and Maintenance Agreement for the BCPA at a Purchase Price of $12,650 per year for seven (7) years.

ADOPTED this 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Mayor Renner introduced this item.

Alderman Lower expressed his concern regarding this item. He noted the seven (7) year commitment. He questioned other alternatives. He specifically cited a shorter term as an example. He stated his belief that the Bloomington Center for the Performing Arts, (BCPA), should be self sufficient. The City had decided to tax and spend. He expressed his concern regarding affordability.

David Hales, City Manager, addressed the Council. The BCPA's HVAC (Heating, Ventilating & Air Conditioning), system was in serious need of an upgrade. There were concerns regarding cost effectiveness. This request went beyond maintenance. There would also be an upgrade to the hardware and software. The current system was out of date. There was no maintenance. The system was similar to the HVAC system at the US Cellular Coliseum. The key was operating effectiveness. This request was critical to the facility's maintenance.

Alderman Stearns noted that the BCPA opened in 2006. She questioned the warranty. The memorandum stated that the software was obsolete and included a request for a long term contract. She did not understand and expressed her concern regarding this item.

Mayor Renner was not surprised that the software was out of date after seven (7) years.

Mr. Hales cited the Council memorandum. At a point in time, system support had stopped.

Alex McElroy, Asst. to the City Manager, addressed the Council. He cited the two (2) year warranty for the hardware and software. The City declined a five (5) year support plan. At this time, the system was obsolete.

Alderman Stearns questioned if the system would have to be updated every seven (7) years. She questioned future costs.

Alderman Black expressed his concern regarding cost over time. The BCPA was an older building. The City needed to be efficient when addressing energy costs. It appeared that this system would reduce these costs. This would be the best use of City funds.

Alderman Fazzini noted that the Council had declined a maintenance agreement. A decision was made by the Council and City staff in 2006.

Mr. McElroy noted that system upgrades had not been provided. Staff had requested the upgrades over a seven (7) year period.

Motion by Alderman Fazzini, seconded by Alderman Schmidt that the formal bid process be waived, the seven (7) year agreement with Technical Solutions Services Inc., East Peoria, a sole source provider, for TSS Software and Hardware upgrade be approved, in the amount of $12,650 per year, the Resolution adopted, and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Mwilambwe, Schmidt, Painter, Fazzini, Fruin and Black.

Nays: Alderman Stearns and Lower.

Motion carried.

The following was presented:

SUBJECT: Request to Approve a Budget Amendment to Account 10016110 - 70425 in the General Fund and Approve Lease Agreement for 104 - 106 E. Oakland Ave., the former Connect Transit Bus Storage Depot, a/k/a the Bus Barn

RECOMMENDATION/MOTION: That the Ordinance Amending the Budget Ordinance to add funds to Account 10016110 - 70425 in the General Fund be passed, the lease agreement with Connect Transit be approved, in the amount of $5,226.54 per month ($62,718.50 per year) for three (3) years, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: The City began using Connect Transit's former Bus Barn, in fall 2012 as a result of two (2) unrelated developments. First, Connect Transit, (formerly the Bloomington-Normal Public Transit System), had opened a new facility and no longer used the site. Second, the City had taken two (2) small storage properties out of service because the buildings were too dilapidated and needed interior and outdoor storage. Connect graciously allowed the City to use the Bus Barn, located directly south of Public Works' facilities, at no cost other than insurance. This agreement for free use of the facility was always meant as a temporary arrangement; it never was stated or inferred to be permanent.

The space has proven valuable as a staging area for the rollout of new refuse toters and, before that, new recycling toters. It allows the City to stage a quick response to snow and ice events. It also answers Public Works storage needs in the short term.

Connect wants to move forward with the lease or sale of this property either to the City or some other interested party. City administration considered purchase or lease-to-own but believed a standard lease for $62,178.50 for three (3) years best served the City's interests. Agreeing to the three (3) year lease does not preclude a lease extension or property purchase. Public Works has a pressing need for this space, and staff believes the terms of the proposed lease are reasonable.

Need: Without the Bus Barn, the City would either have to build, buy or lease other space or reduce its level of responsiveness to snow/ice events. This reduced level of safety and reduced level of service during snow and ice events would be contrary to the public interest and would be highly unpopular among the general public.

- **Indoor parking:** It does not benefit a vehicle to sit outside, especially in the winter. The City has far less indoor space than needed to accommodate Public Works' equipment. However, the City owns a number of vehicles that *must be stored indoors* – some at all times and some only in cold weather. This is because they hold water or paint and/or they have sensitive electronics and/or they have hydraulic equipment susceptible to damage. Vehicles that must be stored indoors during cold weather include:
    - Eleven (11) automated garbage and recycling trucks
    - One (1) sewer camera truck
    - One (1) paint truck used for road markings
    - Three (3) street sweepers
    - Two (2) Vactor trucks used for sewer maintenance and emergencies.

The Public Works' facility on S. East St. currently can accommodate all of these. However, it leaves little room for other vehicles, a fact that is especially harmful to our snow/ice response strategy, as explained below.

- **Street salt preparation:** When it becomes evident that a snow/ice event will strike in a matter of hours, Public Works preloads some of its dump trucks with salt. The City cannot leave these loaded trucks outside. Salt cannot sit for hours outside in a parked dump truck. The salt hardens and will not readily be expelled from the truck as needed. The salt will clump together with precipitation. The City used to park these preloaded trucks at the Public Works' garage. The purchase of modern, large, automated garbage

and recycling trucks means there no longer is room. The Bus Barn accommodates up to sixteen (16) dump trucks. Using the preloaded trucks staged at the Bus Barn allows Public Works to instantly deploy sixteen (16) salt-spreading vehicles once the weather response is initiated and then may gradually deploy another nineteen (19) salt-spreading vehicles as additional employees enter the event response.

- **Undesired alternative:** If dump trucks are not preloaded and sheltered from the elements, the trucks will have to be loaded at the Salt Dome one at a time after a worker call-in. The City would encounter a slowed response and a chronic vehicle tie-up at the Salt Dome. In other words, these dump trucks will be queued at the Salt Dome waiting to load instead of being on the road spreading salt and plowing snow.

Property appraisal: Connect Transit had the property appraised in May 2011 in preparation for potential sale. The listed price of $720,000 was based on an appraisal by Brian A. Finch, MAI, and a confirming appraisal by Park-Stoutamoyer & Associates Inc. Finch performed another appraisal in September 2013 and this time placed the value at $625,000. Park-Stoutamoyer again confirmed the appraisal.

Rental comparison: The facility contains 19,298 square feet (sf) of building area, putting the annual rental cost at $3.22 per foot per year. Isaac Thorne, Connect's Procurement Director, stated via electronic mail that three (3) comparable sites were examined:

- 2402 E. Empire St. $3.80/sf/year
- 2439 S. Main St. $2.50/sf/year
- 3 Quest Dr. $5.50/sf/year

The asking price of $3.22/sf/year falls between the mean price ($3.93) and the median price ($3.15) of the three (3) compared properties.

Cost of upkeep: The proposed lease requires that the City be responsible for all upkeep and utility costs.

Roof issues/renovation potential: A City examination of the roof shows it in a state of serious disrepair and in need of replacement. The roof has multiple cave-in points. It is of non-standard construction. The City did not generate a formal repair estimate. The roof condition renders the office space portion of the facility unusable. There are no indications of major roof concerns over the area to be used as vehicle storage. It is important to note that no extensive investigation was completed. A visual inspection by the Interim Facility Manager was completed. If the roof were to need repair during the lease, it would be performed by Connect Transit as long as there was no negligence by the City. No asbestos investigation has been conducted, but the age and nature of the structure would suggest potential for a limited amount of asbestos with need for abatement. Asbestos was not a major concern at this time because of how the facility is intended to be used.

In conclusion, using the office portion of the building would likely be cost prohibitive if the building is leased. However, Public Works has no plan to use the office area. If Council

approves the lease, City workers will continue to make use of the storage while leaving the roof as is and not use the office areas.

Usefulness of the grounds: The full area of land is 76,000 square feet, and parts of this property provide exterior storage. The grounds have been valuable for storage of wheeled refuse and recycling toters.

Diesel fuel station: The property contains a diesel fueling station that is not currently used. It is certified as up to date with the State Fire Marshal, meaning it can remain as is for the time being. If the property were purchased, the City could eventually incur financial liability for removal of the pump.

Storage solutions: The Public Works Department, City Administration and Council should examine short term, medium term and long term storage options.

- Short term answer: Lease of the Bus Barn presents a short term solution.

- Medium term: City staff will examine cost and logistics of low-cost parking bays or a Morton building along the south portion of the Public Works Garage property. The City also owns a nearby parcel, the HAVCO site, which could house covered parking bays, exterior storage or both (map provided). It provides options for Council. The City can terminate the lease with six (6) month notice.

- Long term: The City may want to relocate Public Works to another facility, either a new facility or one retrofitted to the needs of the department. Staff will budget for land acquisition, study options and bring alternatives to the Council.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: This item was not budgeted in FY 2015. The proposed budget amendment will increase the General Fund budget expenditures by $62,718.50 in Public Works Administration - Lease (10016110 - 70425).

Respectfully submitted for Council consideration.

Prepared by:	Stephen Arney, Public Works Administration
Reviewed by:	Jim Karch, Director of Public Works
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla Murillo, Budget Manager
Legal review by:	Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

ORDINANCE NO. 2014 – 77

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 28th day of July, 2014.

APPROVED this 29th day of July, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

(EXHIBIT 1 ON FILE IN CLERK'S OFFICE)

CONNECT TRANSIT
COMMERICAL LEASE AGREEMENT

This Lease Agreement is entered into as of _____, 20___, by and between Connect Transit, ("Landlord") and City of Bloomington. ("Tenant").

Upon the terms and subject to the conditions hereinafter set forth, Landlord leases to Tenant and Tenant leases from Landlord, the real property described in attached Exhibit "A", which Exhibit "A" is incorporated herein by this reference, together with all improvements now hereafter located thereon and all appurtenances and privileges related thereto, all of which area is hereinafter referred to as the "Premises."

Section 1. Lease Term. The lease term shall be for three years and shall commence on _____, and shall terminate on _____. Notwithstanding the above, Tenant reserves the right to terminate this Lease upon six months written notice to Landlord.

Section 2. Rent. The annual rent for the lease term shall be $62,718.50, payable in equal monthly installments of $5,226.54, each, in advance of the first day of each calendar month throughout the lease term. Tenant shall pay the first and last month's rent to Landlord at the time of the parties' execution of the Lease. If the lease term commences on a day other than the first day of a calendar month, the first month's rent shall be adjusted accordingly. Rent payments shall be mailed or delivered to Landlord at (insert address)_____.

Section 3. Use of the Premises. Tenant's use of the premises shall be in a lawful, careful, safe, and proper manner, Tenant shall carefully preserve, protect, control and guard the same from damage.

Section 4. Taxes and Assessments. Property is currently exempt from Real Estate taxes. Tenant agrees to be responsible for payment of any Real Estate taxes assessed due to Tenant use and occupancy of the property. Tenant agrees to pay any and all special assessments during Tenants occupancy of the property.

Section 5. Utilities. Tenant shall promptly pay or cause to be paid all charges incurred for all utility services furnished to the Premises, including without limitation, telephone service, sanitary sewer, water, natural gas, and electricity. Tenant shall also provide all replacement light bulbs and tubes and pay for all maintenance of all utilities during the lease term and any extension thereof.

Section 6. Compliance with Laws. If any law, ordinance, order, rule or regulation is passed or enacted by any governmental agency or department having jurisdiction over the Premises or Tenant's use of the same which requires Tenant to modify or alter its operations or use of the Premises, this Lease shall in no way be affected and Tenant shall at its sole cost and expense, promptly comply with such law, ordinance, order, rule, or regulation.

Section 7. Maintenance and Repair. Subject to provisions of Section 11, below, relating to destruction of or damage to the Premises, and Section 12, below, relating to condemnation of the

Premises, Tenant shall, at its sole cost and expense, keep and maintain the interior of the Premises, including without limitation, the operational parts (cooling, heating, air conditioning, plumbing equipment and fixtures), floors, doors, toilets, light replacement, etc.), and all other elements or systems of the interior of the Premises, in a condition and repair similar to its original condition and repair, reasonable wear and tear expected. Tenant shall further be responsible for all snow and ice removal from sidewalks and parking areas on the Premises. Replacement and repair parts, materials, and equipment used by Tenant to fulfill its obligations hereunder shall be quality equivalent to those initially installed within the Premises. All repair and maintenance work shall be done in accordance with the then existing federal, state, and local laws, regulations and ordinances pertaining thereto. Landlord shall perform maintenance and repair of the structural components of the Premises, including without limitation, the roof, exterior, foundation, and paving of the Premises. Notwithstanding the above, Landlord shall not be responsible for the cost of repairs and maintenance caused by the intentional acts or negligence of Tenant, its employees, agents or invitees. Landlord, at its sole cost and expense, shall maintain and repair all fuel storage tanks and fuel pumps on the Premises. Landlord shall indemnify Tenant for any and all damage, investigation, fine or other finding against Tenant caused by leaking or faulty fuel storage tanks or fuel pumps.

Section 8. <u>Indemnity and Insurance</u>. Tenant shall indemnify Landlord for, defend Landlord against, and save Landlord harmless from any liability, loss, cost, injury, damage, or other expense that may occur or be claimed by or with respect to any person or property on or about the Premises resulting from the use, misuse, occupancy, possession, or unoccupancy of the Premises by Tenant or Tenant's employees, agents, licensees, invitees or guests or to any property of such persons. Landlord shall not be responsible or liable for loss or damage to the contents of any improvements on the Premises, regardless of who owns the contents and regardless of how or by whom the loss or damage is caused, unless such loss or damage is caused by the negligence or intentional acts of Landlord, its agents or employees

At its sole cost and expense, Tenant shall obtain and thereafter maintain in full force and effect, at all times during the lease term and any extension thereof, the following insurance with respect to the Premises:

(a) comprehensive public liability insurance having limits of not less than $1,000,000 for bodily injury or death to one person, $1,000,000 for bodily injuries or death arising out of one occurrence, and $500,000 for property damage;

(b) fire and extended coverage insurance in an amount equal to at least 100 percent of the current replacement value of the Premises.

It is understood that Tenant self insures for losses covered by subsections (8(a) and 8(b). The stop-loss insurance policy of Tenant must comply with the requirements of this paragraph with regard to insurance limits. So long as the stop-loss policy complies with this paragraph, Tenant shall be deemed in compliance with the requirements of this paragraph 8. Each insurance policy furnished under this Section 8 shall be issued by a responsible insurance company acceptable to Landlord which company shall be authorized to do business in Illinois, and such insurance coverage may be written under a blanket policy or policies obtained by Tenant, which policy

may include other real estate owned or leased by Tenant. Tenant and Landlord shall all be named as insured parties in each such insurance policy, and each policy shall provide for written notice to Landlord at least ten days prior to any cancellation, modification, or lapse thereof. Tenant shall furnish landlord with memorandum copies of such insurance policies prior to the commencement of the lease term.

Section 9. Alterations and Improvements. Tenant shall have the right to make, at no expense to Landlord, improvements, alterations, or additions (hereinafter collectively referred to as "Alterations") to the Premises, to the Premises, whether structural or nonstructural, interior or exterior, provided that:

(a) no Alteration shall be made without the prior written consent of Landlord, which consent shall not be unreasonably withheld;

(b) no Alteration shall reduce or otherwise impair the value of the Premises;

(c) no Alteration shall be commenced until Tenant has first obtained and paid for all required permits and authorization of all governmental authorities having jurisdiction with respect to such Alteration;

(d) any Alteration shall be made in a good workmanlike manner and in compliance with all laws, ordinances, regulations, codes, and permits;

(e) Tenant shall hold Landlord harmless from and against any liens and claims for work, labor, or materials supplied to the premises at the direction of Tenant, and in the event that any such liens or claims shall be filed for work, labor or materials supplied to the Premises at the direction of Tenant, Tenant shall, at Landlord's option, either escrow an amount equal to the amount of the lien or claim being filed, or obtain a bond for the protection of Landlord in an amount not less than the amount of the lien or claim being filed; and

(f) any Alteration shall become and remain the property of Landlord unless Landlord otherwise agrees in writing.

Section 10. Signs. Tenant shall have the right to install and operate, at its sole cost and expense, any sign or signs on the Premises which shall not be in violation of any law, statute or ordinance, and Tenant shall have the right to remove the same, provided that Tenant must repair any damage to the Premises caused by such removal.

Section 11. Damage to Premises. If by fire or other casualty the Premises are destroyed or damaged to the extent that Tenant is deprived of occupancy or use of the Premises (meaning such destruction cannot be repaired or restored within 120 days of the occurrence of the fire or other casualty). Landlord will cancel this Lease as of the date of such fire or casualty by giving written notice to Tenant not more than 30 days thereafter.

Section 12. Condemnation. If all or materially all of the Premises are taken in appropriation proceedings or by right of eminent domain or by the threat of the same, then this Lease shall terminate as of the date Tenant is deprived of occupancy thereof, and Tenant's obligations under this Lease shall terminate. For purposes of this Lease, "materially all of the Premises" shall be considered as having been taken if the portion of the Premises taken, would leave the remaining portion not so taken insufficient to enable Tenant to effectively and economically conduct its business at the Premises.

If Less than materially all the Premises are taken in appropriation proceedings or by right of eminent domain or by the threat thereof, then this Lease shall not terminate as result of such taking. Rent shall be abated in the proportion of the number of square feet of improvements of the Premises of which Tenant is deprived bears to the total square feet of such improvements immediately prior to such taking. Thereafter, if the number of square feet of improvements is less than the total of the same prior to such taking, rent shall be reduced in the proportion to which the number of square feet of improvements existing after such taking is less than the total of the same prior to such taking.

All damages awarded for any such taking shall belong to and be the property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Premises, or otherwise, provided, however, that Tenant shall be entitled to any portion of the award made to Tenant for removal and reinstallation of Tenant's fixtures or for the cost of Tenant's immovable fixtures, if any.

Section 13. Default. If Tenant fails to pay any installment of rent or make any other payment required to be made of Tenant when the same shall become due and payable hereunder, or if Tenant fails to observe and perform any other provision, covenant, or condition of this Lease required under this Lease to observed and performed by Tenant within 15 days after landlord shall have given notice to Tenant of the failure of Tenant to observe and perform the same, or if Tenant abandons or vacates the Premises during the continuance of this Lease, or if Tenant makes an assignment for the benefit of creditors or enters into a composition agreement with its creditors, or seized by legal process, or if this Lease is assigned in violation of the terms hereof or is terminated by operation of law, then, in any such event, immediately or at any time thereafter, at the option of Landlord, Landlord shall, as it elects, either:

(a) declare this Lease to be in default, in which event this Lease shall immediately cease and terminate, and Landlord may possess and enjoy the Premises as though this Lease had never been made, without prejudice, however, to any and all rights of action when Landlord may have against Tenant for rent and other charges payable by Tenant hereunder (both past due and rent due Landlord through date of Landlord's possession and past due payable by Tenant)), damages, or breach of covenant, in respect to which Tenant shall remain and continue liable notwithstanding such termination; or

(b) relet the Premises, or any part thereof, for such term or terms and on such conditions, as Landlord deems appropriate. for and on behalf of Tenant, for the highest rental reasonably attainable in the judgment of Landlord, which reletting shall not be considered as a surrender or acceptable back of the Premises or a termination of this Lease, and

recover from Tenant any deficiency between the amount of rent and all other charges payable by Tenant under this Lease and those amounts obtained from such reletting, plus any expenses incurred by Landlord in connection with such reletting, including, without limitation, the expenses of any repairs or alterations Landlord deems necessary or appropriate to make in connection with such reletting and all sums expended for brokerage commissions and reasonable attorney's fees, but Landlord shall be under no duty to relet the Premises.

In the event that a bankruptcy or insolvency proceeding is filed by or against Tenant, or if a court of competent jurisdiction or other governmental authority approves a petition seeking a reorganization, arrangement, composition or other similar relief with respect to Tenant, or appoints a trustee, receiver or liquidator of Tenant or of all, or substantially all, of the property or affairs of Tenant, Landlord shall have the right to elect any of the remedies set forth above. If this Lease is assumed or assigned to a trustee, receiver, liquidator or other court-appointed person or entity without Landlord's prior written consent, the parties and their respective successors (whether by operation of law or otherwise agree that, upon such an assignment or assumption, all defaults of Tenant prior to such assignment or assumption must be cured or that adequate assurances that such defaults will be promptly cured must be given and that adequate assurances of future performance under this Lease must be provided. Such adequate assurances shall mean that a bond shall be issued in favor of Landlord in the amount equal to one year's future rent and that an amount equal to all existing monetary obligations of Tenant which are in default shall be escrowed with an escrow agent acceptable to Landlord. Additionally, all past due monetary obligations of Tenant which are in default shall be paid to Landlord within 60 days after the assignment or assumption and rent will be currently and continually paid on a timely basis commencing with the first day of the month following the 60th day of the assignment and assumption.

If Landlord fails to observe and perform any other provision, covenant, or condition of this Lease required under this Lease to observed and performed by Landlord within 30 days after Tenant shall have given notice to Landlord of the failure of Landlord to observe and perform the same, Tenant may terminate this Lease.

Section 14. <u>Non-Waiver and Right to Cure Defaults</u>. Neither a failure by Landlord to exercise any of its options hereunder, nor a failure to enforce its rights or seek its remedies upon any default, nor an acceptance by Landlord of any rent accruing before or after any default, shall affect or constitute a waiver of Landlord's right to exercise such option, to enforce such right, or to seek such remedy with respect to that default or to any prior or subsequent default. The remedies provided in this Lease shall be cumulative and shall not in any way abridge, modify or preclude any other rights or remedies to which Landlord is entitled, either at law or in equity.

If Tenant fails to pay by their respective due dates all rents, charges or other obligations to be paid by it pursuant to the terms hereof, or fails to make necessary repairs to the Premises, or fails to perform any other duties which it is required to perform hereunder, then Landlord, at its option, may do so and the amount of any expenditure attributable to such action by Landlord, plus accrued interest at the rate of one percent per month, (12%) per annum from the time each such expenditure is made until reimbursed, shall immediately become due and payable to

Landlord and shall be considered additional rent hereunder; but no such payment or compliance by Landlord shall constitute a waiver of any such failure by Tenant or affect any right or remedy of Landlord with respect thereto.

Section 15. Holding Over by Tenant. If Tenant shall continue in possession of the Premises beyond the termination of the lease term, such holding over shall be considered an extension of this Lease for a one-month period and so on, from month to month, until terminated by either party by giving not less than 30 days written notice of termination to the other. Such holding over shall be upon the same terms and conditions as are set forth in this Lease.

Section 16. Surrender of Premises. Upon termination of this Lease, whether by lapse of time or otherwise, or upon the exercise by Landlord of the power to enter and repossess the Premises without terminating this Lease, as hereinbefore provided, Tenant shall at once surrender possession of the Premises to Landlord in a condition and order of repair substantially similar to its original condition and order of repair upon the commencement of the lease term, reasonable wear and tear and damage by events of casualty described in Section 11, excepted, and shall at once remove all of Tenant's personal property and trade fixtures from the Premises. Upon any such termination, Tenant shall, as directed by Landlord, either remodel any addition to the Premises constructed by Tenant under Section 9, above, so as return the Premises to its original condition, reasonable wear and tear excepted, or remove such addition from the Premises. Any such remodeling or removal of any addition to the Premises shall be made by Tenant at its sole cost and expense. If, upon any such termination, Tenant does not at once surrender possession of the Premises and remove such of its property as allowed by Landlord, Landlord may forthwith re-enter and repossess the same and remove all of Tenant's property without being guilty of trespass or of forceful entry or detainer or without incurring any liability to Tenant for loss or damage to Tenant's property. Upon any such removal of Tenant's property, it shall be considered to have been abandoned and may either be retained by Landlord as its property or may be disposed of at public or private sale as Landlord sees fit. If any such property is either sold at public or private sale or retained by Landlord, the proceeds of any such sale or the then current fair market value of the property, as the case may be, shall be applied by Landlord against Landlord's expenses of removal, storage or sale of such property, the arrears of rent and other charges or future rent and other charges payable hereunder, and any other damages to which Landlord may be entitled hereunder. Tenant shall repair, at its sole cost and expense, any damage to the Premises resulting from the removal of its property as allowed hereunder.

Section 17. Entry by Landlord. Landlord shall have the right to enter upon the Premises at all reasonable times for the purpose of inspecting the same, and during the last year of the lease term, or any renewal or extension thereof, Landlord may exhibit the same for sale or rent; provided, however, that Landlord shall not unreasonably interfere with Tenant's use of the Premises.

Section 18. Time of the Essence. Time is of the essence in the performance and observance of each and every term, covenant and condition of this Lease by both Landlord and Tenant.

Section 19. Assignment. Tenant shall not assign this Lease or sublet the Premises, or any part thereof, without the prior written consent of Landlord, which consent may be subject to terms

and conditions as Landlord considers necessary in order to protect its interest in the premises; provided, however, that no assignment of this Lease, whether by act of tenant or by operation of law, and no sublease of the premises, or any part thereof, by or from tenant, shall relieve or release tenant from any of its obligations hereunder.

Section 20. Governing Law. This Lease shall be subject to and governed by the laws of the State of Illinois.

Section 21. Amendments. No amendment to this Lease shall be valid or binding unless such amendment is in writing and executed by the parties hereto.

Section 22. Severability of Provisions. The invalidity or unenforceability of any particular provision of this Lease shall not affect the other provisions hereof and this Lease shall be construed in all respects as if such invalid or unenforceable provision were omitted.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease Agreement as of the date first set forth above.

Connect Transit	**City of Bloomington**
By: _____	By: Tari Renner
Name: Andrew Johnson	
Title: General Manager	Title: Mayor
Date: _____	Date: July 29, 2015
Attest: _____	Attest: Tracey Covert
Name: Dave White	
Title: Safety and Training Director	Title: City Clerk
Date: _____	Date: July 29, 2014

Mayor Renner introduced this item.

Alderman Lower noted the property's condition. He recommended that tarps be placed on the trucks. City staff needed to complete due diligence and present alternatives. He questioned the need to spend these funds and the three (3) year commitment.

David Hales, City Manager, addressed the Council. City staff had investigated other options. Due to the facilities proximity and size, it fit the City's need. City staff

would continue to evaluate other options. The contract included a six (6) month notice option to terminate. He added that the City had used the facility without cost for two (2) years.

Mayor Renner questioned tarping the trucks.

Jim Karch, Public Works Director, addressed the Council. This item was a short term solution. City staff continued to research mid term options. He addressed tarping the trucks as they would be filled with road salt. There needed to be a long term plan. This facility addressed the City's short term needs. He noted the City's ability to opt out of the agreement. He added that the City had used the building for two (2) years at no cost. City staff continued to research mid term options which would include a covered facility.

Alderman Schmidt understood the vehicle protection needs of the City. She expressed her concern regarding the condition of the building's roof. She questioned if this was the best solution for the City. She also questioned why the City was being asked to pay after two (2) years at no cost.

Mr. Karch noted that the Transit District planned to move forward. The City would not use the building's office area. The City needed space to store large vehicles. This agreement would not be an expansion of the Public Works Department. It would fill the gap.

Alderman Schmidt questioned what occurred at the Transit District that payment was requested.

Mr. Hales noted there was a plan to sell the facility. An appraisal was done and no offers were received. He noted neighborhood changes. There was no ready market. The Transit District board had fiduciary responsibility. Federal dollars were used to purchase the site and construct the building. Revenue needed to be derived from same.

Mr. Karch cited federal government regulations. The City was currently using the property.

Alderman Stearns addressed the Council memorandum. She noted that no money had been budgeted for this lease. She questioned staff's plan.

Mr. Karch noted that buildings had been demolished. He cited discussions regarding a campus for the Public Works Department. The City needed a mid and a long term plan.

Alderman Stearns recommended utilizing Fire Station #5. She restated that nothing had been budgeted. She cited the condition of the facility's roof. The City should not allow use of this facility based upon fire and safety concerns. The Council needed to be presented with other options.

Mayor Renner stated that City staff did not know that there would be a cost to use the facility.

Alderman Stearns was not comfortable with the building's condition.

Alderman Lower expressed his opinion that there were other facilities.

Mr. Karch noted that Justine Robinson, former Economic Development Coordinator, had researched other facilities. There were sixteen (16) trucks that needed coverage storage. In addition, the facility needed to be located in the City's core. Upon evaluation, Ms. Robinson did not find another viable option.

Alderman Lower believed that the City should issue a Request for Proposal (RFP) in order to identify a viable, cost effective alternative.

Alderman Mwilambwe questioned what would happen if the Council denied this request.

Mr. Karch noted that any alternative would be dependent upon Council approval. The City will need a location come November/December. He expressed his willingness to work with the City's Finance Department staff regarding an RFP.

Mr. Hales readdressed the six (6) month termination clause. This provided both parties with some certainty. He cited the building's location and the City's service level regarding snow removal. Ms. Robinson had reached out to real estate brokers. City staff had continued to search.

Alderman Fruin expressed his concern regarding the situation. He questioned if anyone on the Council had visited the facility. He planned to support staff's recommendation. It was a short term lease with an opt out clause. The Council needed to take care of City equipment.

Alderman Black was not comfortable with this item. He cited the six (6) month opt out language. The City needed to find more suitable locations. He encouraged staff to think regionally and work cooperatively with McLean County and the Town of Normal.

Mayor Renner expressed his opinion that this item would be difficult to collaborate on.

Motion by Alderman Fazzini, seconded by Alderman Black that the Ordinance Amending the Budget Ordinance to add funds to Account 10016110 - 70425 in the General Fund be passed, the lease agreement with Connect Transit be approved, in the amount of $5,226.54 per month ($62,718.50 per year) for three (3) years, and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Mwilambwe, Painter, Fazzini, Fruin and Black.

Nays: Alderman Stearns, Schmidt and Lower.

Motion carried.

The following was presented:

SUBJECT: Downtown Transportation Hubs – Changes for the 2014 - 15 School Year

RECOMMENDATION/MOTION: Discussion only.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service.

BACKGROUND: The Downtown Traffic Committee held a meeting on June 25, 2014 to discuss the issues surrounding the vehicle for hire hubs in downtown. There have been issues with towed vehicles in those areas.

In attendance were Downtown Business Association Executive Director Tricia Stiller, Public Works Director Jim Karch, Assistant Police Chief Clay Wheeler, Engineering staff and myself.

Options

Options to address this issue were discussed. There were a number of ideas presented including:

- Better signage
- Valet service potential
- Moving hub(s) to single, central location; not safe for citizens
- Parking decks
    - Concerns regarding Market Street state of disrepair; people find it uninviting
- Downtown ambassador program
    - Ms. Stiller said they are discussing this; would provide volunteers to assist and direct people day and night
- Marketing Efforts
    - Work with local businesses to communicate hubs to patrons

Incremental Steps

The committee decided to proceed in the following ways:

- Create a better sign to draw attention to hubs using the universal tow-zone sign
- If the signs are not successful on their own, stripe/paint pavement to delineate spaces
- Create signs/posters that can be posted at businesses; work with Communications Manager Nora Dukowitz to help market and do a big push about the hubs through social media and downtown businesses

Signs
The signs were created several weeks ago. They are double in width from the standard sign and bright red and white. We will install them in twelve (12) spots at the three (3) hubs:

* Front Street, south side from Lee Street to Madison Street
* Washington Street, south side from Center Street to Main Street
* Main Street, east side from Market Street to Mulberry Street

Downtown businesses, as well as the police department, have expressed that the signs are easy to see, read and understand.

Next Steps

- Striping/pavement markings in these hubs. The committee recommends white dashes, or blue or yellow stripes. Obviously, because these spaces are open during the day, we cannot merely delineate them as taxi lanes or tow away zones in their entirety.
- PR campaign focusing on citizen safety in conjunction with the DBA
- Continue to research other ideas/community solutions

The committee agreed that this is not an easy fix, but the universal tow-away picture signs are a good first step.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Downtown Traffic Committee

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Recommended by:

David A. Hales
City Manager

Mayor Renner introduced this item.

David Hales, City Manager, addressed the Council. He cited the efforts of the Downtown Entertainment Task Force and the challenges in the Downtown. He addressed exiting out of the Downtown safely for vehicles and pedestrians.

Sue McLaughlin, Interim Deputy City Manager, addressed the Council. Work processes commenced in June. Trisha Stiller, Downtown Bloomington Association's (DBA) Director, participated in same. She noted the number of signs which had been found confusing. Signage was considered. She referenced the Council memorandum. The

vehicle for hire hubs had been established to curb vehicular traffic. The goal was for passenger vehicles to park in the City's parking garages.

She noted that the DBA was in the process of establishing an ambassador's program. She addressed marketing efforts. Incremental steps would be taken. She presented an universal towing sign. It would be installed at 6½' high prior to Illinois State University and Illinois Wesleyan University's fall semesters. Pavement markings would be added. There would be a PR (Public Relations) campaign with the DBA. Derrick Hengstebeck, Interim Facilities Manager, would be engaged to address parking garage usage. Research would continue.

Ms. McLaughlin also presented a parking schedule sign. It was one idea for discussion. She had spoken with Brendan Heffner, Police Chief. Chief Heffner expressed his opinion that the hubs had been of benefit. In addition, their spread out location was seen as a benefit. The key was to address safety. City staff was open to ideas.

Alderman Schmidt expressed her thanks for the presentation. It was unclear if the other signs would be removed.

Ms. McLaughlin believed that this would be an additional sign but it would also be the lowest one.

Alderman Schmidt expressed her interest in clarity. She believed that the other signs should be removed.

Ms. McLaughlin offered to discuss this request with the City's Traffic Engineer.

Alderman Black believed that this was an urgent business matter for the Downtown. He addressed the parking schedule sign. He believed that the challenges would be overcome. The City should charge for parking in the Downtown. He believed that this change would create traffic flow, i.e. people flow.

Alderman Fazzini recommended that that plan move forward. He acknowledged that he was color blind.

Alderman Stearns questioned the impact of these changes upon the bar scene.

Ms. McLaughlin cited the goal which was to keep passenger vehicles out of the hubs. This would result in less vehicles being towed by the City.

CITY MANAGER'S DISCUSSION: David Hales, City Manager, addressed the Council. He thanked the City's Finance Department staff for their efforts on the City's budget. The budget books, CD, (Compact Disks), and budget in brief had been distributed. He also cited Alex McElroy, Asst. to the City Manager, who assisted with same. This information would be placed on the City's web site.

Mr. Hales also recognized Mike Kimmerling, Fire Chief, who acted as City Manager during his recent absence from the City.

MAYOR'S DISCUSSION: Mayor Renner noted the July 25, 2014 Mayoral Open House. Various items were discussed. He thanked Aldermen Schmidt and Fazzini for attending the Rt. 66 Visitor's Center groundbreaking which was held on Wednesday, July 30, 2014.

He informed the Council that he would be out of town from July 30 – August 10, 2014. Alderman Black would attend the August 8, 2014 Mayoral Open House.

ALDERMEN'S DISCUSSION: Alderman Lower addressed welcoming new residents to the City. He noted the number of road projects and believed that the City needed to encouraged all to watch for construction crews.

Alderman Stearns addressed the sewer issue. Citizens were concerned. She questioned City's maintenance of inlets and pavements. She expressed her concern regarding private sewers in the public right of way. She expressed her concern that the City's actions would discourage investment in the City's older neighborhoods. She cited the impact upon property values and District 87 schools.

Mayor Renner noted that the City's sewer policy was cited in Ordinance.

David Hales, City Manager, addressed the Council. The conversation had been started.

Alderman Stearns believed that there were a number of options.

Alderman Schmidt thanked Alderman Stearns for addressing this item. This was the only topic from the July 21, 2014 Committee of the Whole meeting that she had received feedback on. She also was concerned about the impact upon the City's older neighborhoods.

Motion by Alderman Schmidt, seconded by Alderman Fazzini, that the meeting be adjourned. Time: 8:13 p.m.

Motion carried.

Tracey Covert
City Clerk

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SPECIAL SESSION
Discussion of Personnel Vacancies
July 7, 2014

Council present: Aldermen Mboka Mwilambwe, Kevin Lower, Judy Stearns, Jim Fruin, David Sage, Karen Schmidt, Scott Black, Rob Fazzini and Joni Painter and Mayor Tari Renner.

Staff present: David Hales, City Manager, Angela Fyans-Jimenez, Deputy Corporation Counsel, and Tracey Covert, City Clerk.

Mayor Renner called the meeting to order at City Hall at 5:30 p.m. He noted the Special Session topic: Personnel, Section 2(c)(1). There would be a discussion regarding the City's culture change. He noted the departure of various City department heads and cited the Council's discussion at the fall retreat.

He informed the Council that the City had received an email regarding the fact that Public Comment was not listed on the meeting agenda. There were no action items listed on same.

There would be a discussion of specific individuals in Executive Session and the meeting would conclude after the Special Session.

Alderman Stearns questioned the Personnel exception. She believed that the Council needed to address the hiring, firing and/or performance of specific employees.

Angela Fyans-Jimenez, Deputy Corporation Counsel, addressed the Council. She read from the Open Meetings Act, (OMA) regarding Exemptions, Section 2(c)(1). *The appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodge against an employee of the public body or against legal counsel for the public body to determine its validity.*

Alderman Stearns noted that some of the individuals who would be addressed were no longer employed at the City. Ms. Fyans-Jimenez noted that dismissal was included in this exemption. This section did not specify current or no longer employed employees. It used the term employee. Alderman Stearns noted that these individuals had resigned. Ms. Fyans-Jimenez stated that dismissal was an employment action. Alderman Stearns restated that these individuals were no longer employed by the City.

Motion by Alderman Fazzini, seconded by Alderman Painter to recess into Executive Session, regarding Personnel, Section 2(c)(1). Time: 5:36 p.m.

Ayes: Aldermen Lower, Sage, Mwilambwe, Stearns, Painter, Schmidt, Black, Fazzini and Fruin.

Nays: None.

Motion carried.

Motion by Alderman Sage, seconded by Alderman Fazzini to return to Regular Session. Time: 6:36 p.m.

Ayes: Lower, Sage, Mwilambwe, Stearns, Painter, Schmidt, Black, Fazzini and Fruin.

Nays: None.

Motion carried.

Mayor Renner noted that the Council would continue the discussion in Special session. He noted the City's culture change. He believed that for specific employees there were reasons for their departure. As the City moved forward, the Council wanted to know why individuals were leaving the City. The City's Human Resources Department conducted exit interviews. The Council would consider retaining an external firm to conduct exit interviews. The Council planned to schedule another Executive Session after receipt of exit interview information and discuss the findings. He acknowledged that this information might include criticism of the Council. The Council wanted to know what an external firm would cost and what results the Council could anticipate. The Council would not take action this evening. He cited the City's customer service focus. The City had adopted a philosophy of openness and transparency. Staff promotions would be based upon merit. He knew that that people would choose to leave the City. The Council had addressed specific individuals in Executive Session. The Council had returned to Special Session to address particular issues.

David Hales, City Manager, addressed the Council. Fifty-six (56) employees had left, (i.e. resigned and/or retired), City employment in the last eighteen to twenty-four (18 – 24) months. Twenty percent (20%) of the City's work force was over the age of fifty/fifty-five (50/55). The City had an older work force and was experiencing the effect of baby-boomer retirements.

Mayor Renner stated that the Council had noted during the Executive Session that the City had only interviewed those who had left the City. The Council was interested in a broader employee survey. The Council questioned the cost for same and what it might yield.

Alderman Schmidt cited a broader interest. The Council needed to find out how to improve the environment. She questioned if a broader survey would be cost effective.

Alderman Black noted that the Council would not take any action this evening. He was interested in an employee engagement survey. Mr. Hales noted that no survey was being done City wide. An employee engagement survey would have been included in the revitalizing City government project.

Alderman Black expressed his interest in a comprehensive survey conducted by an external firm. He questioned the cost. He was interested in the data and an action plan. He believed that there were benefits from retaining an outside firm.

Mayor Renner added that it would be important to track information over time.

Alderman Fazzini believed an outside firm would bring a level of expertise. He questioned the amount of information that would be obtained. He believed that the City would receive better information from an outside firm. He was interested in the cost for same. He hoped that all employees would be included. The survey could be scaled back as necessary.

Alderman Fruin noted that the Council had discussed employee opinion surveys in the past. He believed that there was a consensus to move forward.

Alderman Mwilambwe had questions for the City Manager. He was interested in a discussion regarding the evaluation process. He also questioned the use of external feedback, i.e. customers. He hoped that there would be an opportunity to consider a variety of ideas.

Mr. Hales noted that the City's employee performance evaluation was archaic. It only covered Classified employees. There was no formal performance evaluation system for the City's union employees. The current performance evaluation was centered on the management by objectives model. Supervisors needed opportunities to reach out to others. There was not a formal, consistent organization wide system. He expressed his concern regarding employee morale and fair treatment.

Alderman Stearns commented on external exit interviews. The City needed to discover the heart of the matter. She questioned retaining a local attorney. She also questioned the need to bring in an external firm to obtain data and discover the truth. Finally, she questioned how this information would be presented to the Council.

Mayor Renner believed that there would be a report with a statistical summary based upon the data collected. The survey should also include open ended questions.

Alderman Stearns expressed her support for a confidential employee survey. The Council should look for patterns in the work environment.

Alderman Lower questioned support for including the next level down in the short term. The City needed a broad based program. The City's overall performance was based upon individual performance. There needed to be a conversation with the team.

Alderman Sage expressed his concern. An assumption had been made that supervisors were not soliciting input. He cited changes to the City's Permanent Patching Program. This had been based upon employee feedback. The Council had talked about an employee survey. This survey was not part of the Action Agenda. He was not ready to

support same. There was insufficient context/framework. An employee survey would take staff time. He questioned what project would not be completed. The City had been criticized for spending too much on consultants. He questioned the unit cost and what the expected results were. The top priority was filling department head vacancies. The City had conducted nationwide searches. He questioned budgeted amounts for same.

Mr. Hales presented the Council with a current listing of vacancies. The City had the resources to conduct nationwide searches. He considered interim directors to fill vacancies. This provided him with the opportunity to survey City employees, (i.e. plus or minus of the position, role to play, interest in what was important skills, etc.). Employee feedback could be enlightening. The City also worked with local personnel resources. The goal was to hire the right people who would become part of the City's future culture. The City was taking the time to reach a good decision.

Mayor Renner suggested that the Council move forward. He cited his concern regarding the cost of a survey. He questioned what data the City already had. He also addressed the cost to retain an external firm to conduct exit interviews. He recommended that the City give consideration to Illinois State University. He also questioned the cost for an annual employee survey. He noted that the Council was interested in exit interviews. The Council would consider the cost and the City might have to start small. The Council wanted to see the exit interviews and was also interested in external exit interviews. In addition, the cost for an employee survey should be presented based upon various levels.

Alderman Fruin suggested that if City staff would be gathering information, then they should reach out to the Illinois Municipal League and other similar sized cities.

Alderman Black questioned what the City would do with the data.

Alderman Sage questioned if the City should do any of this. He was not sure what the Council had directed the City Manager to do. The first step appeared to be that the Council wanted to see exit interviews. He questioned what projects the City Manager would not complete to move this project forward.

Mayor Renner stated that City was attempting to fill vacancies. The City needed to obtain complete information during the exit interviews. This was key before the Council took any further action.

Alderman Sage believed that hiring new department heads was a vital first step. If the Council wanted to make a change, then the City Manager would need to stop doing something. Mr. Hales was unable to address Alderman Sage's concerns.

Mayor Renner noted the recent departure of fifty-six (56) employees. The exit interviews needed to be assembled so that the Council could review same in Executive Session.

Alderman Black restated that the exit interviews would be provided to the Council for review.

Mayor Renner noted that the Council needed to have an understanding as to why people had left the City's employment. The critical task was filling vacancies.

Alderman Black believed that twenty-five (25) employees had left City employment in the last six (6) months. The reasons for same would be subject to Council interpretation.

Mayor Renner restated that the Council would review the information and discuss same in Executive Session.

Mr. Hales made two (2) comments: 1.) that there be a legal review as he questioned if these were open documents; and 2.) Lynn Montei's diagram of the reactive versus the creative mode. Exit interviews were conducted for supervisors upon separation from the City. They were questioned about the City organization. The Council's discussion needed to be forward looking. The City should be a great place to work. The City wanted to attract and retain the best. The City wanted to continue the culture change. He questioned the Council's vision. The Council needed to direct resources and the allocation of same. City employees needed a work/life balance. He noted the November 13, 2013 survey. The City should be an organization that people wanted to come and work. The City needed to be a fun and satisfying work place. The City had the ability to adapt the work environment. This should be a priority. The Council needed to be creative and forward looking. The goal was to recruit and retain top notch staff.

Mayor Renner directed City staff to make the information available.

Alderman Stearns echoed Alderman Black's comments. She was not interested in opinions. She wanted to see the facts. She questioned retaining an outside consultant. She had heard antidotes that employees do not feel heard. The City had a narrow field of management staff. The goal should be to survey all employees.

Mayor Renner noted that the Council would be provided with the information from the November 2013 retreat. He planned to speak with the City's legal counsel regarding the exit interviews. The Council would schedule another meeting, either Executive or in Regular session.

Alderman Fazzini expressed his interest in the cost for an outside consultant. The survey should include the City's current and past department heads.

Alderman Fruin added that the City should contact similar organizations.

Mayor Renner stated that information would be provided to the Council. City staff would research the cost to retain a consultant to interview the City's department heads. A process would be established to review the exit interviews.

Alderman Black expressed his interest in the cost to interview all employees.

Mayor Renner offered to reach out to mayors and the Illinois Municipal League.

Alderman Lower recommended that the City start by contacting McLean County.

Motion by Alderman Fazzini, seconded by Alderman Painter to adjourn. Time 7:22 p.m. Motion carried.

Respectfully submitted,

Tracey Covert
City Clerk

FOR COUNCIL: August 11, 2014

SUBJECT: Bills and Payroll

RECOMMENDATION/MOTION: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The list of bills and payrolls will be posted on the City's website on August 7, 2014.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Total disbursements information will be provided via addendum.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Financial & budgetary review by: Patti-Lynn Silva, Director of Finance

Recommended by:

David A. Hales
City Manager

Motion: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

FOR COUNCIL: August 11, 2014

SUBJECT: Waive the Formal Bid Process and Contract with AECOM, Inc. to Retrofit Two (2) Filters at the Water Treatment Plant

RECOMMENDATION/MOTION: That the formal bid process be waived, the agreement with AECOM, Inc., Chicago, be approved, the Mayor and City Clerk be authorized to execute the necessary documents for the cost of $24,500 and the Resolution be adopted.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service.

BACKGROUND: The Water Department has encountered a failure in the underdrains of two (2) of its conventional, rapid rate gravity filters. Repairs are needed to move forward on filters #14 and 15 on an emergency basis. The out of service filters represent a reduction in the maximum amount of water that can be produced by the treatment plant. The plant was able to supply the demands we have seen to date this summer, but the failures need to be addressed to restore maximum capacity.

The agreement with AECOM, Inc. of Chicago, Illinois would authorize AECOM, Inc., on the City's behalf, negotiate with F.B. Leopold, Inc. of Zelienople, Pennsylvania, a proprietary filter underdrain manufacturer, for the retrofit of two (2) filters (#14 and 15) at the Water Treatment Plant. These filters will be retrofit with proprietary gravel-less underdrains, a new air scour backwash system, demolition of the existing underdrain system, installation of the new gravel-less underdrain system, replacement of filter media and incidental construction related to the filter retrofit.

In the last year, the clay underdrain in filter #15, in the new section of the water treatment plant, failed. The underdrain is the portion of the filter upon which the supporting gravel of various sizes and the filter sand is placed. The underdrain system supports this filter media and acts as the collection point of the filtered water once it passes through the filtering layers of sand and the support gravel. Once there is a failure in the underdrain, there is a short circuit in the filtering process and the water to be filtered will take the path of least resistance. It then moves through the filter media in a quicker fashion than other parts of the filter and will be less efficiently filtered or in essence not filtered at all. This can lead to higher cloudiness in the treated water (turbidity) and other possible water quality problems.

An underdrain failure can generally only be determined by removing all the media from the filter and physically inspecting the underdrain. This activity removes the filter from service for several weeks, is costly and time consuming. This has been done for filter #15 and it has been confirmed that there is indeed a failed portion in the underdrain. Much like an underground coal

mine collapsing and causing a sink hole on the ground surface, a failed underdrain collapses downward and the filter media on top of the underdrain collapses into the filter underdrain and causes the uniform layers of the filter media to become mixed and essentially a small sink hole forms on top of the filter. Filter #15, with two (2) halves or "cells", is capable of filtering a total two (2) million gallons per day. This filter is currently out of service until it is retrofitted with the new underdrain system. If the City encounters peak pumpage while this filter is out of service, the Water Treatment Plant would be hampered in its ability to meet peak demands.

The improvement of the rapid rate filters at the Water Treatment Plant has been in the Water Plant Master Plan (AECOM, September 2007) and has been intended to coincide with the construction of the filter expansion at the Water Treatment Plant. That work is budgeted to occur in FY15.

Leopold graveless underdrain systems were specified in the Master Plan for the filter expansion in the new portion of the Water Treatment Plant. We anticipated completing the filter expansion before completing the existing filter upgrades. With the failure of Filter #15, the sequence needed to be switched. During the time that the Filter #15 underdrain system was being designed, the Water Department completed its routine annual removal, regeneration and replacement of the Granular Activated Carbon (GAC) layer in about one third of the filters in the plant.

In the course of removing the filter media in filter #14 during this annual maintenance procedure in December 2013, it was determined that the filter was exhibiting the same characteristics as filter #15. Although the media has not been completely removed from Filter #14 (so that it could be used in an emergency) it does need the same retrofit as filter #15 to become fully functional again.

AECOM performed the original design for the 1987 plant expansion, which includes the existing filters. They have also performed preliminary design work for graveless underdrain replacement for filter #15.

This design will be used in the other filters in the new portion of the water treatment plant as they are upgrade in the future. It is expected that the filter upgrades will cost approximately $250,000 per filter.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Engineering work for Water Purification is appropriated in the FY 2015 Budget under Engineering Services (50100130-70050). The cost of this agreement is $24,500. Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on page 142.

Respectfully submitted for Council consideration.

Prepared by: Rick Twait, Superintendent of Water Treatment

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Agreement
Attachment 2. Resolution

Motion: That the formal bid process be waived, the agreement with AECOM, Inc., Chicago, be approved, the Mayor and City Clerk be authorized to execute the necessary documents and the Resolution be adopted.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

RESOLUTION NO. 2014 -

A RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF PROFESSIONAL ENGINEERING SERVICES TO RETROFIT TWO (2) FILTERS AT THE WATER TREATMENT PLANT FROM AECOM, INC. AT A PURCHASE PRICE OF $24,500

Be It Resolved by the City Council of the City of Bloomington, Illinois,

1. That the bidding process be waived and the Purchasing Agent be authorized to Purchase Engineering Services to Retrofit Two (2) Filters at a Purchase Price of $24,500.

ADOPTED this 11th day of August, 2014.

APPROVED this ___day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Agreement will be provided via addendum

FOR COUNCIL: August 11, 2014

SUBJECT: Analysis of Bid for Evergreen Lake Spillway Bridge Superstructure Replacement

RECOMMENDATION/MOTION: That the bid for Evergreen Lake Spillway Bridge Superstructure Replacement be rejected and City staff be authorized to rebid same.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities, and Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2a. Better quality roads and sidewalks and 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: The Evergreen Lake Spillway Bridge is currently under a load limit posting of seventeen (17) tons because of deficient structural components in the bridge deck. To correct those deficiencies it is necessary to remove the existing bridge deck and replace it with a new precast prestressed concrete deck beam superstructure. Construction plans were developed by Hanson Professional Services, Inc. for this work.

Bids for the Evergreen Lake Spillway Bridge Superstructure Replacement Project were received until 1:30 p.m., Tuesday, July 22, 2014 in the City Clerk's Office. One (1) bid was received and opened in the City Clerk's Office. The bid tabulation is Attachment 1 and summarized as follows.

Stark Excavating, Inc.	**$985,457.20**
Engineer's Estimate	$556,809.03
Budget	$650,000.00

The total price bid by Stark Excavating exceeds the engineer estimate by seventy-seven percent (77%). Hanson Engineering's estimate has been included with this memo. Because there was only one bidder and a large difference between the bid price and engineer's estimate, Staff recommends that the bid from Stark Excavating be rejected and the project rebid. The original bid had a completion date at the end of November, by rebidding the project with a construction schedule that extends into winter, with a spring (April/May) completion of the final asphalt wearing surface, Staff expects that additional contractors will bid the project which will allow Staff to better determine if the City is receiving market prices for the project work.

In reviewing the bid with the contractor, Stark Excavating informed Staff that bid prices reflect the difficulty and risk in working over water and height above the spillway. A very large and expensive crane is required to reach out to the center span from the roadway, for both removal of the old deck and installation of the new one. Also, Stark informed Staff that supplier prices for the new deck beams has risen recently.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This bid was advertised in the Pantagraph on July 1 and July 8, 2014 and a pre-bid meeting was held at 10:00 a.m. on July 15, 2014 at the Lake Bloomington Davis Lodge.

FINANCIAL IMPACT: The FY 2015 Adopted Budget included $650,000 for repairs to the bridge under Water Transmission & Distribution - Street Construction and Improvements (50100120 - 72530). Stakeholders can locate this in the FY 2015 Budget Book titled "Other Funds & Capital Improvement Program" on pages 138 and 280.

Respectfully submitted for Council consideration.

Prepared by: Greg Kallevig, P.E., CFM, Project Engineer

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Bid Tabulation

Motion: That the bid for Evergreen Lake Spillway Bridge Superstructure Replacement be rejected and City staff be authorized to rebid same.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

CITY OF BLOOMINGTON
Evergreen Lake Spillway Bridge
Superstructure Replacement

Prepared by: gsk
7/22/2014

Project No. 20-11-63537-14-00
Bid No. 2015-22

BID TABULATION

	Pay Item	ITEM	UNIT	PLAN QTY	Engineer's Estimate RATE	Engineer's Estimate AMOUNT	Stark Excavating RATE	Stark Excavating AMOUNT
1	40600100	Bit. Materials (Prime Coat)	Gal	109.4	$10.00	$1,094.00	$10.00	$1,094.00
2	40603310	Hot-Mix Asphalt Surf. Cse., Mix "C", N50	Ton	184.8	$200.00	$36,960.00	$135.00	$24,948.00
3	44000100	Pavement Removal	Sq Yd	309	$12.00	$3,708.00	$20.00	$6,180.00
4	50101500	Removal of Exist. Superstructure	Each	1	$75,000.00	$75,000.00	$295,000.00	$295,000.00
5	50102400	Concrete Removal	Cu Yd	35.2	$1,800.00	$63,360.00	$2,000.00	$70,400.00
6	50300225	Concrete Structures	Cu Yd	40.8	$800.00	$32,640.00	$2,500.00	$102,000.00
7	50300255	Concrete Superstructure	Cu Td	1.7	$2,500.00	$4,250.00	$8,500.00	$14,450.00
8	50300300	Protective Coat	Sq Yd	11	$10.00	$110.00	$45.00	$495.00
9	50400405	PPC Concrete Deck Beams (21" Depth)	Sq Yd	5040	$45.00	$226,800.00	$70.00	$352,800.00
10	50800205	Reinforcement Bars, Epoxy Coated	Pound	8800	$1.50	$13,200.00	$2.50	$22,000.00
11	50900405	Steel Railing, Type TP-1	Foot	318	$150.00	$47,700.00	$180.00	$57,240.00
12	51500100	Name Plates	Each	1	$500.00	$500.00	$600.00	$600.00
13	58100200	Waterproofing Membrane System	Sq Yd	561	$50.00	$28,050.00	$28.00	$15,708.00
14	58300100	Portland Cement Mortar Fairing course	Foot	1529	$3.00	$4,587.00	$1.80	$2,752.20
15	59000200	Epoxy Crack Injection	Foot	70	$75.00	$5,250.00	$105.00	$7,350.00
16	63100075	Traffic Barrier Terminal, Type 5A	Each	4	$1,200.00	$4,800.00	$1,075.00	$4,300.00
17	Z0012754	Structural Repair of Concrete (Depth Equal To Or Less Than 5"	Sq Ft	44	$200.00	$8,800.00	$185.00	$8,140.00
					TOTAL	$556,809.00	TOTAL	$985,457.20

HANSON

Engineering | Architecture | Planning | Allied Services

July 29, 2014

Mr. Greg Kallevig
Engineering Division, Public Works Department
City of Bloomington
115 E. Washington St.
PO Box 3157
Bloomington, IL 61702-3157

Re: Evaluation of Bids for
Evergreen Lake Spillway Bridge – Superstructure Replacement
City of Bloomington
City Project No. 20-11-63537-14-00
Bid No. 2015-22
Hanson No: 12L0147

Dear Mr. Kallevig:

We have reviewed the bid received on July 22, 2014 for the subject project. We recommend that the City of Bloomington not accept the Contractor's proposal.

The single proposal received was over Hanson's opinion of probable construction cost by $428,648.17 (77%). Several of the bid items were significantly higher than the estimate. Without multiple proposals, it is difficult to evaluate the discrepancies between the proposal and the Engineer's estimate.

Per our discussion, we agree that the project should be re-bid.

Please call if you have any questions.

Sincerely,

HANSON PROFESSIONAL SERVICES INC.

Jeffrey J. Tatarek, P.E., S.E.
Project Engineer

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FOR COUNCIL: August 11, 2014

SUBJECT: Collective Bargaining Agreement with International Association of Machinists and Aerospace Workers, Lodge 1000

RECOMMENDATION/MOTION: That the Contract be ratified.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objectives: 1d. City services delivered in the most cost-effective, efficient manner and 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: On March 19, 2014, the parties began negotiating the terms for a collective bargaining agreement to replace the Agreement that would expire on April 30, 2014. The expired contract can be located at www.cityblm.org under Human Resources in a folder titled Labor Contracts. A draft of the new Collective Bargaining Agreement has been provided to the Council. On July 22, 2014, the parties reached Tentative Agreement on the issues listed below. The Union ratified the Tentative Agreement on July 31, 2014.

Leave Time

- Eliminate payment of Personal Convenience Leave for employees with less than one (1) year of service.
- Modification of carryover vacation language.
- Running FMLA concurrent with Sick Leave effective January 1, 2015.
- Ability to use up to twenty-four (24) hours of sick leave for your parent per fiscal year.
- Reduce the number of sick leave hours a new employee receives in the first twelve (12) months of employment from twenty (20) hours a month to eight (8) hours a month.
- Addition of sick leave abuse language.
- Reduce Emergency Leave to eight (8) hours per year.
- Addition of Bereavement language for employees who are pallbearers for Lodge 1000 employees/retirees funerals.

Wages and Benefits

- May 1, 2014 wage increase of 2.25% with retroactivity.
- May 1, 2015 wage increase of 2.25%.

Miscellaneous Items

- Addition of Language on Paycheck Distribution.
- Update the Promotions and Job Vacancies language.

- Modification of the Alcohol and Drug Testing language, including language to address medical marijuana.
- Modification of Safety Shoes language to annual payout of $300.
- Modification of Union Leave of Absence language that will limit time to five (5) years. In addition, it would require the employee if they come back to go into the least senior position for which they qualify.

Term of Agreement

- Two (2) year Agreement.

Other minor changes can be found in the draft Collective Bargaining Agreement.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City Council and AFSCME Lodge 1000 employees.

FINANCIAL IMPACT: The financial impact of the Tentative Agreements includes:

- Increase in wage tables by 2.25% effective May 1, 2014. Increase in wage tables by 2.25% effective May 1, 2015. Estimated cost of these wage increases during the term of the contract, excluding longevity increases, is approximately $160,000.

Respectfully submitted for Council consideration.

Prepared by:	Angie Brown, Human Resources Specialist
Reviewed by:	Emily Bell, Director of Human Resources
Financial & budgetary review by:	Paulette Hurd, Chief Accountant
Legal review by:	Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Contract

Motion: That the Contract be ratified.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

A G R E E M E N T

Between

CITY OF BLOOMINGTON

BLOOMINGTON, ILLINOIS

and

LODGE 1000 OF THE INTERNATIONAL

ASSOCIATION OF MACHINISTS AND AEROSPACE

WORKERS, AFL-CIO

May 1, 2012 - April 30, 2014

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A G R E E M E N T

This Agreement made and entered into this 1st day of May, 201~~2~~4, by and between the City of Bloomington (hereinafter referred to as the City) and Lodge 1000 of the International Association of Machinists and Aerospace Workers, AFL-CIO (hereinafter referred to as the Union).

It is the intent and purpose of the parties that this Agreement will promote and improve the welfare of the City of Bloomington and its employees and that it will provide for harmonious relations between the City and its employees covered by this Agreement and the Union.

ARTICLE 1 RECOGNITION

Section 1.1. Representation and Bargaining Unit. The City recognizes the Union, its designated agents and representatives, its successors and/or assigns, as the sole and exclusive collective bargaining agent for all full-time employees covered by the classifications in the salary tables of this Agreement. Excluding supervisors, office clerical workers, probationary employees, seasonal employees, part-time employees, and all other employees of the City.

Section 1.2. Supervisor. The term "supervisor" means any individual having authority, in the interest of the employer, to hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward, or discipline other employees, or responsibility to direct

them, or to adjust their grievances, or effectively to recommend such action, if in connection with the foregoing the exercise of such authority is not of a merely routine or clerical nature, but requires the use of independent judgment.

Section 1.3. Rights of Individuals. Nothing contained in this Article shall abridge the rights of individual employees under Illinois law.

Section 1.4. Non-Bargaining Unit Employees. Other than provided in Article 22 Managed Competition, employees excluded from the bargaining unit will not perform work which is normally performed by bargaining unit employees for the purpose of displacing any such employee under the terms of this Agreement.

Section 1.5. Restricted Duty. When, at any time during a period of paid sick or injury leave, the employee is released to perform restricted duty work by his physician or other competent recognized medical authority, the City may assign the employee to any restricted duty work available provided that:

(1) every effort shall be made to provide such tasks within the bargaining unit; and

(2) lacking bargaining unit restricted duty work, the City may assign the employee to work outside Lodge 1000 for a period not to exceed five hundred twenty (520) hours worked at the employee's current rate of pay; and

(3) seniority shall continue to accrue during the period of such restricted duty; and

(4) any employee required to return to work under restricted duty and is not allowed to complete the day for some physical reason shall be credited with actual performance hours and actual sick or job injury hours as the case may dictate; and

(5) bargaining unit employees on restricted duty shall not be eligible for overtime; and

(6) restricted duty shall not be assigned in a manner inconsistent with the Workers' Compensation Act.

At the end of the five hundred twenty (520) hours worked (65 days), the restricted duty status shall be reviewed and the assignment may be renewed for one additional period up to five hundred twenty (520) hours worked. At any time during the period of restricted duty, should the employee be fully recovered and capable of performing his or her regular duties, the period of restricted duty shall cease. Employee shifts may be required to be adjusted during the restricted duty assignment.

Employees who are taking prescribed or over-the-counter medication that experience adverse side effects which interfere with the employee's ability to perform his or her normal duties may be temporarily reassigned with pay to other more suitable duties.

ARTICLE 2 UNION SECURITY

Section 2.1. Dues Check-off. Upon receipt of a signed authorization in the form set forth herein, the City will deduct from the pay of the employees covered by this Agreement the monthly dues in the amount payable by him or her as certified by the Union to the City. Deductions shall be made from earnings payable in the first pay period of each month beginning with the first month immediately following the date of receipt of such authorization. Such deduction shall be remitted to the Secretary-Treasurer of Lodge 1000 within ten (10) days after the deduction has been made. Authorization cards shall be in the following manner:

AUTHORIZATION FOR PAYROLL DEDUCTION

TO: CITY OF BLOOMINGTON, ILLINOIS

I hereby assign to Local Lodge 1000 of the International Association of Machinists and Aerospace Workers, and authorize and direct the City of Bloomington to deduct from wages due me each month, commencing with the month of _____, 20___, my monthly dues for membership in said Lodge 1000 in such amount as may be established from time to time by said Lodge 1000 in accordance with the Constitution of the International Association of Machinists and Aerospace Workers and communicated to said City and all amounts as provided during any month by the collective bargaining agreement or amendments between the City and Lodge 1000 then in effect. These deductions shall be

made payable to and remitted to the Financial Secretary of said Lodge 1000.

This assignment and authorization shall be irrevocable for a period of one (1) year from the date of the first payroll deduction pursuant to this authorization or until the termination date of any applicable collective bargaining agreement, whichever occurs sooner, and shall automatically be renewed as an irrevocable assignment and authorization for successive yearly or applicable collective bargaining agreement periods thereafter, whichever is the lesser, unless I give written notice of revocation to the City of Bloomington and the Financial Secretary by certified mail of said Lodge 1000, between the 32nd and 30th day prior to the expiration of each yearly period or of each applicable collective bargaining agreement, whichever comes sooner.

_____

Employee Signature

Section 2.2. Fair Share. The Union will determine the fair share for each employee; the Union assures the City that its fair share procedures are in compliance with all applicable laws and constitutional requirements.

Section 2.3. Indemnification. The Union agrees to indemnify and hold the City harmless against any and all claims, suits, orders or judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

ARTICLE 3 REPRESENTATION

The City will recognize a Shop Committee comprised of four (4) members of Lodge 1000, International Association of Machinists and Aerospace Workers. The Union will have the right to use an alternate Committee member in the absence of one or more of the Shop Committee members. This Committee, as official representative of the members of Lodge 1000 that work for the City, will handle with the City representatives, all matters pertaining to labor relations. One such committeeman will be designated as Chairman by the Union. The Shop Committee Chair or their designee will represent the employee(s) during their disciplinary and investigatory meetings.

ARTICLE 4 GRIEVANCE PROCEDURE

Section 4.1. Definition and Procedure. A grievance is a dispute or difference of opinion raised by one (1) or more employee against the City, involving the meaning, interpretation or application of the express provisions of this Agreement. It is agreed that all grievances which may arise shall be handled in accordance with this procedure and that an earnest effort shall be made by both parties to settle promptly such grievances as may arise. The grievance procedure and arbitration provided herein shall constitute the sole and exclusive remedy to be utilized by the parties hereto for such determination, decision, adjustment, or settlement of any and all grievances as herein defined. All grievances shall be processed in the following manner:

STEP 1: Any employee who has a grievance shall submit it in writing to his or her Department Head, who is designated for this purpose by the City. The grievance shall be signed by both the employee and the Shop Committee Chair. The Department Head, or his or her representative, shall discuss the grievance within ten (10) business days with the Shop Committee Chair or their designee and the grievant(s) at a time mutually agreeable to the parties. The Department Head, or his or her representative, shall give the City's written answer to the Union within ten (10) business days following their meeting.

STEP 2: If the grievance is not settled in Step 1 and the Union desires to appeal, it shall be referred by the Union in writing to the Human Resources Director within ten (10) business days after the designated Department Head's answer in Step 1. A meeting between the Human Resources Director, and/ or his or her representative, and the Union Shop Committee, Business Agent and grievant(s) shall be held at a time mutually agreeable to the parties. If the grievance is settled as a result of such meeting, the settlement shall be reduced to writing and signed by the Human Resources Director, or his or her representative, and the Union. If no settlement is reached, the Human Resources Director, or his or her representative, shall give the City's written answer to the Union within ten (10) business days following the meeting.

Section 4.2. Arbitration. If the grievance is not settled in accordance with the foregoing procedure, the Union may refer the

grievance to arbitration within five (5) business days after receipt of the City's answer in Step 2. The parties shall attempt to agree upon an arbitrator within five (5) business days after receipt of notice of referral and in the event the parties are unable to agree upon an arbitrator within said five (5) day period, the parties shall immediately jointly request the Federal Mediation and Conciliation Service to submit a panel of five (5) arbitrators. Both the City and the Union shall have the right to strike two (2) names from the panel. The party requesting arbitration shall strike the first two (2) names; the other party shall then strike two (2) names. The remaining person shall be the arbitrator. The arbitrator shall be notified of his or her selection by a joint letter from the City and the Union requesting that he or she set a time and place, subject to the availability of the City and the Union representatives.

Section 4.3. Authority of the Arbitrator. The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the provisions of this Agreement. He or she shall consider and decide only the specific issue submitted to him or her in writing by the City and the Union, and shall have no authority to make his or her decision on any other issue not so submitted to him or her. The arbitrator shall submit in writing his or her decision within thirty (30) days following the close of the hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to an extension thereof. The arbitrator's decision shall be based solely upon his or her interpretation of the meaning or ap-

plication of the express terms of this Agreement to the facts of the grievance presented. The decision of the arbitrator shall be final and binding upon both parties.

Section 4.4. Expenses of Arbitration. The fee and expenses of the arbitrator and the cost of a written transcript shall be divided equally between the City and the Union, provided, however, that each party shall be responsible for compensating its own representatives and witnesses.

Section 4.5. Time Limit for Filing. No grievance shall be entertained or processed unless it is submitted within ten (10) business days after the occurrence or knowledge of the event giving rise to the grievance. No grievance decision, including an arbitration award, will provide for retroactive compensation for more than a maximum of thirty (30) business days prior to the date such grievance was filed, but in no case earlier than the date of occurrence of the events causing the grievance.

If the City does not answer a grievance or an appeal thereof within the specified time limits, the Union may elect to treat the grievance as denied at that Step and immediately appeal the grievance to the next Step, up to Step II. The time limit in each Step may be extended by mutual written agreement of the City and Union representative involved in each Step.

Grievances may be withdrawn at any Step of the Grievance Procedure without prejudice. Following a written response from

the City grievances not appealed within the designated time limit will be treated as withdrawn.

The term "business days" as used in this Article shall mean the days Monday through Friday.

Section 4.6. Investigation and Discussion of Grievance. All grievances, discussions and investigations shall take place in a manner which will not interfere with the operation of the City. An outside Union representative shall be permitted access for the purpose of investigating and discussing grievances upon prior notification to the Human Resources Director or his or her designated representative.

ARTICLE 5 DISCIPLINE AND DISCHARGE

Section 5.1. Discipline. Any employee who is discharged or given a disciplinary suspension shall be given in writing the reason for such discharge or disciplinary suspension, a copy of which shall be given to the Union immediately. In the event any disciplinary action or discharge is going to take place, the City will notify the employee one (1) hour in advance to allow him or her the opportunity to contact and have the appropriate Union representation present at that meeting. The City retains the right to take immediate action in the event health or safety of the employee or other employees or the public is involved.

Section 5.2. Grievances Involving an Employee's Discharge or Disciplinary Suspension. Grievances involving an employee's discharge or disciplinary suspension shall commence at Step 2 of the Grievance Procedure.

Section 5.3. Remedial Authority of Arbitrator in Disciplinary Cases. Should it be found that an employee has been unjustly disciplined or discharged, he or she shall be reinstated with seniority rights unimpaired and paid for time lost, as determined by the arbitrator, less any outside earnings since the discipline or discharge.

Section 5.4. Alcohol and/or Illegal Drugs Policy. It is the policy of the City of Bloomington that the public has the reasonable right to expect persons employed by the City to be free from the effects of drugs and alcohol. The City, as the employer, has the right to expect ~~their~~ its employees to report for work fit and able for duty. The purposes of this policy shall be achieved in such manner as to not violate any established rights of the employees.

Section 5.5. Prohibitions. Employees shall be prohibited from:

(a) consuming or possessing alcohol or illegal drugs at any time during the workday or anywhere on any City premises or job sites, including all City buildings, properties, vehicles and the employee's personal vehicle while engaged in City business;

(b) illegally selling, purchasing or delivering any drug during the workday or on the employer's premises;

(c) being under the influence of alcohol or illegal drugs or drugs or other substances of any kind that may impair an employee's ability to work; ~~during the course of the workday;~~

(d) failing to report to their supervisor any known adverse side effects of medication or prescription drugs which they are taking.

Section 5.6. Drug and Alcohol Testing Permitted. Where the City has reasonable suspicion to believe that an employee is ~~then~~ under the influence of alcohol or ~~illegal~~ drugs during the course of the workday as specified in Section 5.5 Prohibitions, above, the City shall have the right to require the employee to submit to alcohol or drug testing as set forth in this Agreement. At least, two (2) non-bargaining unit supervisory personnel must certify their reasonable suspicions concerning the affected employee prior to any order to submit to the testing authorized herein. There shall be no random or unit-wide testing of employees, except random testing of an individual employee as authorized in Section 5.11Discipline below and those outlined under DOT standards. The foregoing shall not limit the right of the City to conduct such tests as it may deem appropriate for persons seeking employment as employees prior to their date of hire.

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Section 5.7. Order to Submit to Testing. At the time an employee is ordered to submit to testing authorized by this Agreement, an employee and Shop Committee Chair will be notified of

the objective facts and reasonable inferences drawn from those facts which have formed the basis of the order to test. The employee shall be permitted to consult with a representative of the Union at the time the order is given. No questioning of the employee concerning the use of drugs or alcohol shall be conducted without first affording the employee the right to Union representation. However, the consultation with the Union will not delay or impede the testing process. Refusal to submit to such testing may subject the employee to discipline, but the employee's taking of the test shall not be construed as a waiver of any objection or rights that he or she may have.

Section 5.8. Tests to be Conducted. In conducting the testing authorized by this Agreement, the City shall:

(a) use only a clinical laboratory or hospital facility that is licensed pursuant to the Illinois Clinical Laboratory Act that has or is capable of being accredited by the National Institute of Drug Abuse (NIDA);

(b) insure that the laboratory or facility selected conforms to all NIDA standards;

(c) establish a chain of custody procedure for both sample collection and testing that will insure the integrity of the identity of each sample and test result. No employee covered by this Agreement shall be permitted at any time to become a part of such chain custody~~;~~

(d) collect a sufficient sample of the same bodily fluid or material from an employee to allow for initial screening, a confirmatory test and a sufficient amount to be reserved for later testing if requested by the employee;

(e) collect samples in such a manner as to preserve the individual employee's right to privacy, insure a high degree of security for the sample and its freedom from adulteration. Employees shall not be witnessed by anyone while submitting a sample, except in circumstances where the laboratory or facility does not have a "clean room" for submitting samples or where there is reasonable belief that the employee has attempted to compromise the accuracy of the testing procedure;

(f) confirm any sample that tests positive in the initial screening for drugs by testing the second portion of the same sample by gas chromatography, plus mass spectrometry or an equivalent or better scientifically accurate accepted method that provides quantitative data about the detected drug or drug metabolites;

(g) provide the employee tested with an opportunity to have the additional sample tested by a clinical laboratory or hospital facility of the employee's own choosing, at the employee's own expense; provided the employee notifies the Human Resources Director within seventy-two (72) hours of receiving the results of the tests;

(h) require that the laboratory or hospital facility report to the City that a blood or urine sample is positive

only if both the initial screening and confirmation test are positive for a particular drug. The parties agree that should any information concerning such testing or the results thereof be obtained by the City inconsistent with the understandings expressed herein (e.g. billings for testing that reveal the nature or number of tests administered), the City will not use such information in any manner or forum adverse to the employee's interests;

(i) require that with regard to alcohol testing, for the purpose of determining whether the employee is under the influence of alcohol, test results that show an alcohol concentration of the State of Illinois Motor Vehicle legal limit or more based upon the grams of alcohol per 100 milliliters of blood be considered positive.

(j) provide each employee tested with a copy of all information and reports received by the City in connection with the testing and the results;

(k) insure that no employee is the subject of any adverse employment action except emergency temporary reassignment with pay during the pendency of any testing procedure. Any such emergency reassignment shall be immediately discontinued in the event of a negative test result.

Section 5.9. Right to Contest. The employee shall have the right to file a grievance concerning any testing permitted by this Agreement, contesting the basis for the order to submit to the test, the administration of the tests, the significance and accuracy

of the tests, the consequences of the testing or results of any other alleged violation of this Agreement. Such grievances shall commence at Step 2 of the Grievance Procedure. It is agreed that the parties in no way intend or have in any manner restricted, diminished or otherwise impaired any legal rights that employees may have with regard to such testing. Employees retain any such rights as may exist and may pursue the same in their own discretion, with or without the assistance of the Union.

Section 5.10. Voluntary Requests for Assistance. The City shall take no adverse employment action against an employee who, prior to any notification of drug or alcohol testing, voluntarily seeks treatment, counseling or other support for an alcohol or drug related problem, other than the City may require reassignment of the employee with pay if he or she is then unfit for duty in his or her current assignment. The City shall make available through its Employee Assistance Program a means by which the employee may obtain referrals and treatment. All such requests shall be confidential and any information received by the City, through whatever means, shall not be used in any manner adverse to the employee's interests, except reassignment as described above.

Section 5.11. Discipline. In the first instance that an employee tests positive on both the initial and the confirmatory test for drugs or is found to be under the influence of alcohol, and all employees who voluntarily seek assistance with drug and/or alcohol related

problems, shall not be subject to any disciplinary or other adverse employment action by the City. The foregoing is conditioned upon:

(a) the employee agreeing to appropriate treatment as determined by the physician(s) involved;

(b) the employee discontinues his or her use of illegal drugs or abuse of alcohol;

(c) the employee completes the course of treatment prescribed, including an "after-care" group for a period of up to twelve (12) months;

(d) the employee agrees to submit to random testing during hours of work during the period of "after-care".

Employees who do not agree to the foregoing, or who test positive a second or subsequent time for the presence of illegal drugs or alcohol during the hours of work shall be subject to discipline, up to and including discharge.

The foregoing shall not be construed as an obligation on the part of the City to retain an employee on active status throughout the period of rehabilitation if it is appropriately determined that the employee's current use of alcohol or drugs prevents such individual from performing the duties of an employee or whose continuance on active status would constitute a direct threat to the property or safety of others. Such employees shall be afforded the opportunity to use accumulated paid leave or take an unpaid

leave of absence pending treatment. The foregoing shall not limit the City's right to discipline employees for misconduct provided such discipline shall not be increased or imposed due to alcohol or drug abuse.

Section 5.12. Post Accident Testing. As soon as practical following an accident involving a vehicle driven by or equipment operated by a bargaining unit employee, the employee shall be tested for alcohol and controlled substances in the manner set forth by this Article:

(1) If the accident involved the loss of human life; or

(2) Bodily injury to any person who, as a result of the injury, immediately receives medical treatment away from the scene of the accident; or

(3) One or more motor vehicles incurred disabling damage as a result of the accident, requiring the motor vehicle to be transported away from the scene by a tow truck or other motor vehicle.

An accident covered by this section shall be deemed to satisfy the reasonable suspicion standard.

ARTICLE 6 NO STRIKE AND NO LOCKOUT

Section 6.1. No Strike. During the term of this Agreement, neither the Union nor any employees or agents will instigate, promote, sponsor, engage in, or condone any strike, sympathy strike, slowdown, concerted stoppage of work, picketing, or any other intentional interruption of the operations of the City. Any or all em-

ployees who violate any of the provisions of this Article may be discharged or otherwise disciplined by the City.

Section 6.2. No Lockout. The City will not lock out any employees during the term of this Agreement as a result of a labor dispute with the Union.

ARTICLE 7 HOURS OF WORK

Section 7.1. Application of this Article. This Article shall not be construed as a guarantee of hours of work per day or per week.

Section 7.2. Regular Workweek. The regular workweek shall consist of forty (40) hours per week and such additional time as may from time to time be required in the judgment of the City to serve the citizens of the City. The regular workweek shall consist of five (5) consecutive eight (8) hour workdays. Eight (8) consecutive hours of work within a twenty-four (24) hour period shall constitute a regular workday. For purposes of this Section, a twenty-four (24) hour period as applied to continuous operations shall commence at the beginning of the first shift as designated by the Department Head.

The hours of the regular workweek may be changed by mutual agreement between the employee and the Department Head. However, for crew work, all members of the work crew must agree to alternate work hours before the hours will be changed. Hours for employees (excluding Water Plant Operators and the late shift Water Meter Service employee) will be from 7:00 a.m. to

3:30 p.m. This does not diminish the City's rights to direct the workforce.

In addition, the Union and City agree that there will be a transition period when changing jobs through a successful bid. In that transition period the City will be allowed to adjust the employees shift. Every effort will be made for the employee to work a 40 hour week. However, it may result in the employee's inability to work 40 hours due to the fact they would be required to take a day off to avoid working more than five (5) consecutive days.

Section 7.3. Overtime Pay. Employees shall be paid one and one-half (1½) times their regular straight time hourly rate of pay for all hours worked in excess of eight (8) hours per day or forty (40) hours per week; or in excess of five (5) consecutive days.

Section 7.4. Distribution of Overtime Work. So far as practicable, without reducing efficiency of work performance, opportunities to work overtime shall be distributed among employees in the same job classification, provided the employees are qualified to perform the specific overtime work required, starting with the most senior employee qualified to do the work in the job classification, and continue down the seniority list in whichever of the following groups is applicable:

(1) electricians
(2) water distribution crew
(3) meter readers
(4) meter room
(5) mechanics in town

(6) lake mechanic maintenance crew, including the operations assistant
(7) lake facilities
(8) water plant operators at Lake Bloomington
(9) pump station maintenance
(10) laboratory

Relief Operators at Lake Bloomington shall be eligible for overtime work in Groups 6 and 8; they may exercise seniority or lack of seniority in Group 8 and last group worked in. Relief Operators in town shall be eligible for overtime work in Groups 2, 3, 4 and 9; they can exercise seniority or lack of seniority in Group 9 and last group worked in.

Operators shall be eligible for overtime in Group 6 if sufficient mechanics and/or relief operators are not available, provided he/she is not scheduled to begin work within four (4) hours.

Operations Assistant shall be eligible for overtime in Group 6 and 10; they can exercise seniority or lack of seniority in Group 6 and last group worked in.

Distribution main breaks for Lake Bloomington area are the responsibility of Lake Parks employees. Any transmission breaks south of the water plant grounds and in town are the responsibility of Water Distribution Crew. If assistance is needed, the source will come from the Distribution Crew. For the purpose of any overtime at the Lake, seniority will be exhausted before asking downtown and the same process will apply for downtown to the Lake.

If there are not enough qualified employees who volunteer for the overtime work which, in the City's judgment is necessary, then the most junior employees in the job groups who are qualified to do such work shall be required to work overtime starting with the most junior of such employees. The following conditions apply:

1. Employees taking more than eight (8) hours of leave time will not be eligible for overtime from the beginning of a shift where he/she is scheduled for leave to the end of the shift on the last day that he/she is off on a scheduled leave.

2. Any employees on sick leave at the end of a work shift shall not be eligible for overtime for 16 hours after their shift ends.

3. One primary number will be called to schedule overtime.

None of the foregoing shall be construed so as to prohibit the City from scheduling and requiring an entire department and/or shift to work overtime. The City shall not be required to break in on work in progress or change an employee's shift.

If more than one person is called out from a work group for overtime the senior person will be responsible for the Crew and will receive Crewleader pay as long as one of the employees do not hold the Crewleader position.

Section 7.5. No Pyramiding. Compensation shall not be paid more than once for the same hours under any provisions of this Article or Agreement.

Section 7.6. Call-in Pay. An employee called back to work after having gone home shall receive a minimum of three (3) hours work or pay. An employee thus called back to work will receive one and one-half (1½) times his straight time hourly rate of pay for any hours worked outside his normal shift hours. The three (3) hour minimum provision of this section shall not apply where an employee is called back to work and he or she:

a) begins such call-back work less than three (3) hours prior to his or her normal shift hours; and
b) works continuously until the beginning of his or her normal shift hours.

Mandatory training and/or meetings, employees will be compensated for time required to be in attendance. Employees will be paid for a minimum of one (1) hour of overtime (if eligible) with no less than one week notice.

Section 7.7. Meal Breaks and Rest Periods. Employees shall receive one-half (½) hour as an unpaid meal break per shift. Employees shall receive two (2) fifteen (15) minute paid rest periods per shift, to be taken fifteen (15) minutes at a time at employees discretion any time during the first half of the employee's shift, and the second fifteen (15) minutes to be taken at anytime during the second half of the employee's shift. Work crews, subject to the approval of the Superintendent of Water Resources or the

Superintendent of Water Purification, may combine the two (2) rest periods into a rest period one-half (½) hour long if all persons on the work crew agree to combining the rest periods. Water Plant Operators shall receive paid meal breaks one-half hour long and two (2) fifteen (15) minute rest periods, which may be taken at such time as circumstances permit, so long as the operators remain at the Water Treatment Plant at all times. Break times will start and end on or at the job site.

ARTICLE 8 HOLIDAYS

Section 8.1. Number of Holidays. The following days are Holidays:

New Year's Day	Veteran's Day
M.L.King's Birthday	Thanksgiving Day
Good Friday	Day after Thanksgiving
Memorial Day	Day before Christmas
Independence Day	Christmas Day
Labor Day	1/2 Day New Year's Eve

Section 8.2. Holidays on Weekends. The City Manager will determine the holiday schedule. For employees whose job involves an around-the-clock shift, the actual day of the holiday shall be observed. If a holiday or the day designated by the City as the holiday falls on an employee's first day off, then the first preceding work day shall be recognized as the holiday. If a holiday or the day designated by the City as the holiday falls on an employee's second day off, then the first following work day shall be recognized as the holiday. Employees with non-traditional schedules

may request within 30 days from a designated holiday to adjust their holiday schedule. The change must be by mutual agreement of the employee and the Department Head.

Section 8.3. Holiday on Scheduled Workday. Employees who are required to work on their observed holiday shall be granted, at the employee's option, either a workday of leave or shall be paid for the time worked in accordance with the rules governing overtime. Holiday time must be taken within ninety (90) calendar days of the holiday or the day designated by the City as a holiday. If time is not taken within the 90 calendar day period it will be paid to the employee.

Section 8.4. Eligibility for Holiday Pay. In order to receive pay for an observed holiday, an employee must have worked his or her regularly scheduled hours on the last scheduled workday prior to the holiday and on the first scheduled workday immediately after the holiday, unless said employee is on a paid leave or excused absence, as determined by the Department Head, on either or both of said days.

ARTICLE 9 VACATIONS

Section 9.1. Eligibility for Vacations. Employees who have been employed by the City for a period of at least one (1) year shall be entitled to a vacation as follows:

Years of Continuous Service	Length of Vacations

1 year but less than 2 years	1 week
2 years but less than 8 years	2 weeks
8 years but less than 15 years	3 weeks
15 years but less than 20 years	4 weeks
20 years or more	5 weeks

Section 9.2. Eligibility Requirements. In order to be eligible for vacation benefits, an employee must have worked at least a total of 1040 hours during the twelve (12) calendar month period during his or her anniversary year. Employees who fail to qualify because they have not worked a total of 1040 hours during their anniversary year shall be paid vacation pay or allowed vacation time off on the basis of one-twelfth (1/12th) of their total vacation pay for each one hundred thirty (130) hours worked during their anniversary year.

Vacation credits shall accrue to those employees who are on leave paid by the City (such as sick leave or injury leave, but excluding disability leave).

Section 9.3. Vacation Pay. For each week of vacation, an employee shall be entitled to an allowance of forty (40) hours' pay at his or her straight-time hourly rate of pay.

Section 9.4. Vacation Scheduling. Vacations must be taken within the year in which they are due (within one (1) year of the employee's anniversary date of hire) unless an exception is granted by the Department Head in writing. Employees are required to fill out a written application stating their first and second

choices for their vacation period and submit the application to the supervisor at least thirty (30) days prior to the beginning of the calendar year. Vacation periods shall be set by the supervisor with due regard to seniority and consistent with the requirements of efficient operation of the City. Employees choosing not to submit their vacation requests as stated above may make their requests at least one (1) full business day prior to the requested date. Such requests shall be granted on a first come first served basis and shall not take precedence over those requests made above and shall only be granted based on the operating needs of the appropriate division.

Should working conditions warrant, the supervisor shall have the right to cancel an employee's vacation and request him or her to submit a new date for his or her vacation, provided the supervisor notifies the employee of his or her decision at least thirty-one (31) days in advance of the beginning of the previously approved vacation period. Requests for vacation period changes by employees shall not be considered by the supervisor unless the employee desiring such a change has submitted his or her request for such change to the supervisor at least two (2) weeks in advance of the beginning of his or her previously approved vacation period, with the exception that, with legitimate reason and the approval of the employee's immediate supervisor, an employee may be allowed to take up to five (5) vacation days upon twenty-four (24) hours notice to his or her immediate supervisor.

Section 9.5. Separations and Reinstatements. Employees who give reasonable notice of their intention to voluntarily resign and employees who are dismissed for incompetence or inefficiency not involving personal misconduct are entitled to receive any vacation credit earned as of the date of resignation or dismissal. Any vacation credit earned by an employee who dies while still employed by the City shall be paid to the spouse or the estate of said employee. Any employee who is reinstated following separation or termination of employment shall be considered as a new employee for vacation purposes.

Section 9.6. Vacation Carryover. ~~Vacation leave shall not accrue beyond one (1) year's earnings without substantial cause, requested by the employee thirty (30) days prior to their anniversary date, and approved in writing by the Department Head and the Human Resources Director, with the following restriction: vacation leave shall never exceed one and one-half (1½) times the amount earned in any twelve (12) month period.~~

Employees shall be allowed to carry over one-half (1/2) of his or her earned vacation to the following year.

ARTICLE 10 SENIORITY

Section 10.1. Probationary Period. Each employee shall be considered a probationary employee for his or her first one hundred twenty (120) working days of continuous service after which his or her seniority shall date back to his or her last date of hire in

the bargaining unit classifications identified in the salary tables of this Agreement. An employee's last continuous date of hire will be used to determine leave benefit accruals and longevity. There shall be no seniority among probationary employees and they may be laid off, discharged or otherwise terminated at the sole discretion of the City. Non-full-time employees hired after May 1, 2010 will use their full-time date of hire to determine longevity and leave accrual rates.

Section 10.2. Seniority Principle. In all cases of promotions and layoffs when working forces are being decreased and recalls when working forces are increased, where employees are substantially equal in ability, which includes physical fitness, length of service in the bargaining unit in continuous City employment shall be the determining factor. Any determination made by the City on an employee's ability and physical fitness may be challenged by the employee and processed through the Grievance Procedure article of this Agreement.

Section 10.3. Consolidation or Elimination of Jobs. Non-probationary employees displaced by the elimination of jobs through job consolidation (combining the duties of two (2) or more jobs), the installation of new equipment or machinery, the curtailing or displacement of new equipment or machinery, the development of new facilities, adoption of an automated process, shall be assigned to an equal or lower-rated job classification in accordance with the seniority principle of this Article.

Section 10.4. Reduction in Forces. Layoffs and recalls will be implemented according to Section 10.2 Seniority Principle, above. Employees removed from the affected classifications pursuant to Section 10.2 Seniority Principle, shall exercise their hire date seniority in any other classification in which they can perform work or can become qualified to perform work within ninety (90) working days if such hire date seniority is great enough to obtain a job. The employee so displaced shall be the least senior employee in the classification. Employees bumped from any classification in accordance with these provisions shall exercise their hire date seniority in the same manner in any classification in which they perform the work or can become qualified to perform work within ninety (90) working days. In the case of probationary employees, they shall be the first employees displaced.

Section 10.5. Promotions and Job Vacancies. Whenever a job vacancy develops or is expected to develop, the job will be posted within five (5) business days whenever practical in a location designated by the City for a minimum of five (5) days exclusive of Saturdays, Sundays and Holidays for bid for the employees covered by this Agreement. Said vacancy shall be filled within one (1) month whenever practical. If more than one (1) employee bids for the vacancy, the City shall select the successful applicant in accordance with ~~seniority~~ Section 10.2 Seniority Principle..

Employees with seniority may apply for posted job vacancies. Employees shall not be permitted to make more than one (1) successful bid in the exact position (job classification, days and hours) during any six (6) month period. Employees awarded a job posting will receive a qualification period of up to ninety (90) calendar days from the effective date of their transfer. During the qualification period, the employee must be able to demonstrate the basic requirements of the job with reasonable instruction. Employees who are so qualified cannot disqualify themselves once qualification occurs.

Any employee who accepts a promotion in accordance with the provisions of this Section and fails to demonstrate his or her ability to perform the work involved shall be transferred to the job classification from which he or she was promoted, displacing the employee, if any, who replaced him or her without loss of seniority.

Nothing contained in this Section shall prevent the City from temporarily filling a posted vacancy until an employee is transferred in accordance with this Section.

Section 10.6. Non-application of Seniority Rights Within Classifications. Seniority does not give employees any preference for particular types of work within their job classification or to places of work, machines or equipment.

Section 10.7. Termination of Seniority. Seniority and the employment relationship shall be terminated when an employee:

(1) quits; or

(2) is discharged; or

(3) is absent for three (3) consecutive days without notifying his or her immediate supervisor; or

(4) is on layoff for six (6) months plus one (1) additional month for each year of service up to a maximum of five (5) years. Seniority shall accumulate during such absence; or

(5) is laid off and fails to report to work within three (3) days after having been recalled; however, in the event the employee appears before the expiration of three (3) days, the City may grant an extension of time to report if the employee has a justifiable reason for delay; or

(6) does not report for work within forty-eight (48) hours after the termination of an authorized leave of absence. Service broken under this Section may be reestablished if the employee can show that extraordinary circumstances prevented his or her timely return; or

(7) any employee who is transferred or promoted to a position (whether or not supervisory) within the City, which is excluded from the

bargaining unit, shall have the privilege of returning to his/her former position or its equivalent without loss of seniority, provided he/she so returns within the first fifteen (15) calendar days following such transfer or promotion.

Section 10.8. Seniority List. Once each six (6) months the City will furnish the Union with an up-to-date seniority list.

ARTICLE 11 WAGES AND ECONOMIC BENEFITS

Section 11.1. Wages.

~~Employees hired prior to March 25, 2013~~

Effective May 1, ~~2012~~2014, the straight-time hourly wage rates for the employees covered by this Agreement will be increased by two and a quarter percent (2.25%) over the May 1, 2013~~1~~ wage table. Said new rates are attached as Appendix B and C.

Effective May 1, 2013~~5~~, the straight-time hourly wage rates for the employees covered by this Agreement will be increased by two and a quarter percent (2.25%) over the May 1, 2012~~4~~ wage table. Said new rates are attached as Appendix D and E.

~~New Employees hired in the Bargaining Unit~~

~~**after March 25, 2013**~~

~~Effective May 1, 2012, the straight-time hourly wage rates for employees covered by this Agreement will be decreased by 5% below the May 1, 2011 wage table. Said new rates are attached as Appendix C.~~

~~Effective May 1, 2013, the straight-time hourly wage rates for employees covered by this Agreement will be increased by two percent 2% over the May 1, 2012 wage table. Said new rates are attached as Appendix E.~~

~~The City agrees to pay Lodge 1000 employees a one-time $500 signing bonus following ratification of the contract in 2013.~~

Section 11.2. Cost-of-Living Protection. For the purpose of this Section, the Consumer Price Index (CPI) refers to the Revised Consumer Price Index for Urban Wage Earners & Clerical Workers--U.S. City Average--All items (1967 = 100), published by the Bureau of Labor Statistics, U.S. Department of Labor.

Section 11.3. Longevity Pay. In addition to the regular hourly rate, the following longevity plan will apply:

After 5 years of service - 5%
After 10 years of service - 7%
After 15 years of service - 9%
After 20 years of service - 11%
After 25 years of service - 13%

After 30 years of service - 15%

Section 11.4. Uniforms. The City will purchase, furnish, and replace suitable seasonal permanent press work uniforms to include pants, shirts and/or t-shirts, jackets. Where work conditions, including weather, require gloves, including lined leather gloves, the City will purchase, furnish, and replace gloves on a wear-out basis. The City will, at the employee's election, furnish Car-Hart type coveralls on a wear-out basis, in lieu of regular coveralls. It is understood that the cleaning, pressing, and laundry of said uniforms is the responsibility of the individual employee. Employees will wear uniforms at all times while on duty. Employees will not be allowed to shop on City time and will be reimbursed for the full amount with a current receipt.

New employees shall receive six (6) full sets of uniforms, which shall thereafter be replaced on a wear-out basis. Employee's should be clean and neat in appearance, wearing clothes and footwear suitable for their work and properly attired for their respective work environment. Some positions require long pants and ANSI (75#) certified boots. All attire shall be clean, with no holes, tears, etc. No slogans, profanity or gestures (or implied) advertisements of alcohol, tobacco or illegal substances will be allowed.

The parties agree to maintain the current practice on purchasing uniforms until April 30, 2015.

Section 11.5. Transportation for Meter Readers. Meter readers will be furnished transportation on their routes.

Section 11.6. Shift Differential. Any employees assigned to work the third or late afternoon shift shall receive thirty five cents ($.35) per hour in addition to their hourly rate as set forth above. Employees assigned to work the first shift shall receive forty cents ($.40) per hour in addition to their hourly rate as set forth above.

Section 11.7. New Jobs. If a new job is created which would normally be occupied by a member of the bargaining unit during the life of this Agreement for which no wage rate exists, the parties shall meet for the purpose of discussing the wage rate which should be applicable to the new job.

Following the discussion, the City shall establish the rate of pay for the new job based upon a comparison of the duties, tasks, and responsibilities of the new job to the duties, tasks, and responsibilities of existing jobs occupied by members of the bargaining unit. Should the Union feel that the new rate is unreasonable based upon the comparative duties, tasks, and responsibilities, a grievance may be filed at the response Step 2 level. If the grievance is processed through arbitration, the decision of the arbitrator as to the new job rate shall be based upon a comparison of the duties, tasks, and responsibilities of the new job to those existing jobs occupied by members of the bargaining unit.

All existing classifications will remain in effect for the term of this Agreement. Wage rates for such classification shall be in accordance with Appendixes B-E.

Section 11.8. Flex Cash Participation. Nothing contained in this Agreement, particularly the wages provided for herein, is understood by the parties or is to be construed by anyone else to preclude any employee covered by the Agreement, from voluntarily reducing his or her pay under the Agreement pursuant to a salary reduction agreement in order to participate in the City's Flex-Cash Plan.

Section 11.9. Out of Classification Pay. In the absence of the Lake Facilities Crewleader, Water Maintenance Crewleader, Water Meter Crewleader, Mechanic Crewleader and Chief Electrician for more than four (4) hours the next employee in that seniority line will be eligible for out of classification pay. Out of classification pay will be the difference between the employee's normal hourly rate and the rate of the classification they are working.

Should a supervisor direct an employee to perform work for more than four (4) hours in length in a position above their current rate of pay, they will be paid the difference between the employee's normal hourly rate and the rate of the classification they are working. Should the employee be directed to perform work of a lower rated position the employee shall not have their wages reduced.

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Section 11.9. Paycheck Distribution.

For those employees who do not elect to have direct deposit, paychecks will be mailed on payday by the Finance Department.

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ARTICLE 12 LEAVES OF ABSENCE

Section 12.1. Sick Leave.

Sick Leave Base and Accrual. Employees will be eligible for sick leave for their injury or illness or the injury or illness of a spouse or child. Employees will aso be eligible to use up to 24 hours of sick leave per fiscal year for the injury or illness of their parent. Sick leave accrual shall run concurrently with the anniversary date of the employee and will be accrued ~~by new employees at a rate of two and one-half (2½) days each month for his or her first twelve (12) months of employment, after which it shall accrue at a rate of one (1) day~~ eight (8) hours each month up to a maximum of one hundred twenty (120) days.

Accelerated Accrual. Whenever an employee depletes all but eighty (80) hours of sick leave by reason of one serious health condition, defined as an illness, injury, impairment or physical or mental condition involving in-patient care or continuing treatment by a healthcare provider, the employee upon return to full duty shall accrue sick leave at the rate of two and one-half (2½) days per month until his or her sick leave returns to the level maintained before the serious health condition. Employees will be eligible for rapid accrual only one time beginning May 1, 2010

through their career with the City. Employees requesting rapid accrual will do so in writing upon their return to full duty. This language will be effective upon ratification of the contract.

Absence of More Than Three (3) Consecutive Days. For an absence of more than three (3) consecutive days, unless sick leave abuse is suspected, Human Resources will require the employee to submit a statement from a ~~reputable physician~~ health care provider stating that he or she has treated the employee for the illness or disability which kept the employee from duty and that the employee was unable to perform the duties of his or her employment within the whole period he or she was absent from duty. In the case of an illness or disability of an employee's spouse or child which causes an absence by the employee of more than three (3) consecutive days unless sick leave abuse is suspected, Human Resources will require a statement from a ~~reputable physician~~ health care provider stating that he or she has treated the employee's spouse or child for the illness or disability which kept the employee from duty. Human Resources may investigate said absences as to whether the employee, spouse or child is sick and the employee is thus unable to perform the duties of his or her employment. If the report shows that the employee was so incapacitated and if the report is approved by both the employee's Department Head and the Human Resources Director, the employee shall be entitled to sick leave pay in accordance with the paragraph immediately above on the day or days when he or she

would have otherwise been scheduled to work but for his or her sickness.

The Human Resources Director may require the employee to submit to an examination by a physician designated by the City at no cost to the employee. An employee taking sick leave shall notify his or her supervisor no later than (1) hour before his or her scheduled starting time, informing the supervisor of his or her intent to take sick leave that day.

Sick leave abuse sometimes occurs. Sick leave abuse is a very serious offense which constitutes cause for disciplinary action. Employees who are suspected of abuse of sick leave may be required to provide verification for all sick leave absences. Some examples of sick leave abuse include:

1. a pattern of sick leave usage such as repeated use of sick leave in conjunction with regular days off, approved leave days or holidays.
2. a pattern of sick leave usage such as repeated use of sick leave on a particular day of the week.
3. a pattern of undocumented sick leave usage.
4. repeated use of sick leave benefits as they are earned.
5. using sick leave and engaging in activities during the employee's normal work hours which indicated ability to work.

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Retirement Health Saving Plan Eligible employees shall convert sick leave to a Retirement Health Saving Plan. Employees hired

before March 25, 2013 who retire or leave the employment of the City under honorable circumstances, who have seventy-five (75) years of combined service and age with a minimum of fifteen (15) years of continuous service (ex: 60 years old, 15 years of service or 50 years of age and 25 years of service) as a City employee shall convert accumulated unused sick leave up to a maximum of 1440 hours (960 hours of regular sick leave plus up to 480 hours of Supplemental Sick Leave) at their final hourly rate. The rate of conversion will be one hundred percent (100%) of any hours of accumulated unused sick leave. In order to be eligible for the 100% conversion, employees must contribute 100% of their eligible sick leave to the Retirement Health Saving Plan. An employee need not have a full Regular Sick Leave bank to have it paid out at 100%. Regardless of the amount of Regular Sick Leave hours in an employee's bank, the maximum amount of Supplemental Sick Leave payable to them will be 480 hours. Any remaining sick leave will be eligible to be used as Creditable Service for IMRF.

Sick Leave for Creditable Service. At the time of retirement, all unused sick leave accumulated pursuant to this Section shall constitute creditable service as provided in Section 7-139 of the Illinois Pension Code (Ill. Rev. Stat. ch. 108½, Sec. 139), unless the employee uses his or her option to receive such unused accumulated sick leave as a lump sum payment as set forth elsewhere in this Section.

Employees who have accumulated the maximum sick leave accrual of one hundred twenty (120) days may continue to accrue, for Illinois Municipal Retirement Fund creditable service purposes only, additional sick leave up to a maximum of two hundred forty (240) sick days. It is understood between the parties that such additional accrual over one hundred twenty (120) days shall be used for IMRF creditable service purposes only, and may never be used for any form of paid sick leave. If an employee who has accrued unused sick leave in excess of one hundred twenty (120) days is required to use sick leave which reduces the one hundred twenty (120) day amount, the amount of sick leave available for IMRF purposes shall not be reduced but shall not begin accruing again until such point as the employee again accrues one hundred twenty (120) days of sick leave.

Sick Leave and FMLA To the extent that such employee or family members injury or illness qualifies as a serious health condition under the Family and Medical Leave Act (FMLA), the employee will be required to use accrued sick or other available leave time, which shall run concurrently with available FMLA time.

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Section 12.2. Injury Leave.

Injury Leave. All employees who are otherwise eligible for sick leave and are injured on the job shall be paid to the extent of forty-five (45) working days for each new and separate injury, in addition to the use of sick leave. After all injury leave is used, the employee may elect to use any sick leave, vacation or earned

time due him or her at the time of injury. An employee's eligibility for payment of injury leave will be dependent upon a determination of the Illinois Industrial Commission, or by the applicable court if an appeal is taken from the Illinois Industrial Commission. An employee injured on the job shall be paid during his or her time of temporary total disability in addition to temporary total disability benefits under the Workers' Compensation Act, an amount which when added to his or her temporary total disability check equals the amount of his or her regular paycheck less federal and state withholding taxes. It is the intent of this paragraph that an injured employee be made whole and not suffer any loss in net pay as a result of the injury. Employees may be required to have a doctor's note indicating they are unable to work.

Period Not Covered by Workmen's Compensation. Charges shall be made against sick or injury leave accrued for any waiting period not covered by Workers' Compensation.

Use of Sick Leave and Vacation. After the payment and use of forty-five (45) days, charges shall be made against sick leave accrued, if any, and the employee may elect to use his or her accumulated vacation after sick leave accrued is used. Employees who elect to use accrued benefits will receive six (6) hours job injury pay and two (2) hours charged to their accrued benefits for each eight (8) hours the employee remains on job injury leave.

Contested Injuries. Charges may be made against sick leave accrued, if any, in any case where the City is contesting that the in-

jury occurred on the job. In the event that the Industrial Commission determines in favor of the employee, sick leave so charged shall be credited to the employee's sick leave accrued balance and all payments in excess of temporary total disability payments as provided above shall be allocated to injury leave. In the event eligibility for payment is denied by the Industrial Commission, the employee shall be eligible to utilize sick leave accrued, if any, retroactive to the date of his or her injury and for vacation leave.

Reports. All employees who are injured on the job must file an injury report with their Department Head the day of the accident. The City may require the injured to be seen by a licensed physician and a release to work shall be obtained.

No Effect Upon Workers' Compensation Act. The provisions of this Section shall not conflict with an employee's rights under the Workers' Compensation Act.

Section 12.3. Military Leave. Military Leave shall be granted in accordance with applicable law.

Section 12.4. Civil Leave. Any full-time employee who is called for jury duty will be eligible for civil leave and shall be excused from work for the hours/days on which he or she serves. He or she shall receive, for each day of civil leave on which he or she otherwise would have worked, the difference between the normal daily rate of pay he or she would be entitled to during such period and the payment he or she receives for jury duty. The eligible

employee will present proof of service and of the amount of pay received therefore.

Section 12.5. Bereavement Leave. Any eligible employee may be absent from work for a period of up to three (3) working days due to a death in the immediate family. Department Heads, after consultation with the Human Resources Director, may grant additional time under unusual circumstances. In addition, Department Heads shall have the authority to grant bereavement leave in hourly increments for situations other than listed above. In the administration of this section, immediate family is defined as: mother; father (which includes stepparents or legal guardians); mother-in-law; father-in-law; husband; wife; sister; brother; sister-in-law; brother-in-law; child or stepchild; grandchild or step grandchild; or grandparents (on both sides).

A non-probationary full-time employee shall be excused from work without loss of pay for such time as needed to serve as a pallbearer at the funeral of any retired or current Lodge 1000 member. This provision shall not apply to honorary pallbearers.

Section 12.6. Personal Convenience Leave. Each full-time employee will be granted 16 hours of Personal Convenience Leave each fiscal year (May 1 – April 30). Such Personal Convenience Leave may be taken in increments of one (1) hour or more at the convenience of the employee subject to the discretion of the Department Head. Personal Convenience Leave may not be accumulated from one fiscal year to another. Personal Conven-

ience Leave will not be paid out at the time of separation for employees with less than one year service.

Section 12.7. Inclement Weather. Employees who cannot report for work due to weather conditions shall be granted leave for such time as the weather conditions persist. Leave will be charged against any unexhausted vacation time or personal convenience days, according to the employee's choice; if vacation and personal convenience days have been exhausted, leave will be granted without pay. For purposes of this Section an employee who reports for work at the Water Department office shall be considered as having reported for work without regard to the usual location of his or her work, even if there is no work for him or her at that location; or if he or she notifies the Water Department of his or her availability to so report. If, during the regular workday, the employee is directed to report for work and cannot report to his or her regular location or the Water Department office, he or she shall be considered on leave for the remainder of the day according to this Section. The City will provide all employees with a list of persons employees are authorized to call for the purpose of this Section.

Section 12.8. Emergency Leave. ~~Emergency Leave will be granted under the following circumstances:~~

~~(a) For a situation or occurrence of a serious nature, developing suddenly and unexpectedly, and demanding immedi-~~

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~~ate action. The length of paid time off granted for the emergency shall be determined by the Department Head based on the normal length of time needed to make arrangements to resolve the emergency.~~

~~(b) For unplanned surgery of an immediate family member. In the interpretation of this Section, immediate family member shall be construed to mean parent, spouse or child.~~

~~(c) Paid time off should not extend beyond one (1) day for each emergency and may be extended for as short a period as one (1) hour.~~

~~After an employee has exhausted three (3) Emergency Leave days in a fiscal year, the Department Head at his discretion may extend Emergency Leave.~~

~~When an emergency situation extends beyond one (1) twenty-four (24) hour period of time, permission to be absent from work will have to be granted by the Department Head.~~

Employees may be eligible for up to eight (8) hours of Emergency Leave per fiscal year. Emergency Leave may be granted for a situation or occurrence of a serious nature, developing suddenly and unexpectedly and demanding immediate action. Such leave shall be at the Department Heads discretion and may be granted in fifteen (15) minute increments. Emergency Leave is not in-

tended to be used in situations in which sick leave would be applied.

Section 12.9. FMLA and ADA. The City and the Union understand the responsibility of both parties to work within the requirements of FMLA and ADA, and both parties agree to work together to comply with both of the Acts. ~~Covered employees are not required to exhaust paid leave in order to be eligible for FMLA leave.~~ Effective January 1, 2015 qualifying FMLA events will run concurrent with leave time, a permitted by FMLA. Employees will be responsible for obtaining the necessary FMLA paperwork.

Section 12.10. Wellness Day. In the spirit of promoting wellness employees will be eligible for one day of paid time off that can be earned per fiscal year (from May 1 – April 30). An employee earning a day may use it at any time during the next fiscal year with approval of their Department Head. Wellness Days cannot be rolled over into future years. In order to earn a Wellness Day an employee must accomplish the standards outlined in the Employee Handbook.

Section 12.11. Union Leave of Absence. In the event an employee accepts a full-time position with the Union, he or she may request a unpaid extended leave of absence from the City Manager. Such request shall not be unreasonably withheld. The City Manager may grant an unpaid leave of absence to an employee who has been in the bargaining unit for not less than one (1) year for such a period as he sees fit not to exceed five (5) years.~~the~~

~~term of this Agreement.~~ Only one employee may request such extended Union Leave of Absence at a time. Upon return from an extended Union Leave of absence the employee returning will be placed in the least senior union employee's position for which the returning employee is qualified. Employees taking an extended Union Leave of Absence shall continue to accrue seniority, not longevity or City credits for leave time as described below.

In addition, employees can request an unpaid union leave of absence from the Department Head for a maximum of thirty (30) days per calendar year, consecutive or not, to attend official union business provided that the request is submitted at least two (2) weeks in advance, ~~it~~ if at all possible. A determination will be made by the Department Head based on the staffing and operational needs of the department. A request for this leave shall not be unreasonably withheld. An employee who returns to work from a leave of absence shall return to his or her former job. Only two employees may request such unpaid leave of absence (max 30 days) at a time.

Employees on an unpaid union leave may not accrue sick leave, vacation leave or personal days for the duration of their leave. Employees may opt to continue City health insurance coverage, including dependent coverage, by paying the total cost of such coverage for the duration of their leave. Continuation of other benefits will be governed in accordance with the terms of each

benefit plan. Employee's anniversary date will be adjusted accordingly.

~~An employee who returns to work from a leave of absence shall return to his former job. However if his former job no longer exits or if, as a result of a layoff, the employee would have been transferred out of his job, then upon his return to work the employee shall be transferred to another job, seniority permitting, in accordance with the procedure described in Article 10, Seniority.~~

During the employee's approved leave of absence, their position may be filled by a limited term appointment, temporary promotion, or temporary reassignment of another bargaining unit employee.

ARTICLE 13 MANAGEMENT RIGHTS

It is recognized that the City has and will continue to retain the rights and responsibilities to direct the affairs of the City in all of its various aspects. Among the rights retained by the City are the City's right to direct the working forces; to plan, direct and control all the operations and services of the City; to determine the methods, means, organization and number of personnel by which such operations and services are to be conducted; to determine whether goods or services shall be made or purchased; to relieve employees due to lack of work or for other legitimate reasons; to make and enforce reasonable rules and regulations; to change or eliminate existing methods, equipment or facilities;

provided, however, that the exercise of any of the above rights shall not conflict with any of the expressed written provisions of this Agreement.

ARTICLE 14 GENERAL PROVISIONS

Section 14.1. No Discrimination. Neither the City nor the Union shall discriminate against any employee covered by this Agreement because of Union membership or non-membership, sex, race, age, color, religion, or national origin.

Section 14.2. Union Activity. The City and the Union agree not to interfere with the rights of employees to become or not become members of the Union and, further, that there shall be no discrimination or coercion against any employee because of Union membership or non-membership.

Section 14.3. Removal of Adverse Material. Any records of discipline may be used for a period of time not to exceed three (3) years from the issuance of discipline. After three (3) years the information shall remain in the employee's personnel file but shall become null and void. After this time employees can request to have records removed from their personnel file.

ARTICLE 15 UNION BULLETIN BOARDS

The City will make available one bulletin board at each of the Water Department's installations to be used for the posting of notices of Union meetings, Union elections, and other official Union activities provided, however, that no notices of a political or in-

flammatory nature shall be posted. All notices will be submitted to the Department Head for posting.

ARTICLE 16 GROUP INSURANCE PLAN

Health Insurance. The City will provide at least one health plan. If more than one plan is offered, the City will provide for an annual period during which employees may choose to switch between health plans. The City will contribute for all full-time employees as follows:

There will be no change to the 2006 health insurance premiums.

The City agrees to pay for plan year 2007 one hundred percent (100%) of the full health insurance premium for employee coverage and seventy-five (75%) of the full health insurance premium for Employee +1 and Family for group health insurance under the City of Bloomington Employee Health Care Plan for all benefited employees.

The City agrees to pay for plan year 2008 eighty five percent (85%) of the full health insurance premium for employee coverage and seventy-five (75%) of the full health insurance premium for Employee +1 and Family for group health insurance under the City of Bloomington Employee Health Care Plan for all benefited employees.

The City agrees to pay for plan year 2009 eighty percent (80%) of the full health insurance premium for employee coverage

and seventy-five (75%) of the full health insurance premium for Employee +1 and Family for group health insurance under the City of Bloomington Employee Health Care Plan for all benefited employees.

The City agrees to pay for plan year 2010 and additional years seventy five percent (75%) of the full health insurance premium for employee coverage and seventy-five (75%) of the full health insurance premium for Employee +1 and Family for group health insurance under the City of Bloomington Employee Health Care Plan for all benefited employees.

(Example of Family Coverage: Full family coverage premium X 75% equals City share; full family coverage premium X 25% equals employees share.)

Dental Insurance. The City will offer a group dental insurance plan. The City agrees to pay fifty percent (50%) of the dental insurance premium for employee coverage and fifty percent (50%) of the dental premium for dependent coverage. In any year in which the total amount of dental benefits paid is more than one hundred fifty percent (150%) of the average amount paid out over the past five (5) years, the City shall have the right to negotiate the type of benefits available under the City of Bloomington Dental Insurance Plan.

Vision Insurance. The City will offer a group vision insurance plan. The City agrees to pay fifty percent (50%) of the vision insurance premium for employee coverage and fifty percent (50%)

of the vision insurance premium for dependent coverage. In any year in which the total amount of vision benefits paid is more than one hundred fifty percent (150%) of the average amount paid out over the past five (5) years, the City shall have the right to negotiate the type of benefits available under the City of Bloomington Vision Insurance Plan.

Changes to Insurance. In any year in which the total amount of medical/dental/vision benefits paid is more than one hundred fifty percent (150%) of the average amount paid out over the past five (5) years, the City shall have the right to negotiate the type of benefits available under the City of Bloomington Employee Health Care Plans.

The City and the Union may meet during the term of this Agreement to propose changes and amendments to the City's Group Health Insurance, Dental and Vision plan. No changes in the level of benefits shall be made except by mutual agreement of the parties.

ARTICLE 17 PENSION PLAN

Employee pensions shall be as regulated by the Illinois Municipal Retirement Fund.

ARTICLE 18 SAFETY

Section 18.1. Safety Apparel Furnished. When the City requires safety devices and special protective wearing apparel, it

will be furnished without cost to the employees except as noted below.

Section 18.2. Safety Committee. The Water Department Safety Committee shall include at least two (2) members of the bargaining unit, one from the lake and one from in town. The Engineering Safety Committee shall include one (1) member of the bargaining unit. The Union will provide in writing to the Department Head the members appointed to the Department Safety Committee. This Committee shall make recommendations including but not limited to conditions which do not meet OSHA standards.

Section 18.3. Unsafe Equipment or Conditions. An employee may refuse to operate any unsafe vehicle or equipment or work in abnormally dangerous conditions; provided, that such employee shall immediately notify his or her supervisor of the nature of the unsafe condition of the vehicle or equipment or the nature of the abnormally dangerous condition.

Section 18.4. Safety Shoes. ~~The City will reimburse employees up to $200.00 per fiscal year toward the cost of American National Standards Institute Certified safety shoes or walking shoes (Meter Readers) that are required in the course of their duties. No payroll deductions for safety shoes will be allowed. Employees will not be allowed to shop on City time and will be reimbursed for the full amount with a current receipt.~~ The City will pay $300 each May to employees on payroll for the purpose of purchasing safety boots or walking shoes. Positions requiring safety boots shall

meet the American National Standards Institute Certified. Employees are not allowed to shop on Citytime

ARTICLE 19 CELLPHONES

The City, at its option, may provide cell phones to employees.

ARTICLE 20 LICENSES AND CERTIFICATIONS

Section 20.1. Bonus to Employees Obtaining CDL's. The City agrees to make a one-time payment of Thirty Dollars ($30.00) to employees covered by this Agreement if such employee obtains a Commercial Driver's License (CDL). A photocopy of the CDL will be delivered to the Human Resources Department as verification for payment. Employees who have received a Thirty Dollar ($30.00) CDL bonus under the 1990-1992 Agreement shall not be eligible for any additional Thirty Dollar ($30.00) bonus.

Section 20.2. Renewal of a CDL License. The City agrees at the time of renewal of a CDL license they will reimburse the employee the difference in cost of a CDL license and the cost of a regular driver's license.

Section 20.3. Positions that require a CDL License.

The following positions covered under this Agreement are required to maintain a CDL license: Chief Electrician, City Electrician, Water Maintenance Crew Leader, Assistance Water Maintenance Crew Leader, Water Maintenance Worker, Pump Station Maintenance Relief, Lake Facilities Crew Leader and Equipment

Operator I. This Section does not prevent the City from requiring a CDL License for existing or new positions in the future.

Section 20.4. Assignments Requiring Class "A" CDL. Any time the City requires pulling or moving a piece of City equipment which requires a Class "A" license for operation, the City shall limit the assignment of this task to persons having their Class "A" license using the seniority principle as set forth in Section 7.4 of this Agreement.

Section 20.5. Costs of Securing a Class "A" CDL. In the event that no existing employee covered by this Agreement secures a Class "A" CDL voluntarily, the City has the right to request that an employee obtain a Class "A" CDL. The City will make the request considering the seniority principle and the needs of the Department. The City agrees to pay one hundred percent (100%) of the costs of the Class "A" CDL secured in this circumstance.

Section 20.6. Use of Other City Employees for CDL Purposes. In the event that equipment needs to be moved or pulled that requires the Class "A" CDL to operate and, for whatever reason, an operator is not available using an employee covered under this Agreement, the City may utilize any other City employee having such license. The assignment outside the bargaining unit is not grievable.

Section 20.7. Bonus for Actual Driving Time for CDL Equipment. The City agrees to pay the operator of equipment requiring

the Class "A" CDL a bonus of Two Dollars ($2.00) over the base rate for such actual driving time as is required to complete the move, and further guarantees a minimum of one (1) hour's bonus pay.

Section 20.8. Water & IMSA Certification Pay. The City will pay Water Department employees represented by this Agreement 10 cents per hour to an employee that has a Class “D” Water Certification License and an additional 10 cents per hour for an employee that has a Class ”A” Water Certification License. The City will pay Electricians represented by this Agreement 10 cents per hour for an IMSA level one certification and an additional 10 cents per hour for an IMSA level two certification.

Section 20.9. Colilert Certification. The City will pay Laboratory Technician, Water Plant Operators and Water Plant Operators/Relief 20 cents per hour upon receiving their Colilert Certification. This certification is a requirement of the above listed position. Employees must obtain such certifications within six (6) months of their date of transfer into the above listed positions or during their probationary period whichever is greater. Employees who currently hold one of the above listed positions are not required to hold this certification unless they vacate the position.

ARTICLE 21 LABOR MANAGEMENT COMMITTEE

For the purpose of maintaining communications between labor and management in order to cooperatively discuss and solve

problems of mutual concern, representatives of Lodge 1000 shall meet monthly with management of the Water Department. Meetings shall be scheduled at a time, place and date mutually agreed upon. These meetings may be attended by a representative of the International Association of Machinists and Aerospace Workers, AFL-CIO.

ARTICLE 22 MANAGED COMPETITION

It is the general policy of the City to continue to utilize its employees to perform work they are qualified to perform. However, the parties recognize that in the interests of efficiency or economy, a managed competition process may be implemented. After evaluation through the managed competition process if the City chooses an option which results in a significant deviation from past practice and where the implementation of the process will result in the layoff of one or more bargaining unit employees, the City will notify the Union and offer the Union an opportunity to negotiate the decision to subcontract such work, provided:

(a) If the Union desires to negotiate, it shall provide the City with written notification no later than ten (10) business days following receipt of the City's notice. Failure to timely request negotiations will entitle the City to proceed with subcontracting.

(b) Such negotiations shall begin not less than ten (10) business days following the date the City receives the Union's demand to bargain under this Section, unless mutually agreed otherwise.

(c) Such negotiations conclude not later than sixty (60) calendar days after the City's original notice to the Union, absent mutual agreement otherwise. Absent conclusion of such negotiations in a timely manner, the City may proceed to implement such decision.

The impact or effects of such decision have been pre-bargained and the parties have agreed that any non-probationary employee who is laid off as a result of the City's decision to subcontract out work pursuant to this Article shall:

(a) Be paid for any earned but unused vacation and personal days. In the event that a laid off employee is recalled, he regains any accumulated sick time that existed prior to the layoff;
(b) Remain on the City's recall list for a minimum of two (2) years plus one (1) additional month for each year of service up to a maximum of five (5) years. Seniority shall accumulate during such absence.
(c) Be eligible to bid on posted City positions while on the recall list and provided the employee has the required knowledge, skill and ability be given preference over non-City applicants and current non-full time employees, provided such is not in violation of any City collective bargaining agreement.

Nothing herein is intended to erode the layoff provisions contained elsewhere in this Agreement.

ARTICLE 23 ENTIRE AGREEMENT

The parties acknowledge that during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective

bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. Therefore, the City and the Union, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right and each agrees that the other shall not be obligated to bargain collectively with respect to any subject or matter referred to or covered by this Agreement, or with respect to any subject or matter not specifically referred to, or covered in this Agreement, even though such subjects or matters may not have been within the knowledge or contemplation of either or both of the parties at the time they negotiated or signed this Agreement.

ARTICLE 24 SAVINGS

If any provision of this Agreement is subsequently declared by the proper legislative or judicial authority to be unlawful, unenforceable, or not in accordance with applicable statutes of law, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement.

ARTICLE 25 TERM OF AGREEMENT

If during the term of this Agreement, any issues arise that require a change or adjustment in an Article(s) of this Agreement, the parties will sit down and negotiate to a mutually agreed settlement. The issue will then be taken back to the membership for ratification. Upon ratification it will become a part of the Agreement.

This Agreement shall become effective on May 1, 2012, and shall remain in full force and effect until April 30, 2014, and shall be automatically renewed from year to year thereafter unless written notice of desire to terminate or modify said Agreement is given by either party sixty (60) days prior to the expiration date set forth above or each yearly period thereafter, if applicable.

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of ~~July~~August , 201~~3~~4.

LODGE 1000 OF THE INTERNATIONAL ASSOCIATION OF MACHINISTS AND AEROSPACE WORKERS, AFL-CIO:

/s/_____

/s/_____

/s/_____

/s/_____

/s/_____

CITY OF BLOOMINGTON, ILLINOIS:

/s/_____

/s/_____

/s/_____

/s/_____

/s/_____

APPENDIX "A" Letter of Understanding – Job Description and Qualifications

The City of Bloomington and the International Association of Machinists and Aerospace Workers, District 9, agree to meet no later than 3 months from the signing of the Collective Bargaining Agreement to discuss job descriptions and qualifications for positions covered in this Agreement.

APPENDIX "B" Wage Table Effective ~~May 1, 2012~~

	Lodge 1000						
	Wage Table effective 5/1/12						
(For Employees Hired Prior to March 25, 2013)							
Position	**Base**	**5 yrs**	**10 yrs**	**15 yrs**	**20 yrs**	**25 yrs**	**30 yrs**
OPERATIONS ASST	$23.12	$24.29	$24.75	$25.21	$25.67	$26.13	$26.60
UTILITY WORKER	$24.16	$25.38	$25.86	$26.35	$26.83	$27.31	$27.80
WTR MTR READER	$24.87	$26.11	$26.60	$27.10	$27.60	$28.10	$28.59
EQUIPMENT OP I	$25.08	$26.34	$26.84	$27.35	$27.85	$28.35	$28.85
WTR MNT WRKR	$25.08	$26.34	$26.84	$27.35	$27.85	$28.35	$28.85
PUMP STAT MAINT	$26.08	$27.39	$27.91	$28.43	$28.95	$29.48	$30.00
PMP STAT MAIN/R	$26.08	$27.39	$27.91	$28.43	$28.95	$29.48	$30.00
WTR METER SERV	$26.08	$27.39	$27.91	$28.43	$28.95	$29.48	$30.00
LAKE FAC CRWLDR	$27.61	$28.99	$29.55	$30.10	$30.65	$31.20	$31.75
ASST MNT CRWLDR	$27.00	$28.35	$28.89	$29.43	$29.97	$30.51	$31.05
LAB TECH	$27.36	$28.72	$29.26	$29.81	$30.37	$30.91	$31.46
WTR PLANT OP	$27.36	$28.72	$29.26	$29.81	$30.37	$30.91	$31.46
WTR PLANT OP/R	$27.36	$28.72	$29.26	$29.81	$30.37	$30.91	$31.46
MECHANIC	$28.17	$29.58	$30.15	$30.71	$31.27	$31.83	$32.40
WTR MNT CRWLDR	$28.50	$29.92	$30.49	$31.06	$31.63	$32.20	$32.77
WTR METR CRWLDR	$28.88	$30.31	$30.90	$31.47	$32.05	$32.62	$33.20
MECHANIC CRWLDR	$30.11	$31.61	$32.22	$32.82	$33.43	$34.03	$34.63
PMP STN CRLDR	$30.11	$31.61	$32.22	$32.82	$33.43	$34.03	$34.63
CTY ELECTRICIAN	$30.50	$32.02	$32.63	$33.24	$33.84	$34.46	$35.07
CHF ELECTRICIAN	$33.59	$35.26	$35.93	$36.61	$37.28	$37.95	$38.62

APPENDIX "C" Wage Table Effective ~~May 1, 2012~~

		Lodge 1000					
		Wage Table effective 5/1/12					
	(For Employees Hired After March 25, 2013)						
Position	**Base**	**5 yrs**	**10 yrs**	**15 yrs**	**20 yrs**	**25 yrs**	**30 yrs**
OPERATIONS ASST	$21.54	$22.62	$23.05	$23.48	$23.91	$24.34	$24.78
UTILITY WORKER	$22.51	$23.64	$24.08	$24.54	$24.99	$25.43	$25.89
WTR MTR READER	$23.16	$24.32	$24.78	$25.24	$25.71	$26.17	$26.63
EQUIPMENT OP I	$23.36	$24.53	$24.99	$25.47	$25.94	$26.40	$26.87
WTR MNT WRKR	$23.36	$24.53	$24.99	$25.47	$25.94	$26.40	$26.87
PUMP STAT MAINT	$24.29	$25.51	$25.99	$26.48	$26.96	$27.46	$27.94
PMP STAT MAIN/R	$24.29	$25.51	$25.99	$26.48	$26.96	$27.46	$27.94
WTR METER SERV	$24.29	$25.51	$25.99	$26.48	$26.96	$27.46	$27.94
LAKE FAC CRWLDR	$25.72	$27.00	$27.52	$28.03	$28.55	$29.06	$29.57
ASST MNT CRWLDR	$25.15	$26.40	$26.90	$27.41	$27.91	$28.41	$28.92
LAB TECH	$25.48	$26.75	$27.26	$27.77	$28.28	$28.79	$29.30
WTR PLANT OP	$25.48	$26.75	$27.26	$27.77	$28.28	$28.79	$29.30
WTR PLANT OP/R	$25.48	$26.75	$27.26	$27.77	$28.28	$28.79	$29.30
MECHANIC	$26.24	$27.55	$28.08	$28.60	$29.13	$29.65	$30.17
WTR MNT CRWLDR	$26.54	$27.86	$28.40	$28.93	$29.46	$29.99	$30.52
WTR METR CRWLDR	$26.89	$28.23	$28.78	$29.31	$29.85	$30.38	$30.92
MECHANIC CRWLDR	$28.04	$29.44	$30.01	$30.57	$31.13	$31.69	$32.25
PMP STN CRLDR	$28.04	$29.44	$30.01	$30.57	$31.13	$31.69	$32.25
CTY ELECTRICIAN	$28.41	$29.82	$30.39	$30.96	$31.52	$32.09	$32.66
CHF ELECTRICIAN	$31.28	$32.84	$33.47	$34.10	$34.72	$35.35	$35.97

APPENDIX "D" Wage Table Effective ~~May 1, 2013~~

			Lodge 1000				
			Wage Table effective 5/1/13				
		For Employees Hired Prior to March 25, 2013					
Position	**Base**	**5 yrs**	**10 yrs**	**15 yrs**	**20 yrs**	**25 yrs**	**30 yrs**
OPERATIONS ASST	$23.58	$24.78	$25.25	$25.71	$26.18	$26.65	$27.13
UTILITY WORKER	$24.64	$25.89	$26.38	$26.88	$27.37	$27.86	$28.36
WTR MTR READER	$25.37	$26.63	$27.13	$27.64	$28.15	$28.66	$29.16
EQUIPMENT OP I	$25.58	$26.87	$27.38	$27.90	$28.41	$28.92	$29.43
WTR MNT WRKR	$25.58	$26.87	$27.38	$27.90	$28.41	$28.92	$29.43
PUMP STAT MAINT	$26.60	$27.94	$28.47	$29.00	$29.53	$30.07	$30.60
~~PMP STAT MAIN/R~~	~~$26.60~~	~~$27.94~~	~~$28.47~~	~~$29.00~~	~~$29.53~~	~~$30.07~~	~~$30.60~~
WTR METER SERV	$26.60	$27.94	$28.47	$29.00	$29.53	$30.07	$30.60
LAKE FAC CRWLDR	$28.16	$29.57	$30.14	$30.70	$31.26	$31.82	$32.39
ASST MNT CRWLDR	$27.54	$28.92	$29.47	$30.02	$30.57	$31.12	$31.67
LAB TECH	$27.91	$29.29	$29.85	$30.41	$30.98	$31.53	$32.09
WTR PLANT OP	$27.91	$29.29	$29.85	$30.41	$30.98	$31.53	$32.09
WTR PLANT OP/R	$27.91	$29.29	$29.85	$30.41	$30.98	$31.53	$32.09
MECHANIC	$28.73	$30.17	$30.75	$31.32	$31.90	$32.47	$33.05
WTR MNT CRWLDR	$29.07	$30.52	$31.10	$31.68	$32.26	$32.84	$33.43
WTR METR CRWLDR	$29.46	$30.92	$31.52	$32.10	$32.69	$33.27	$33.86
MECHANIC CRWLDR	$30.71	$32.24	$32.86	$33.48	$34.10	$34.71	$35.32
PMP STN CRLDR	$30.71	$32.24	$32.86	$33.48	$34.10	$34.71	$35.32
CTY ELECTRICIAN	$31.11	$32.66	$33.28	$33.90	$34.52	$35.15	$35.77
CHF ELECTRICIAN	$34.26	$35.97	$36.65	$37.34	$38.03	$38.71	$39.39

APPENDIX "E" Wage Table Effective ~~May 1, 2013~~

		Lodge 1000					
		Wage Table effective 5/1/13					
	(For Employees Hired After March 25, 2013)						
Position	**Base**	**5 yrs**	**10 yrs**	**15 yrs**	**20 yrs**	**25 yrs**	**30 yrs**
OPERATIONS ASST	$21.97	$23.07	$23.51	$23.95	$24.39	$24.83	$25.27
UTILITY WORKER	$22.96	$24.11	$24.56	$25.03	$25.48	$25.94	$26.41
WTR MTR READER	$23.62	$24.81	$25.27	$25.75	$26.22	$26.70	$27.16
EQUIPMENT OP I	$23.83	$25.02	$25.49	$25.98	$26.45	$26.93	$27.40
WTR MNT WRKR	$23.83	$25.02	$25.49	$25.98	$26.45	$26.93	$27.40
PUMP STAT MAINT	$24.78	$26.02	$26.51	$27.01	$27.50	$28.00	$28.50
PMP STAT MAIN/R	$24.78	$26.02	$26.51	$27.01	$27.50	$28.00	$28.50
WTR METER SERV	$24.78	$26.02	$26.51	$27.01	$27.50	$28.00	$28.50
LAKE FAC CRWLDR	$26.23	$27.54	$28.07	$28.60	$29.12	$29.64	$30.16
ASST MNT CRWLDR	$25.65	$26.93	$27.44	$27.96	$28.47	$28.98	$29.50
LAB TECH	$25.99	$27.29	$27.80	$28.32	$28.85	$29.36	$29.88
WTR PLANT OP	$25.99	$27.29	$27.80	$28.32	$28.85	$29.36	$29.88
WTR PLANT OP/R	$25.99	$27.29	$27.80	$28.32	$28.85	$29.36	$29.88
MECHANIC	$26.76	$28.10	$28.64	$29.18	$29.71	$30.24	$30.78
WTR MNT CRWLDR	$27.07	$28.42	$28.96	$29.51	$30.05	$30.59	$31.13
WTR METR CRWLDR	$27.43	$28.80	$29.35	$29.89	$30.45	$30.99	$31.54
MECHANIC CRWLDR	$28.60	$30.03	$30.61	$31.18	$31.75	$32.33	$32.90
PMP STN CRLDR	$28.60	$30.03	$30.61	$31.18	$31.75	$32.33	$32.90
CTY ELECTRICIAN	$28.97	$30.42	$31.00	$31.58	$32.15	$32.73	$33.31
CHF ELECTRICIAN	$31.91	$33.50	$34.14	$34.78	$35.42	$36.06	$36.69

FOR COUNCIL: August 11, 2014

SUBJECT: Acquisition of Sugar Creek Packing Plant located at 412 East Street and Request to Approve a Budget Amendment to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets.

RECOMMENDATION/MOTION: Recommend that the property located at 412 East St. be acquired from the Sugar Creek Packing Company based in Ohio, at an acquisition price of $250,000, and the Mayor and City Clerk be authorized to execute the necessary documents and the Ordinance Amending the Budget to Add Funds to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets be passed.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable, sustainable City; and Goal 6. Prosperous Downtown Bloomington.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well designed and well maintained City facilities; 4b. Attraction of new targeted; 5a. Well-planned City with necessary services and infrastructure; 5e. More attractive city, commercial areas and neighborhoods; 6a. More beautiful, clean Downtown; 6b. Downtown Vision and Plan used to guide development, redevelopment, and investments; and 6c. Downtown becoming a community and regional destination.

BACKGROUND: For the last number of years, the City has considered the purchase of the Sugar Creek Packing Plant located at 412 East St. According to available records, the site is approximately 36,224 sq. ft. (0.83 acres) in area. The building on the site, (23,648 sq. ft.), includes 2,090 sq. ft. of office space, 20,203 sq. ft. of warehouse space, and 1,335 sq. ft. of miscellaneous space. The original building dates back to about 1920 with additions in 1969, 1971, 1992 and 1997. The building has little area significance, and while it had been zoned manufacturing, it does not lend itself to current market demands for manufacturing space as a result of its age, limited ceiling height, size and location relative to major highways.

A Phase I Environmental Assessment Study in 2003 revealed the existence of a 1,000 gallon underground storage tank used to store waste oil. A Phase II Environmental Assessment, also in 2003, revealed the existence of five (5) metals, mercury, an acetone, and two (2) polynuclear aromatic, (PNAs), compounds. The study concluded with the recommendation that the identified levels did not exceed standards for commercial and industrial uses, and recommended that consideration be given to enrolling the property in the Illinois Environmental Protection Agency Site Remediation Program to obtain a No Further Remediation letter based on current commercial/industrial land use. Finally, an asbestos study dated March 24, 2014 came up clean.

Acquisition of the property provides a number of options. It could be combined with other City owned parcels in the area to encourage potentially larger or more intense land uses. It could also

be used to provide additional parking in the area allowing for upwards of nearly 115 additional spaces. Finally, it could be combined with construction of a smaller facility and adjacent green space to provide a more aesthetically pleasing area with other nearby public uses.

A more detailed analysis regarding the potential acquisition of the property dated March 8, 2012 drafted by Alex McElroy, Asst. to the City Manager and presented to David Hales, City Manager, has been provided to the Council.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: The approval of the budget amendment will allow a transfer from the General Fund balance for General Fund Transfers-To Capital Improvement (10019180 - 89410) and to the Capital Improvement-From General Fund (40100100 - 85100). The expenditure will be paid from the Capital Improvement-Land account (40100100 - 72510).

Respectfully submitted for Council consideration.

Prepared by:	Frank Koehler, Int. Economic Development Coordinator
Reviewed by:	Sue McLaughlin, ICMA-CM, Interim Asst. City Manager
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Rosalee Dodson, Asst. Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Ordinance
Attachment 2. Potential Procurement - Sugar Creek Packing Plant
Attachment 3. Agreement

Motion: Recommend that the property located at 412 East St. be acquired from the Sugar Creek Packing Company based in Ohio, at an acquisition price of $250,000, and the Mayor and City Clerk be authorized to execute the necessary documents and the Ordinance Amending the Budget Ordinance to Add Funds to Accounts (10019180 - 89410), (40100100 - 85100) and (40100100 - 72510) in the General and Capital Improvement Fund Budgets be passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

ORDINANCE NO. 2014 –

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 11th day of August, 2014.

APPROVED the ____ day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

		Exhibit 1	
Account #	**Fund**	**Account Description**	**Amount**
10019180-89410	General	General Fund Transfer-To Capital Improvement	$ 250,000.00
40100100-85100	Capital Improvement	Capital Improvement-From General Fund	$ (250,000.00)
40100100-72510	Capital Improvement	Capital Improvement-Land	$ 250,000.00
		Net Budget Increase/(Decrease):	**250,000.00**

AGREEMENT TO PURCHASE

This Agreement between the CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, a municipal corporation organized under the laws of the State of Illinois, whose mailing address is 109 East Olive Street, P.O. Box 3157, Bloomington, Illinois 61702-3157 (the "Buyer") and SUGAR CREEK PACKING CO., an Ohio corporation with principal offices at 495 Old Chillicothe Road S.E., Washington Court House, Ohio 43160 (the "Seller").

Seller agrees to sell and Buyer agrees to buy, upon the terms and conditions set forth herein, all of Seller's rights, title and interest in the real estate commonly known as the Sugar Creek Packing Co. facility, located at 410 South East Road, Bloomington, Illinois, and legally described on Exhibit A attached hereto (the "Property").

Section 1. Down Payment, Price and Terms:

Buyer will deposit with Cornerstone Title Agency, LLC the sum of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) (the "Down Payment") within three (3) days after this Agreement has been signed by both parties, which shall be held in trust in a non-interest-bearing account and applied on the Purchase Price when the transaction is closed; or, if Seller fails or refuses to perform Seller's part of this Agreement, the Down Payment shall be returned to Buyer; or if Buyer fails or refuses to perform Buyer's part of this Agreement, the Down Payment shall be delivered to Seller. Such delivery or return of the Down Payment shall not in any way prejudice the rights of either party to any remedy for such failure or refusal.

The purchase price shall be Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00), due and payable from Buyer to Seller at closing.

Section 2. Method of Payment:

Buyer shall pay the purchase price in cash, cashier's check, certified funds or the equivalent.

Section 3. Closing:

This Agreement shall be closed within fifteen (15) days of the completion of the Inspection Period (as defined below in Section 9). Seller shall surrender possession of the Property to Buyer at the time of closing.

Section 4. Closing Costs:

Unless otherwise stated, closing costs are to be paid as follows: 1) Seller shall pay all Seller's existing loans, liens and related costs affecting the sale of the Property, Seller's settlement fees, and the balance on any leased items that remain with the Property; and 2) Buyer shall pay transfer taxes, deed recording fees, hazard and other required insurance, Buyer's settlement fees, and title insurance policy fees and costs.

Section 5. Conveyance:

At closing Seller shall convey and transfer the Property to Buyer by warranty deed subject to the exceptions permitted herein. At the same time the purchase price shall be paid and all documents relative to the transaction shall be signed and delivered.

Section 6. Items Included or Excluded:

Included, if present, as part of the Property sale are: all real estate, buildings, improvements, appurtenances (easements, rights of way and privileges) and fixtures. Fixtures include all things which are attached to the structure(s) by nails, screws, or other permanent fasteners, including, but not limited to, all of the following, if present: attached light fixtures and bulbs, heating and cooling equipment and thermostats, plumbing fixtures and equipment, all doors, all windows and screens, all security system components and controls, all fencing, and landscaping and outdoor lighting.

Section 7. Title Evidence:

Upon acceptance of this Agreement, Seller shall within thirty (30) days furnish at Seller's expense a commitment for an owner's title guaranty policy issued by a company licensed to issue the same for the county in which the Property is located for the amount of the purchase price, subject to, but not limited to, the following: (a) all taxes and special assessments now a lien, levied, or confirmed after the date hereof, (b) building, use and occupancy or restrictions, if any, (c) zoning laws and ordinances, (d) easements of record or in place affecting the Property, if any, (e) drainage ditches, feeders and laterals, if any, (f) conveyances or reservations of coal, minerals and mining rights, if any, of record, (g) mortgage or other lien that may be eliminated at closing by application of the purchase price and (h) rights of tenants in possession.

Buyer or Buyer's attorney shall within a reasonable time after receiving such title evidence deliver to Seller a report in writing specifying any objections made to the title. If material objections made to the title in such report are not cured within twenty (20) days after such report is so delivered, this Agreement shall, at Buyer's option, be void. Buyer may, nevertheless, elect to take such title as it then is, and in such case, Seller shall convey the Property as agreed.

Section 8. Survey:

Buyer, at its expense, shall obtain within thirty (30) days of the date of this Agreement a staked survey of the Property. Upon Seller's written request, Buyer shall furnish a copy of the survey to Seller. Such survey shall show the location and course of all visible and recorded easements and rights-of-way, access to public rights-of-way, the location of the building and improvements on the subject Property (including fences, if any) to be within the lot lines and not encroaching over any setback line or easement, and no encroachments of buildings or other improvements from adjoining properties. If said survey shows improper location of improvements or encroachments and Buyer is unable to obtain title insurance protection, against any loss resulting from such improper location or encroachment, Buyer may, at Buyer's option, declare this Agreement null and void.

Section 9. Inspection:

From the date of this Agreement and continuing for a period of sixty (60) days from receipt of the documents described below ("Inspection Period"), Buyer, its employees and agents, shall have the right to inspect:

(a) The Property, including the right to make such physical investigations and studies of the structural and mechanical aspects of the Property as well as any environmental impacts in any way associated with the Property, as Buyer shall deem necessary, provided that Buyer shall hold Seller harmless from any claims or liabilities based upon accidents, injuries or damages sustained by virtue of Buyer's inspection pursuant to this Paragraph.

(b) The leases relating to the Property.

(c) All contracts of the Property.

(d) All notices of changes in assessed valuation relating to the Property for the current or subsequent tax year, if any, in possession of the Seller, and the current real estate tax bill(s) covering the Property.

(e) All statements and invoices for the past year covering all utilities (electricity, gas and water) relating to the Property.

(f) All insurance policies insuring the Property and the improvements and personal property located thereon which may be assumed by Buyer.

Seller agrees to cooperate in all respects to facilitate Buyer's inspection and agrees to promptly make available all documents, books and records necessary to permit the inspections described herein and, to the extent such records are available. If Buyer shall advise Seller at any time prior to the expiration of the Inspection Period that Buyer, in its sole discretion, elects not to proceed with the transaction contemplated hereunder, this Agreement shall thereupon terminate and neither party hereto shall have any further rights against the other. In the absence of written notice from Buyer to Seller prior to expiration of the Inspection Period that Buyer has noted any concerns of conditions of the Property, which are unacceptable to Buyer, this contingency shall be deemed waived. Buyer shall not suffer or permit any mechanic's liens to attach to the Property, and Buyer shall hold Seller harmless from any and all claims and liabilities based upon accidents or injuries sustained by virtue of Buyer's possession or use of the Property pursuant to any and all inspections of the Property pursuant to this Agreement.

Section 10. Performance:

This is an enforceable Agreement placing specific obligations on the Buyer and Seller. Either party is entitled to all legal remedies available under law or equity, including suit for specific performance or damages.

Section 11. Environmental Matters:

Seller warrants that Seller has not used the Property nor any portion thereof for the production, release, or disposal of hazardous or toxic wastes or materials as defined by any

federal, state, or local law, ordinance or regulation relating to environmental conditions, including, but not limited to, soil and groundwater conditions, and that Seller and any tenant on the Property has not generated, stored, handled or otherwise dealt with hazardous or toxic waste, substance or material and will not do so prior to closing. Buyer represents and warrants that it shall independently investigate and analyze to its satisfaction, and at its own expense, the environmental condition, value and the profitability of the Property. Buyer acknowledges and agrees that Buyer shall be purchasing the Property in an "AS IS" "WHERE IS" and "WITH ALL FAULTS" condition at the date of closing with respect to environmental matters.

Section 12. Prorations, Taxes and Assessments:

At closing, Buyer shall become responsible for the payment of taxes on the Property. Seller shall remain responsible and obligated for paying any and all real estate taxes, as well as any other special assessments, due prior to closing and as prorated and detailed herein. If not already paid by Seller, Buyer will receive a credit for the 2014 taxes (payable in 2015) prorated to the date of closing hereunder, based on the most recent tax bill and Seller's share thereof shall be deducted from the purchase price due from Buyer to Seller. Buyer shall thereafter pay the 2014 taxes (payable in 2015) and subsequent year's taxes, as applicable.

Section 13. Risk of Loss:

This Agreement is subject to the State of Illinois Uniform Vendor and Purchaser Risk Act (765 ILCS 65/1), which provides, in general, that the Seller shall bear the risk of loss until transfer of possession or receipt of deed, whichever occurs first.

Section 14. Seller's Representations, Warranties and Covenants:

Seller hereby represents, warrants and covenants to Buyer as to the following matters, each of which is warranted to be true and correct as of the date hereof, and also to be true and correct as of the date of closing.

(a) Seller is the sole owner of the Property and has full right and authority to transfer such title to Buyer.

(b) Seller has the power and authority to execute this Agreement and to perform the obligations imposed on Seller hereunder.

(c) There are no matters of litigation, administrative actions or arbitration pending or threatened against Seller with respect to the Property or against the Property, and Seller has no knowledge of any environmental defect or problem in or on the Property.

Section 15. Operations on the Property:

Seller agrees that, during the time between the execution of this Agreement and the date of closing, it shall not grant any leases, easements or licenses on the Property and shall not improve the Property or erect any structures or improvements thereon or in any manner change the Property without Buyer's prior written consent.

Section 16. Buyer's Representations and Warranties:

Buyer hereby represents and warrants to Seller as to the following matters, each of which is warranted to be true and correct as of the date hereof, and also to be true and correct as of the date of closing.

(a) Buyer has the legal capacity to enter into this Agreement.

(b) There are no matters of litigation, administrative actions or arbitration pending or threatened against Buyer with respect to the subject matter of this Agreement

Section 17. Brokers:

Seller represents and warrants to Buyer that it has not utilized the service of any real estate broker, salesperson or finder in connection with this Agreement or the transaction contemplated hereby.

Section 18. Default:

In the event that Buyer shall fail to perform any of the covenants on their part hereby made and entered into, Seller may pursue such remedies as are available either at law or in equity, including suit for specific performance or damages. In the event of default hereunder by Seller (other than failure to provide merchantable title or a title guaranty policy as aforesaid, in which event Buyer may either (a) take title subject to said defects or (b) have refunded all payments made by him hereunder, in which event neither party shall have any further right against the other), Buyer may pursue such remedies as are available at law or in equity, including suit for specific performance or damages.

Section 19. General Conditions and Stipulations:

(a) Buyer acknowledges and agrees that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), the Property is sold "AS IS" "WHERE IS" and "WITH ALL FAULTS" and neither Seller, nor any agent or representative of Seller, has made, nor is Seller liable for or bound in any manner by any express or implied warranties, guarantees, promises, statements, inducements, representatives or information pertaining to the Property or any part thereof, the physical condition, environmental condition, income, expense or operations of the Property, the uses which can be made of the same or any other matter or thing with respect thereto. Without limiting the foregoing, Buyer acknowledges and agrees that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), Seller is not liable for or bound by (and Buyer has not relied upon) any oral or written statements, representations or financial statements pertaining to the Property furnished by Seller or any employee, agent, consultant or other person representing or purportedly representing Seller. Buyer further acknowledges, agrees and represents that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), Buyer shall be purchasing the Property in an "AS IS" "WHERE IS" and "WITH ALL FAULTS" condition at the date of closing with respect to the structural and mechanical elements of the improvements, the physical and environmental condition of the Property, the fire-life safety systems and the furniture, fixtures and equipment located thereon or attached thereto, which are

being conveyed pursuant to this Agreement, and Buyer, hereby releases Seller from any and all obligations, liabilities, claims, demand, suits, causes of action, damages, judgments, costs and expenses relating to any of the structural and mechanical elements of the improvements, the physical and environmental condition of the Property, the fire-life safety systems and the furniture, fixtures and equipment located thereon or attached thereto, which are being conveyed pursuant to this Agreement, subject to Buyer's rights provided herein for a breach of any representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein). Buyer also represents that, without limiting any of Buyer's rights contained herein or in a closing document or the representations, warranties and covenants set forth herein, as of the closing date, it shall have independently investigated, analyzed and appraised to its satisfaction the value and the profitability of the Property. Buyer acknowledges that, to the extent required to be operative, the disclaimers of warranties contained in this section are "conspicuous" disclaimers for purposes of any applicable law, rule, regulations or order. The provisions of this Section shall survive the closing.

(b) Time shall be considered to be of the essence of this Agreement. This Agreement shall extend to and be obligatory upon the heirs, successors and assigns of the parties hereto. If there be more than one Seller or Buyer, the word "Seller" or "Buyer" wherever used herein shall, respectively, be construed to mean Sellers or Buyers, and the necessary grammatical plural changes shall in all cases be assumed as though in each case fully expressed.

(c) All notices and demands herein required or given hereunder shall be in writing. The mailing of any such notice or demand to Seller or to Buyer at their respective addresses set forth herein shall be considered sufficient service thereof.

(d) This Agreement contains all the terms and conditions agreed upon by the parties, and supersedes all oral agreements, regarding the subject matter of this Agreement and may only be amended or altered in writing signed by all parties.

(d) This Agreement may be executed on one or more counterparts by any of the parties hereto which, taken collectively, shall bind the parties as if a single document has been executed by all of them.

(e) This Agreement shall be construed and interpreted in accordance with, and governed by, the laws of the State of Illinois.

IN WITNESS WHEREOF, Buyer and Seller have made and executed this Agreement this _____ day of _____, 2014.

BUYER:

CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

By: _____
Tari R. Renner, Mayor

Attest: _____
Tracey Covert, City Clerk

SELLER:

SUGAR CREEK PACKING CO.

By: _____

Attest: _____

EXHIBIT A

Tract No. 1:
Lot 2 and 7 feet off the entire South side of Lot 1, all in Block 2 in Flagg's First Addition to Bloomington, being a Subdivision of part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded January 26, 1858 in Book 34 of Deeds, page 67 and re-recorded in Plat Book 3, page 122, in McLean County, Illinois.

Tract No. 2:
Lot 1 in Block 2 in Flagg's First Addition to the City of Bloomington (except 7 feet off the entire South side thereof), being a part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded January 26, 1858 in Book 34 of Deeds, page 67 and re-recorded in Plat Book 3, page 122, in McLean County, Illinois.

Tract No. 3:
A tract of land described as follows: Commencing on the East side of Albert Street (now East Street) in the City of Bloomington, 543.50 feet South of Olive Street (formerly Charles Street); thence East 128 feet; thence South to the North line extended East of Lot 1 in Block 2 in Flagg's First Addition to the City of Bloomington; thence West to the East line of Albert Street (now East Street); thence North to the place of beginning, being part of Lot 29 in the Southeast 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois.

SUMMARY

To: David A. Hales, City Manager

CC: Rosalee Dodson, Assistant Corporation Counsel

From: Alex McElroy, Assistant to the City Manager

Date: March 8, 2012

Subject: March 12, 2012 Executive Session

City Parking Needs and Potential Purchase of Certain Real Estate (Sugar Creek Packing Plant) – south/east of the Railroad Tracks on East Street

CONFIDENTIALITY NOTICE: This document is strictly confidential. It contains information intended only for the person(s) to whom it is addressed. With receipt of this information, recipient acknowledges and agrees that the document is not intended to be distributed, he or she will not copy, fax, reproduce, divulge or distribute this confidential information, in whole or in part, and all of the information herein will be treated as confidential material with no less care than that afforded to its own confidential material.

Background

In 2003, Sugar Creek Packing Company (SCPC), located at 412 East Street, closed its facility and the property has remained vacant. City Staff collaborated with Sugar Creek's Attorney and a verbal agreement was put into place allowing the City to use the parking lot for City employee parking. Currently, staff from Public Works (Streets and Refuse) utilize the approximate 35 parking spaces Monday through Friday and on weekends as necessary.

The Bloomington Public Library met with City Staff back in 2008 to discuss their need for additional parking spaces for their patrons and Staff in the lower parking lot south of the Library (Jackson St. between East and Prairie). In the mid 1970's the City of Bloomington requested that the Library Board deed the lower lot to the City with the understanding that if the Library ever needed to utilize the lot, that it would be returned to the Library. City Staff did look into this agreement and found that the lot is now the property of the City. City Staff has worked with the Library to assist them with their parking needs. Given the number of patrons that utilize the Library, five (5) additional parking spaces were assigned to the Library.

On December 19, 2011 during an Executive Session, City Manager David Hales and Rosalee Dodson, Assistant Corporation Counsel addressed the Council regarding possible acquisition of the Sugar Creek Packing Company. Council provided Staff with 5 items to research before considering the purchase of the property. 1) Develop a plan with better cost estimates. 2) Address the City's storage needs. 3) Look at the former BNPT site and other buildings. 4) Investigate remediation and any available grant dollars 5) Prioritize this purchase among other City projects. The following is a summary of City Staff's research into these items.

SUMMARY

Summary

Develop a Plan with Better Cost Estimates

The current Multiple Listing Service (MLS) listing for the SCPC property is $275,000[1]. City staff solicited an estimate from Kirk C&D Recycling, Inc. for demolition of the property which they priced at $65,000[2]. Environmental Studies Phase I & II have been performed on the property by Professional Service Industries, Inc. (PSI) in 2003 as well as an asbestos report for the entire structure. No deleterious contaminants were found in the studies consistent of levels that would fall into a category requiring remediation. It is recommended, if the City were to consider purchasing the property, that a more destructive asbestos study be completed. The initial asbestos study performed was a less invasive analysis of asbestos contaminants and did not include the removal of portions of flooring, walls, and ceiling surfacing for the testing of asbestos contaminants. A more destructive asbestos test is estimated to cost $5,000 - $10,000. If the City were to acquire the property for the purpose of additional parking, there would be additional costs associated with grading, paving, and landscaping to remain compliant with City Code. The PACE Department provided an estimate of $270,000 for the funding of lot grading, asphalt paving, and landscaping. This number was derived from the estimate of 90 additional spaces being created, costing $3,000 per parking stall. Total, this project would represent an estimated investment of $620,000.

Address the City's Storage Needs

Both the City and the Library are in need of additional parking for both the public and their Staff. There is a large gap between the current parking needs and the actual parking available at this time. Planning and Code Enforcement (PACE) completed a parking assessment for City Hall and the Library campus. It was determined that 1,087 parking spaces are needed and required by the City's Code[3], the field assessment shows that there are only 457 spaces available[4]. This represents a shortage of 630 spaces required by the City's Zoning Code.

City Hall Campus and Library Parking Requirements

Building	Building Address	Gross S.F.	Parking Requirement	Parking Needed per Zoning Code	Notes
109 E. Olive St.	City Hall	24,000	1/100	240	Constructed in 1962
322 S. Main St.	City Hall Annex	15,000			Currently used for partial storage. Plans in the works for demolition.
336 S. Main St.	Repair Garage	6,400	1/250	26	

[1] See "1_ 412 S East Street, Bl Listing.pdf"
[2] Budget Estimate provided by Thomas Kirk, Owner of Kirk C&D Recycling. Mr. Kirk stated that this would be a good number to use and would be very close to the number he would issue as a bid. This number does not include any potential asbestos remediation.
[3] Bloomington City Code Ch. 44 Section 44.7-2
[4] See "Area Parking Map.pdf"

SUMMARY

305 S. East St	Police Building	42,000	1/100	420
401 S. East St.	Public Works Garage	24,800	1/2400	10
	Office	3,000	1/100	30
	Shop	2,600	1/600	4
401 ½ S. East St.	Old Engineering Building	9,400	1/100	94
	Electrician Space	1,500	1/600	3
406 S. Main	Public Works Storage	2,000	1/2400	1
205 E. Olive	Library	51,800	1/200	259
			Total	**1,087**

* Buildings such as City Hall, the Public Works Office, and the Old Engineering Building were constructed under less stringent parking codes as the City has amended zoning requirements over the years.

City Hall Campus and Library Parking Availability	
Parking Use	**Number of Parking Spaces Available**
Handicap	11
Public	76
Library	72
Library Management	10
Library Employee	2
City Employee	177
City Electrician Vehicles	8
City Sign Crew	2
Public Service Division	47
Police	46 * Approximately 15 spaces dedicated for City Hall use
City Administration	5
Mayor	1
Total:	**457**

During the design process of the Library's Building expansion, Felmley-Dickerson Company determined that additional parking of 65 spaces would be required for the Library with the project reducing the number of current parking spaces by 27 and increasing the number of required parking spaces per City Code by 38 spaces[5]. In December 2011, the Public Library President issued a memo to City Hall asking for additional parking and for the City to deed the lower south parking lot back to the Library[6].

[5] See "Flemley-Dickerson Co. Parking Notice.pdf"
[6] See "Public Library Dec 2011 Memo.pdf"

SUMMARY

Look at the Former BNPT Site and Other Buildings

City staff contacted the Bloomington-Normal Public Transit Authority (BNPT) in respect to the 104-106 East Oakland property and BNPT provided the City with a copy of the May 2011 appraisal valuing the property at $720,000[7]. There are currently no future plans for the facility on behalf of the BNPT. The PACE Department presented the idea of constructing canopy parking over the Library's lower lot to create an estimated 56 parking spaces. The canopy structure would rest level with the current north Library parking lot and, due to the grade of the lower lot, rest above the southern lower lot[8]. A very preliminary estimate from the PACE Department for this construction is valued at $1,000,000 or more.

Investigate Remediation and Any Available Grant Dollars

City Staff has been working with Farnsworth Engineer, Robert Kohlhase on the investigation of potential remediation requirements associated with the property and potential grant funding available. The City provided Mr. Kohlhase with a copy of the Phase I & II environmental studies performed by PSI along with the asbestos report. Mr. Kohlhase reported that the Phase I Environmental Assessment did not identify any recognized environmental conditions. He noted that the Phase II soils and water sampling was performed around the presumed location of an Underground Storage Tank (UST) that was originally believed to be under a building. The Phase II sampling results did not detect levels of measured constituents above the IEPA Tier I levels for commercial properties and for many constituents residential levels. Therefore, there was no evidence requiring actions necessary for the de minimus levels of measured constituents. Mr. Kohlhase went on to state that if the City were to acquire the property the studies do not indicate any actions for environmental cleanup related to a former UST. Mr. Kohlhase found the asbestos report to show no indications of asbestos contaminants but recommended commissioning a more destructive asbestos test (which would include the removal of portions of flooring, walls, and ceiling surfacing for the testing of asbestos contaminants) before making an offer on the property or making an offer contingent upon the results of such a test.

There was limited investigation into potential grant funding for the project as Mr. Kohlhase did not believe this project is large and/or costly enough to satisfy most funding criteria. Mr. Kohlhase stated the best chance this project would have to receive grant funding would be through a brownfield grant application but felt the size of the project and the lack of high levels of hazardous waste or pollution contaminants would make it extremely difficult to receive consideration by the funding programs he is aware exist.

Prioritize this Purchase Among Other City Projects

Parking availability will remain an issue for City Hall and the Library campus area unless additional space is acquired. The availability of this property and the City's current use of it makes it an attractive option for additional space. In FY 2013, the City is budgeting $150,000 to demolish the HAVCO structure located directly south of the SCPC property at 401 S. Prairie

[7] See "7_ 104-106EOaklandAveBlm.pdf"
[8] See "8_ Canopy Parking Sketch.pdf"

(currently being utilized by the Public Works Department for storage). The HAVCO building has reached a highly dilapidated state and meets all the requirements for condemnation. It may be a cost savings measure to demo both structures at the same time if the Council should wish to proceed with the purchase of the property. Additionally, Facilities Manager Bob Floyd expressed an interest in the north east portion of the SCPC building to be utilized as cold storage for Public Works materials and equipment.

Financial Impact

The listing price for the SCPC property is $275,000. The City could potentially negotiate a price lower than the listing price and contingent upon a more destructive asbestos study to be performed to potentially reduce this cost. Procurement, demolition, and construction of a parking lot at the SCPC location is estimated to cost a total of $620,000 for the creation of an estimated additional 90 parking spaces[9]. This would help to address the current gap of 630 spaces as required by City Code. The project could be phased over 2 to 3 budget cycles to limit the financial impact on the City's 2013 Fiscal Year.

Council and Staff Discussion Items

1. Over 600 parking spaces is needed for both the City Hall Campus and Library.
2. Sugar Creek Packing Plant is a viable location for the City to add additional parking both short and long term.
3. The 2012 Action Plan contains a Policy Action Item: A Facilities Master Plan shall be completed and will more adequately determine the parking needs (Goal 2).
4. The Library continues to see patron growth and their current parking spaces do not provide for adequate parking.

Recommendation

Authorize the City Manager and Legal Counsel to negotiate the acquisition of the Sugar Creek Packing Plant property.

[9] See "8_ Sugar Creek Parking Spaces Generated.pdf" (Engineers estimate of 115 +/- spaces did not account for landscaping. PACE estimates 90 spaces generated with landscaping requirements)

AGREEMENT TO PURCHASE

This Agreement between the CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, a municipal corporation organized under the laws of the State of Illinois, whose mailing address is 109 East Olive Street, P.O. Box 3157, Bloomington, Illinois 61702-3157 (the "Buyer") and SUGAR CREEK PACKING CO., an Ohio corporation with principal offices at 495 Old Chillicothe Road S.E., Washington Court House, Ohio 43160 (the "Seller").

Seller agrees to sell and Buyer agrees to buy, upon the terms and conditions set forth herein, all of Seller's rights, title and interest in the real estate commonly known as the Sugar Creek Packing Co. facility, located at 410 South East Road, Bloomington, Illinois, and legally described on Exhibit A attached hereto (the "Property").

Section 1. Down Payment, Price and Terms:

Buyer will deposit with Cornerstone Title Agency, LLC the sum of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) (the "Down Payment") within three (3) days after this Agreement has been signed by both parties, which shall be held in trust in a non-interest-bearing account and applied on the Purchase Price when the transaction is closed; or, if Seller fails or refuses to perform Seller's part of this Agreement, the Down Payment shall be returned to Buyer; or if Buyer fails or refuses to perform Buyer's part of this Agreement, the Down Payment shall be delivered to Seller. Such delivery or return of the Down Payment shall not in any way prejudice the rights of either party to any remedy for such failure or refusal.

The purchase price shall be Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00), due and payable from Buyer to Seller at closing.

Section 2. Method of Payment:

Buyer shall pay the purchase price in cash, cashier's check, certified funds or the equivalent.

Section 3. Closing:

This Agreement shall be closed within fifteen (15) days of the completion of the Inspection Period (as defined below in Section 9). Seller shall surrender possession of the Property to Buyer at the time of closing.

Section 4. Closing Costs:

Unless otherwise stated, closing costs are to be paid as follows: 1) Seller shall pay all Seller's existing loans, liens and related costs affecting the sale of the Property, Seller's settlement fees, and the balance on any leased items that remain with the Property; and 2) Buyer shall pay transfer taxes, deed recording fees, hazard and other required insurance, Buyer's settlement fees, and title insurance policy fees and costs.

Section 5. Conveyance:

At closing Seller shall convey and transfer the Property to Buyer by warranty deed subject to the exceptions permitted herein. At the same time the purchase price shall be paid and all documents relative to the transaction shall be signed and delivered.

Section 6. Items Included or Excluded:

Included, if present, as part of the Property sale are: all real estate, buildings, improvements, appurtenances (easements, rights of way and privileges) and fixtures. Fixtures include all things which are attached to the structure(s) by nails, screws, or other permanent fasteners, including, but not limited to, all of the following, if present: attached light fixtures and bulbs, heating and cooling equipment and thermostats, plumbing fixtures and equipment, all doors, all windows and screens, all security system components and controls, all fencing, and landscaping and outdoor lighting.

Section 7. Title Evidence:

Upon acceptance of this Agreement, Seller shall within thirty (30) days furnish at Seller's expense a commitment for an owner's title guaranty policy issued by a company licensed to issue the same for the county in which the Property is located for the amount of the purchase price, subject to, but not limited to, the following: (a) all taxes and special assessments now a lien, levied, or confirmed after the date hereof, (b) building, use and occupancy or restrictions, if any, (c) zoning laws and ordinances, (d) easements of record or in place affecting the Property, if any, (e) drainage ditches, feeders and laterals, if any, (f) conveyances or reservations of coal, minerals and mining rights, if any, of record, (g) mortgage or other lien that may be eliminated at closing by application of the purchase price and (h) rights of tenants in possession.

Buyer or Buyer's attorney shall within a reasonable time after receiving such title evidence deliver to Seller a report in writing specifying any objections made to the title. If material objections made to the title in such report are not cured within twenty (20) days after such report is so delivered, this Agreement shall, at Buyer's option, be void. Buyer may, nevertheless, elect to take such title as it then is, and in such case, Seller shall convey the Property as agreed.

Section 8. Survey:

Buyer, at its expense, shall obtain within thirty (30) days of the date of this Agreement a staked survey of the Property. Upon Seller's written request, Buyer shall furnish a copy of the survey to Seller. Such survey shall show the location and course of all visible and recorded easements and rights-of-way, access to public rights-of-way, the location of the building and improvements on the subject Property (including fences, if any) to be within the lot lines and not encroaching over any setback line or easement, and no encroachments of buildings or other improvements from adjoining properties. If said survey shows improper location of improvements or encroachments and Buyer is unable to obtain title insurance protection, against any loss resulting from such improper location or encroachment, Buyer may, at Buyer's option, declare this Agreement null and void.

Section 9. Inspection:

From the date of this Agreement and continuing for a period of sixty (60) days from receipt of the documents described below ("Inspection Period"), Buyer, its employees and agents, shall have the right to inspect:

(a) The Property, including the right to make such physical investigations and studies of the structural and mechanical aspects of the Property as well as any environmental impacts in any way associated with the Property, as Buyer shall deem necessary, provided that Buyer shall hold Seller harmless from any claims or liabilities based upon accidents, injuries or damages sustained by virtue of Buyer's inspection pursuant to this Paragraph.

(b) The leases relating to the Property.

(c) All contracts of the Property.

(d) All notices of changes in assessed valuation relating to the Property for the current or subsequent tax year, if any, in possession of the Seller, and the current real estate tax bill(s) covering the Property.

(e) All statements and invoices for the past year covering all utilities (electricity, gas and water) relating to the Property.

(f) All insurance policies insuring the Property and the improvements and personal property located thereon which may be assumed by Buyer.

Seller agrees to cooperate in all respects to facilitate Buyer's inspection and agrees to promptly make available all documents, books and records necessary to permit the inspections described herein and, to the extent such records are available. If Buyer shall advise Seller at any time prior to the expiration of the Inspection Period that Buyer, in its sole discretion, elects not to proceed with the transaction contemplated hereunder, this Agreement shall thereupon terminate and neither party hereto shall have any further rights against the other. In the absence of written notice from Buyer to Seller prior to expiration of the Inspection Period that Buyer has noted any concerns of conditions of the Property, which are unacceptable to Buyer, this contingency shall be deemed waived. Buyer shall not suffer or permit any mechanic's liens to attach to the Property, and Buyer shall hold Seller harmless from any and all claims and liabilities based upon accidents or injuries sustained by virtue of Buyer's possession or use of the Property pursuant to any and all inspections of the Property pursuant to this Agreement.

Section 10. Performance:

This is an enforceable Agreement placing specific obligations on the Buyer and Seller. Either party is entitled to all legal remedies available under law or equity, including suit for specific performance or damages.

Section 11. Environmental Matters:

Seller warrants that Seller has not used the Property nor any portion thereof for the production, release, or disposal of hazardous or toxic wastes or materials as defined by any federal, state, or local law, ordinance or regulation relating to environmental conditions, including, but not limited to, soil and groundwater conditions, and that Seller and any tenant on the Property has not generated, stored, handled or otherwise dealt with hazardous or toxic waste, substance or material and will not do so prior to closing. Buyer represents and warrants that it shall independently investigate and analyze to its satisfaction, and at its own expense, the environmental condition, value and the profitability of the Property. Buyer acknowledges and agrees that Buyer shall be purchasing the Property in an "AS IS" "WHERE IS" and "WITH ALL FAULTS" condition at the date of closing with respect to environmental matters.

Section 12. Prorations, Taxes and Assessments:

At closing, Buyer shall become responsible for the payment of taxes on the Property. Seller shall remain responsible and obligated for paying any and all real estate taxes, as well as any other special assessments, due prior to closing and as prorated and detailed herein. If not already paid by Seller, Buyer will receive a credit for the 2014 taxes (payable in 2015) prorated to the date of closing hereunder, based on the most recent tax bill and Seller's share thereof shall be deducted from the purchase price due from Buyer to Seller. Buyer shall thereafter pay the 2014 taxes (payable in 2015) and subsequent year's taxes, as applicable.

Section 13. Risk of Loss:

This Agreement is subject to the State of Illinois Uniform Vendor and Purchaser Risk Act (765 ILCS 65/1), which provides, in general, that the Seller shall bear the risk of loss until transfer of possession or receipt of deed, whichever occurs first.

Section 14. Seller's Representations, Warranties and Covenants:

Seller hereby represents, warrants and covenants to Buyer as to the following matters, each of which is warranted to be true and correct as of the date hereof, and also to be true and correct as of the date of closing.

(a) Seller is the sole owner of the Property and has full right and authority to transfer such title to Buyer.

(b) Seller has the power and authority to execute this Agreement and to perform the obligations imposed on Seller hereunder.

(c) There are no matters of litigation, administrative actions or arbitration pending or threatened against Seller with respect to the Property or against the Property, and Seller has no knowledge of any environmental defect or problem in or on the Property.

Section 15. Operations on the Property:

Seller agrees that, during the time between the execution of this Agreement and the date of closing, it shall not grant any leases, easements or licenses on the Property and shall not improve the Property or erect any structures or improvements thereon or in any manner change the Property without Buyer's prior written consent.

Section 16. Buyer's Representations and Warranties:

Buyer hereby represents and warrants to Seller as to the following matters, each of which is warranted to be true and correct as of the date hereof, and also to be true and correct as of the date of closing.

(a) Buyer has the legal capacity to enter into this Agreement.

(b) There are no matters of litigation, administrative actions or arbitration pending or threatened against Buyer with respect to the subject matter of this Agreement

Section 17. Brokers:

Seller represents and warrants to Buyer that it has not utilized the service of any real estate broker, salesperson or finder in connection with this Agreement or the transaction contemplated hereby.

Section 18. Default:

In the event that Buyer shall fail to perform any of the covenants on their part hereby made and entered into, Seller may pursue such remedies as are available either at law or in equity, including suit for specific performance or damages. In the event of default hereunder by Seller (other than failure to provide merchantable title or a title guaranty policy as aforesaid, in which event Buyer may either (a) take title subject to said defects or (b) have refunded all payments made by him hereunder, in which event neither party shall have any further right against the other), Buyer may pursue such remedies as are available at law or in equity, including suit for specific performance or damages.

Section 19. General Conditions and Stipulations:

(a) Buyer acknowledges and agrees that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), the Property is sold "AS IS" "WHERE IS" and "WITH ALL FAULTS" and neither Seller, nor any agent or representative of Seller, has made, nor is Seller liable for or bound in any manner by any express or implied warranties, guarantees, promises, statements, inducements, representatives or information pertaining to the Property or any part thereof, the physical condition, environmental condition, income, expense or operations of the Property, the uses which can be made of the same or any other matter or thing with respect thereto. Without limiting the foregoing, Buyer acknowledges and agrees that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), Seller is not liable for or bound by (and Buyer has not relied upon) any oral or written statements, representations or financial statements pertaining to the Property furnished by Seller or any employee, agent, consultant or other person representing or purportedly representing Seller. Buyer further acknowledges, agrees and represents that, other than a representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein), Buyer shall be purchasing the Property in an "AS IS" "WHERE IS" and "WITH ALL FAULTS" condition at the date of closing with respect to the structural and mechanical elements of the

improvements, the physical and environmental condition of the Property, the fire-life safety systems and the furniture, fixtures and equipment located thereon or attached thereto, which are being conveyed pursuant to this Agreement, and Buyer, hereby releases Seller from any and all obligations, liabilities, claims, demand, suits, causes of action, damages, judgments, costs and expenses relating to any of the structural and mechanical elements of the improvements, the physical and environmental condition of the Property, the fire-life safety systems and the furniture, fixtures and equipment located thereon or attached thereto, which are being conveyed pursuant to this Agreement, subject to Buyer's rights provided herein for a breach of any representation or warranty expressly set forth in this Agreement and expressly surviving the closing (subject to any limitations on survival provided herein). Buyer also represents that, without limiting any of Buyer's rights contained herein or in a closing document or the representations, warranties and covenants set forth herein, as of the closing date, it shall have independently investigated, analyzed and appraised to its satisfaction the value and the profitability of the Property. Buyer acknowledges that, to the extent required to be operative, the disclaimers of warranties contained in this section are "conspicuous" disclaimers for purposes of any applicable law, rule, regulations or order. The provisions of this Section shall survive the closing.

(b) Time shall be considered to be of the essence of this Agreement. This Agreement shall extend to and be obligatory upon the heirs, successors and assigns of the parties hereto. If there be more than one Seller or Buyer, the word "Seller" or "Buyer" wherever used herein shall, respectively, be construed to mean Sellers or Buyers, and the necessary grammatical plural changes shall in all cases be assumed as though in each case fully expressed.

(c) All notices and demands herein required or given hereunder shall be in writing. The mailing of any such notice or demand to Seller or to Buyer at their respective addresses set forth herein shall be considered sufficient service thereof.

(d) This Agreement contains all the terms and conditions agreed upon by the parties, and supersedes all oral agreements, regarding the subject matter of this Agreement and may only be amended or altered in writing signed by all parties.

(d) This Agreement may be executed on one or more counterparts by any of the parties hereto which, taken collectively, shall bind the parties as if a single document has been executed by all of them.

(e) This Agreement shall be construed and interpreted in accordance with, and governed by, the laws of the State of Illinois.

IN WITNESS WHEREOF, Buyer and Seller have made and executed this Agreement this _____ day of _____, 2014.

BUYER:

CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

By: _____
Tari R. Renner, Mayor

Attest: _____
Tracey Covert, City Clerk

SELLER:

SUGAR CREEK PACKING CO.

By: _____

Attest: _____

EXHIBIT A

Tract No. 1:
Lot 2 and 7 feet off the entire South side of Lot 1, all in Block 2 in Flagg's First Addition to Bloomington, being a Subdivision of part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded January 26, 1858 in Book 34 of Deeds, page 67 and re-recorded in Plat Book 3, page 122, in McLean County, Illinois.

Tract No. 2:
Lot 1 in Block 2 in Flagg's First Addition to the City of Bloomington (except 7 feet off the entire South side thereof), being a part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, according to the plat thereof recorded January 26, 1858 in Book 34 of Deeds, page 67 and re-recorded in Plat Book 3, page 122, in McLean County, Illinois.

Tract No. 3:
A tract of land described as follows: Commencing on the East side of Albert Street (now East Street) in the City of Bloomington, 543.50 feet South of Olive Street (formerly Charles Street); thence East 128 feet; thence South to the North line extended East of Lot 1 in Block 2 in Flagg's First Addition to the City of Bloomington; thence West to the East line of Albert Street (now East Street); thence North to the place of beginning, being part of Lot 29 in the Southeast 1/4 of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois.

Sugar Creek Packing Plant

Legend

- Parcels
- Condo_Improve
- Interstates
- US_Highways
- State_Highways
- County_Highways
- County_Rd
  - CITY_ARTERIAL
  - CITY_COLLECTOR
  - CITY_STREET
  - COUNTY_ROAD
  - PRIVATE_STREET
- City_Streets
  - ALLEY
  - CITY_ARTERIAL
  - CITY_COLLECTOR
  - CITY_STREET
  - PRIVATE_STREET
- Railroad
- County

0 0.06 0.1 Miles

1: 3,624

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Notes

FOR COUNCIL: August 11, 2014

SUBJECT: Acceptance of Deed and Dedication of Easements- Martin Luther King, Jr. Dr., Settlement of Disputed Claims Relating to Annexation Agreement – W. Washington St., and Approval of Lease Agreement

RECOMMENDATION/MOTION: Recommend that the Deeds and Dedication of Easements be accepted, the proposed Release Agreement with David K. Stark and Stark Excavating, Inc. be approved, the Vacant Land Lease between the City and Stark Excavating be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 2a. Better quality roads and sidewalks.

BACKGROUND: On March 22, 1999, the City approved an Annexation Agreement with David K. Stark and Stark Engineering, Inc., (hereafter collectively referred to as "Stark"), which included terms for the annexation of property on both the north and south sides of W. Washington St. The Council was provided with a copy of the Annexation Agreement.

It came to the attention of staff that under the agreement certain actions remained to be performed. Certain property was to be conveyed by Stark to the City, (property which would be needed for a future extension of Martin Luther King, Jr. Dr.), in return for payment by the City of $25,664.43.

The Agreement also called for Stark to dedicate a storm sewer easement in return for payment by the City of seventeen cents (.17) per sq. ft. for the easement. The easement consists of 14,400 sq. ft. Once the City accepts the easement dedication, a payment to Stark in the amount of $2,448 is due.

Stark constructed a twenty-four inch (24") water main at a cost of $73,220.90. Stark was responsible for one-half (½) of the cost of an eight inch (8") water main, (the size necessary to service Stark's property, at a cost of $10,403). The City owes Stark a net sum of $56,361.75 for this water main.

The City promised to purchase from Stark as permanent right of way a part of the "Parker" property which was previously acquired as a general utility easement in return for the City paying $1,447.01. The City also agreed to purchase a utility easement along the west side of Martin Luther King Dr. extended south of Washington St. for the sum of $5,718.71.

Stark has tendered the deeds and easement dedications to the City. City staff has negotiated revisions to the documents and believes them to be in order. Therefore, the Council, to meet the contractual requirements, should accept the conveyance of the Martin Luther King, Jr. Dr. right

of way, accept the dedication of the aforesaid easements, and authorize the payment to Stark in the amount of $91,639.90.

Furthermore, Stark requested payment from the City stemming from certain compensatory water storage issues related to the Annexation Agreement. The Annexation Agreement permitted Stark to purchase ten (10) acre feet of compensatory water storage in the Kalamaya Basin to be used at Stark's discretion "for the project." The price to be paid by Stark was $1,000 per acre foot of storage. Prior to Stark's utilization of such storage but after execution of the Annexation Agreement, Stark was informed by City staff that he could not use the Kalamaya Basin for water storage relating to the proposed development of the property at issue in the Annexation Agreement as such ground was scheduled to change from the jurisdiction of the City to that of the Illinois Department of Natural Resources, (IDNR). Due to the loss of storage credits in the Kalamaya Basin, Stark was forced to create the additional storage on his property. Additionally, Stark placed fill in the proposed Martin Luther King, Jr. right of way which will ultimately benefit the City if the right of way is completed. Due to the additional fill, the IDNR, in order to approve a permit for the development, required Stark to create additional 5.18 feet of floodplain storage on his property. In sum, Stark requested that the City compensate him for the costs of additional storage and this has been negotiated by the parties to reflect a $90,000 payment.

Finally, as the proposed Martin Luther King Drive, Jr., right of way is not under consideration at this time, staff has proposed a lease of the right of way property back to Stark for his use. Based upon a commercial appraisal finding of a fair market rental value of $2,800 per year, the City has proposed a ten (10) year lease with Stark. The City would retain the right to terminate the lease if the City wishes to pursue the proposed right of way.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: David K. Stark and Stark Excavating, Inc. and his legal counsel.

FINANCIAL IMPACT: Payment to David K. Stark and Stark Excavating in the amount of $181,639.90 A Budget Amendment Ordinance regarding payment will appear on the Council's August 25, 2014 meeting agenda.

Revenue of $2,800 per year for the Vacant Land Lease.

Respectfully submitted for Council consideration.

Prepared by: Brian D. Jones, Sorling Northrup Attorney

Review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Easement Sewer
Attachment 2. Easement 24" Water Main
Attachment 3. Agreement of Mutual Release
Attachment 4. Lease of Vacant Land
Attachment 5. Annexation Agreement dated March 19, 1999
Attachment 6 Map

Motion: Recommend that the Deeds and Dedication of Easements be accepted, the proposed Release Agreement with David K. Stark and Stark Excavating, Inc. be approved, the Vacant Land Lease between the City and Stark Excavating be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

EASEMENT

THIS INDENTURE WITNESSETH
that STARK EXCAVATING, INC., an Illinois Corporation, hereinafter referred to as "Grantor", for and in consideration of TEN AND 00/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and Sufficiency of which is hereby acknowledged, Grants, conveys, quit claims, and dedicates to the CITY OF BLOOMINGTON, a Municipal Corporation, hereinafter referred to as "Grantee", a temporary and permanent utility easement across the following described property for the purpose of clearing, constructing operating and maintaining a public surface drainage and storm sewer to provide storm water drainage from the Dr. Martin Luther King, Jr. Drive to Sugar Creek, and all necessary appurtenances thereto, which easement is depicted on the plat attached hereto and is described as follows:

Description of Permanent and Temporary Easement: See attached Exhibit "A"

Part of PIN: 21-06-426-009

1. Grantee shall have through its employees, agents and/or contractors the free right of ingress and egress over and across the easement property insofar as such right of ingress and egress is necessary for the proper use of any right granted herein.

2. Grantee agrees to indemnify and hold Grantor harmless form any and all liabilities, damage, expense, cause of action, suites or claims of judgment arising from injury to persons and/or property on the above-described premises which arise out of the act, or failure to act, or negligence of Grantee, their agents, employees or assigns in the exercise of the rights under this Grant of Easement.

3. Grantor may not place, build, construct or erect any permanent structure on the permanent easement area without the express, written consent of the Grantee.

4. Grantor may not place any temporary structures upon the permanent easement area after Grantee installs the storm sewer or drainage way.

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5. The terms, conditions and provision of this Grant of Easement as herein set forth shall be binding upon and inure to the benefit of the heirs, successors and assigns of the respective parties hereto and shall run with title to the land.

DATED this ___ day of _____, 2014.

STARK EXCAVATING, INC.,
an Illinois Corporation,

By _____
Its _____

ATTEST:

_____
Its _____

STATE OF ILLINOIS)
)ss.
COUNTY OF McLEAN)

I, the undersigned, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____ and _____, personally known to me to be the same persons whose names are respectively as _____ and _____ of Stark Excavating, Inc., subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereto duly authorized, signed, sealed and delivered the said instrument as their free and voluntary act of said corporation, for and as their own free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and notarial seal this ___ day of _____, A.D. 2014.

_____
Notary Public

This instrument was prepared by and after recording should be returned to:
Robert J. Lenz, 202 N. Center Street, Suite 2, Bloomington, IL 61701

[MS Word Docs/Stark/W.Washington/Storm Sewer Easement]

EXHIBIT "A"

Tract 1
Permanent Public Surface Drainage and Storm Sewer Easement

A part of Lot 31 in the County Clerks Subdivision of Lots 8, 9, 10, 11 and 12 in Section 6 and a part of Lot 15 in the Subdivision of Section 6 all in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, being a tract of land 30 feet of even width lying 15 feet on each side of the following described centerline line to wit: Commencing at the northeast corner of said Lot 31; thence S.88°-33'-14"W. 86.02 feet on the north line of said Lot 31; thence S.00°-09'-22"E. 710.00 feet parallel with the east line of said Lot 31 to the Point of Beginning; thence S.89°-57'-00"W. 480.00 feet to the Point of Termination, containing 14,400.00 square feet/0.33 acres, more or less, with assumed bearings given for description purposes only.

Tract 2
Temporary Construction Easement

A part of Lot 31 in the County Clerks Subdivision of Lots 8, 9, 10, 11 and 12 in Section 6 and a part of Lot 15 in the Subdivision of Section 6 all in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, being a tract of land 25 feet of even width lying north of and adjoining the following described reference line to wit: Commencing at the northeast corner of said Lot 31; thence S.88°-33'-14"W. 86.02 feet on the north line of said Lot 31; thence S.00°-09'-22"E. 710.00 feet parallel with the east line of said Lot 31 to the Point of Beginning; thence S.89°-57'-00"W. 480.00 feet to the Point of Termination, Except the south 15 feet thereof, containing 4,800.00 square feet/0.11 acres, more or less, with assumed bearings given for description purposes only.

Tract 3
Temporary Construction Easement

A part of Lot 31 in the County Clerks Subdivision of Lots 8, 9, 10, 11 and 12 in Section 6 and a part of Lot 15 in the Subdivision of Section 6 all in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, being a tract of land 25 feet of even width lying south of and adjoining the following described reference line to wit: Commencing at the northeast corner of said Lot 31; thence S.88°-33'-14"W. 86.02 feet on the north line of said Lot 31; thence S.00°-09'-22"E. 710.00 feet parallel with the east line of said Lot 31 to the Point of Beginning; thence S.89°-57'-00"W. 480.00 feet to the Point of Termination, Except the north 15 feet thereof, containing 4,800.00 square feet/0.11 acres, more or less, with assumed bearings given for description purposes only.

EASEMENT

THIS INDENTURE WITNESSETH
that STARK EXCAVATING, INC., an Illinois Corporation, hereinafter referred to as "Grantor", for and in consideration of TEN AND 00/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and Sufficiency of which is hereby acknowledged, Grants, conveys, quit claims, and dedicates to the CITY OF BLOOMINGTON, a Municipal Corporation, hereinafter referred to as "Grantee", a temporary and permanent utility easement across the following described property for the purpose of operating and maintaining the 24" watermain from the South side of Washington Street along the West side of Dr. Martin Luther King, Jr. Drive right-of-way, a distance of 1,100 feet, more or less, and all necessary appurtenances thereto, which easement is depicted on the plat attached hereto and is described as follows:

Description of Permanent and Temporary Easement: See attached Exhibit "A"

Part of PIN: 21-06-426-009

1. Grantee shall have through its employees, agents and/or contractors the free right of ingress and egress over and across the easement property insofar as such right of ingress and egress is necessary for the proper use of any right granted herein.

2. Grantee agrees to indemnify and hold Grantor harmless form any and all liabilities, damage, expense, cause of action, suites or claims of judgment arising from injury to persons and/or property on the above-described premises which arise out of the act, or failure to act, or negligence of Grantee, their agents, employees or assigns in the exercise of the rights under this Grant of Easement.

3. Grantor may not place, build, construct or erect any permanent structure on the permanent easement area without the express, written consent of the Grantee.

4. Grantor may not place any temporary structures or store materials or equipment on the permanent easement area.

5. The terms, conditions and provision of this Grant of Easement as herein set forth shall be binding upon and inure to the benefit of the heirs, successors and assigns of the respective parties hereto and shall run with title to the land.

DATED this ___ day of _____, 2014.

STARK EXCAVATING, INC.,
an Illinois Corporation,

By _____
Its _____

ATTEST:

_____
Its _____

STATE OF ILLINOIS)
)ss.
COUNTY OF McLEAN)

I, the undersigned, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____ and _____, personally known to me to be the same persons whose names are respectively as _____ and _____ of Stark Excavating, Inc., subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereto duly authorized, signed, sealed and delivered the said instrument as their free and voluntary act of said corporation, for and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, A.D. 2014.

_____
Notary Public

This instrument was prepared by and after recording should be returned to:
Robert J. Lenz, 202 N. Center Street, Suite 2, Bloomington, IL 61701

[MS Word Docs/Stark/W.Washington/Watermain Easement]

EXHIBIT "A"

Tract 2
Legal Description of Permanent Utility Easement

A part of Lot 31 in County Clerks Subdivision of Lots 8, 9, 10, 11 and 12 in Section 6 Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning on the north line of said Lot 31 86.02 feet west of the northeast corner of said Lot 31; thence S.00°-09'-22"E. 824.49 feet to the southwesterly line of said Lot 31; thence N.54°-00'-09"W. 24.77 feet on said southwesterly line of Lot 31; thence N.00°-09'-22"W. 809.43 feet to the north line of said Lot 31; thence N.88°-33'-14"E. 20.01 feet to the Point of Beginning, containing 16,339.20 square feet/0.38 acres, more or less, with assumed bearings given for description purposes only.

AGREEMENT OF MUTUAL RELEASE

This **AGREEMENT OF MUTUAL RELEASE ("AGREEMENT")** is made and entered into this ___ day of _____, 2014, between David K. Stark ("Stark"), Stark Excavating, Inc., an Illinois Corporation ("Stark Excavating"), and the City of Bloomington ("City") (collectively, "Parties").

WHEREAS, the Parties entered into that certain Annexation Agreement on March 22, 1999 ("Annexation Agreement") which provided for certain rights and duties of both parties relating to the annexation and development of certain property in McLean County, Illinois;

WHEREAS, Stark and Stark Excavating have requested payment for certain work performed by Stark and/or Stark Excavating pursuant to the Annexation Agreement and the property at issue in the Annexation Agreement;

WHEREAS, the Parties desire to effect a full and final settlement and compromise of all matters in controversy between the Parties including, but not limited to, those claims related to any amount due Stark and/or Stark Excavating from City;

WHEREAS, the Parties have agreed to the terms and conditions set forth below in full settlement of all matters in controversy between the Parties; and

WHEREAS, the Parties intend to waive, release, and forever bar any future actions and claims by and between Stark, Stark Excavating and City related in any way to the Annexation Agreement and any excavation and/or soil buildup by Stark or Stark Excavating on the property subject to the Annexation Agreement.

NOW, THEREFORE, in consideration of the payments, releases, covenants and mutual promises contained herein, and for good and valuable consideration, the Parties hereto agree as follows:

1. The foregoing recitals shall be considered a part of this Agreement, and the recitals shall be binding on the Parties hereto.

2. In consideration of and exchange for the covenants and promises made by Stark and Stark Excavating, City agree as to the following:

   A. Payment to Stark Excavating in the amount of $25,664.43 in exchange for an executed quit claim deed in the form attached as **Exhibit 1** (Paragraph F-1 of the Annexation Agreement);

   B. Payment to Stark Excavating in the amount of $56,361.75 representing payment for construction of a 24-inch water main less one-half of the cost of an 8 inch water main as described in Paragraph F-2 of the Annexation Agreement;

C. Payment to Stark Excavating in the amount of $5,718.71 for the purchase of a utility easement along the west side of the extended Dr. Martin Luther King, Jr. Drive, per Paragraph G-6 of the Annexation Agreement, and as described in the water main easement attached as **Exhibit 2**;

D. Payment to Stark Excavating in the amount of $1,447.01 for the purchase as a permanent right of way the "Parker" property as described in the Annexation Agreement. (Paragraph G-5 of the Annexation Agreement);

E. Payment to Stark Excavating of $2,448.00 for the dedication of a storm sewer easement as described in the easement agreement attached as **Exhibit 3** (Paragraph F-3 of the Annexation Agreement);

F. Lease of certain property by City to Stark Excavating as described in the lease attached as **Exhibit 4**;

G. Payment to Stark Excavating in the amount of $90,000, representing payment for certain compensatory storage issues, including but not limited to, Stark Excavating's loss of the use of the Kalamaya Basin for water storage, buildup of the proposed Martin Luther King, Jr. right of way, and creation of water storage area on the property owned by Stark or Stark Excavating as described in the December 4, 2000 permit granted Stark from the Illinois Department of Natural Resources;

H. Release Stark and Stark Excavating from any further obligations of Stark and Stark Excavating under the Annexation Agreement.

3. In consideration of and exchange for the covenants and promises made by City herein, Stark and Stark Excavating agree to the following:

A. to accept the consideration set forth in paragraph 2 of this Agreement as a full and complete satisfaction of any and all claims related to payment to Stark from City under the Annexation Agreement; and

B. to accept the consideration set forth in paragraph 2.G of this Agreement as a full and complete payment for its loss of water storage in the Kalamaya Basin, buildup of the proposed Martin Luther King, Jr. right of way, creation of additional water storage and any other claim for payment under the Annexation Agreement or relating to the property at issue in the Annexation Agreement;

4. Except as to the obligations of the parties as set forth in this Agreement, the Parties do hereby release, remise, quit and forever discharge each other and its/their/his/her past, present, and future members, officers, directors, employees, agents, attorneys, predecessors, personal representatives and successors in interest, and all other persons in privity with them, of and from any and all claims, demands, express or implied contract rights, actions, causes of action, charges, debts, demands, damages, costs, attorneys fees and/or expenses of any kind, nature and character, at law or in equity, accrued or inchoate, arising under federal, state or any other law, whether known and/or unknown, filed or otherwise, at law or in equity (collectively

"claims"), including but not limited to foreseen or unforeseen, disclosed or undisclosed, anticipated or unanticipated and expected or unexpected claims, damages, losses, costs, expenses and liabilities and the consequences thereof which either party now has, or may hereafter acquire for any reason whatsoever, from the beginning of time to the date the Parties enter into this Agreement, arising out of, connected with or incidental to, or in any way related to the Annexation Agreement and work performed by Stark or Stark Excavating on the property at issue in the Annexation Agreement.

5. Except as to the obligations of the parties as set forth in this Agreement, it is understood and agreed by the Parties that this is a full and final release covering all unknown, undisclosed and unanticipated losses, wrongs, injuries, debts, claims or damages, which have arisen, may have arisen, or may arise out of or related, directly or indirectly, to the Annexation Agreement and work performed by Stark or Stark Excavating on the property at issue in the Annexation Agreement. The Parties expressly acknowledge that this Agreement is intended to include in its effect, without limitation, all claims not known or suspected to exist in its/their favor at the time of execution hereof, and that the settlement agreed upon contemplates the extinguishment of any such claim or claims within the scope of this Agreement.

6. It is understood and agreed that the aforesaid consideration and the execution of this Agreement is not, nor is it to be construed or deemed at any time for any purpose, an admission of liability, obligation or responsibility of any kind by either party, which is expressly denied at all times, but is in compromise, settlement, accord and satisfaction and discharge of any and all losses, damages, claims, counterclaims, actions, causes of action, suits, costs, expenses and liabilities each claimed against the other, as uncertain, doubtful and disputed.

7. The Parties hereby warrant and represent that they have not transferred or otherwise assigned, either by contract or operation of law, any of the claims or counterclaims released under this Agreement, other than as set forth herein.

8. The Parties hereto represent that they have had the opportunity to consult and did in fact consult with counsel of their own choosing with respect to this Agreement, and that they have read this Agreement and that there are no independent, collateral, different, additional or other understandings, agreements, or obligations, oral or written, to be performed or done. Each party acknowledges and warrants that his/her/their/its execution of this Agreement is free and voluntary. Furthermore, each party to this Agreement shall bear its/their own attorney's fees and costs, in connection with or related to preparation and execution of this Agreement.

9. Each party to this Agreement shall cooperate fully in the execution of any other documents, and in the completion of any additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

10. In the event that any party fails to perform any condition or term of this Agreement, the Parties understand and agree that this Agreement is enforceable by a court. Should any action or proceeding be brought to enforce this Agreement, including the entry of judgment to enforce this Agreement, the prevailing party shall be entitled to have and recover

from the other party, all costs and attorney's fees incurred in connection with any such enforcement action.

11. This Agreement is made with the intent to be legally bound and sets forth the entire agreement between the Parties hereto with regard to the terms of the resolution of all disputes between the Parties, and fully supersedes any and all prior agreements or understandings between the Parties pertaining to the subject matter hereof. It is expressly understood and agreed that no other promises or agreements with respect to the subject matter addressed herein shall be binding and this Agreement may not be altered, amended, modified or otherwise changed in any respect or particular whatsoever, except by a writing duly executed by the Parties or an authorized representative of the Parties hereto.

12. In the event any paragraph or provision of this Agreement is held to be void or unenforceable by an arbitrator, a court of competent jurisdiction, administrative agency or other such entity, the Parties authorize said arbitrator, court, agency or entity to interpret or modify the Agreement to the extent necessary for it to be fully enforceable. If such arbitrator, court, agency or entity cannot do so, the remaining provisions of this Agreement shall nevertheless be binding upon the Parties with the same force and effect as though the void and unenforceable part had been severed and deleted, leaving the remainder of this Agreement in full force and effect.

13. This Agreement may be executed in one (1) or more counterparts which shall be deemed effective upon full execution by all Parties. Each counterpart shall be deemed an original, but all of which together shall constitute one and the same instrument and release agreement. For purposes of this Agreement, a fax or e-mail signature shall be deemed equivalent to an original signature.

IN WITNESS WHEREOF, the undersigned Parties have each caused this Agreement of Mutual Release to be signed and each party warrants to the other that its execution has been duly authorized by any and all Parties necessary hereto.

EXECUTED this _____ day of _____, 2014.

_____
David K. Stark, Individually

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for the county and state aforementioned, do hereby certify that DAVID K. STARK, who is personally known to me to be the same person whose name is subscribed to the within and foregoing instrument as having signed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this _____ day of _____, 2014.

_____
Notary Public

EXECUTED this _____ day of _____, 2014.

STARK EXCAVATING, INC

By:_____
Its:

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that David K. Stark, who is personally known to me to be the President of Stark Excavating, Inc., and personally known to me to be the same person whose name is subscribed to the within and foregoing instrument as having signed the same, appeared before me this day in person and acknowledged that as President, he signed, sealed and delivered said instrument as said President of Stark Excavating, Inc., pursuant to authority given by the shareholders and directors of Stark Excavating, Inc., as his/her free and voluntary act, and as the free and voluntary act and deed of said entity for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2014.

_____
Notary Public

EXECUTED this _____ day of _____, 2014.

THE CITY OF BLOOMINGTON

By:_____
Its: City Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that David Hales, who is personally known to me to be the City Manager of the City of Bloomington, and personally known to me to be the same person whose name is subscribed to

the within and foregoing instrument as having signed the same, appeared before me this day in person and acknowledged that as such City Manager, he signed, sealed and delivered said instrument as said City Manager of the City of Bloomington pursuant to authority given by the City Council of the City of Bloomington, as his/her free and voluntary act, and as the free and voluntary act and deed of said entity for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of July, 2014.

_____
Notary Public

LEASE OF VACANT LAND

THIS AGREEMENT made this _____ day of _____, 2014, by and between CITYOF BLOOMINGTON, a Municipal Corporation, of McLean County, Illinois, hereinafter "Lessor", and STARK EXCAVATING, INC., an Illinois Corporation, of Bloomington, McLean County, Illinois, hereinafter "Lessee"

WITNESSETH:

1. **Premises**. Lessor hereby leases to Lessee the vacant land comprising the right-of-way for the future extension of Dr. Martin Luther King, Jr. Drive, Southerly from the South side of West Washington Street in the City of Bloomington, as more particularly described on Exhibit "A" which is attached hereto and made a part hereof. Lessee may use the Premises for storage of construction materials.

2. **Rent**. Lessee shall pay Lessor the sum of Two Thousand Eight Hundred Dollars ($2,800.00) per year as rent for the Premises to be paid on or before September 1.

3. **Term**. The term of this Lease shall be for a period of ten (10) years commencing on September 1, 2014. The Lessee shall have the option to renew this Lease for another ten year period, subject to the Early Termination described below in Paragraph 5.

4. **Lessee's Further Covenants**.

   A. Lessee shall be solely responsible for all maintenance of the Leased Premises.

   B. Lessee will not use or permit any unlawful or improper use of the Leased Premises.

   C. Lessee will not make any additions or alternations to the Leased Premises without prior written consent of Lessor.

   D. Lessee shall use the premises in conformity with the zoning ordinances and other rules and regulations of the City of Bloomington, Illinois.

   E. Lessee will maintain public liability insurance and shall cause Lessor to be named as an additional insured. Such insurance shall be with an insurance company and in amounts satisfactory to Lessor.

   F. Lessee agrees to permit Lessor, upon reasonable notice, to enter upon the Premises for purposes of inspection.

G. Lessee agrees not to assign this Lease or to sublet the whole or any part of the Premises without the prior written consent of Lessor.

H. At the end of the lease term, Lessee agrees to peaceably deliver up to Lessor the Premises in as good condition as they now are and unencumbered.

5. **Early Termination**. Either party shall have the right to terminate this Lease upon One Hundred Eighty (180) days' prior written notice.

6. **Indemnity for Accidents**. Lessee will protect, save and keep the Lessor harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or Lessee's agents, employees or invitees. Lessee will, at all times, protect, indemnify, save and keep harmless Lessor against and from any and all loss, costs, damage or expense arising out of or from any accident or other occurrence on or about the Premises causing injury to any person or property.

7. **Environmental Compliance.** Lessee agrees to comply with all applicable local, state and federal environmental and safety laws and rules and regulations related to the Premises.

8. **Notice.** Any notices required to be given pursuant to this Lease shall be delivered to the Lessor at 109 E. Olive Street, Bloomington, IL 61701 to the attention of the City Manager, or to the Lessee at 1805 W. Washington Street, Bloomington, IL 61701 to the attention of David K. Stark, President. Any notice shall be given in writing in one of the following ways:

(a) by personal delivery to the party;

(b) by United States Mail, with postage prepaid addressed to the party at the address as set forth above; or

(c) by express delivery to the party at the address as set forth above, with charges prepaid.

Such notice shall be deemed given on the date when delivered personally or on the date deposited with the express delivery company (with charges prepared) or on the date deposited in the United States Mail, with postage prepaid.

CITY OF BLOOMINGTON, A Municipal Corporation, Lessor,	STARK EXCAVATING, INC., an Illinois Corporation, Lessee,
By_____ Its _____	By_____ Its _____

[MS Word Docs/Stark/W.Washington/lease of vacant ground.cob to sei]

2000 18144

ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this 19th day of March, 1999, by and between THE CITY OF BLOOMINGTON, a Municipal Corporation (hereinafter referred to as "City") and DAVID K. STARK, Individually, and STARK EXCAVATING, INC., an Illinois Corporation (hereinafter referred to collectively as "Stark"),

WITNESSETH

1. Stark owns property along the North side of West Washington Street in the City of Bloomington consisting of approximately 3 acres, described in Exhibit A attached hereto and made a part hereof ("the Property").

2. Stark owns property along the South side of West Washington Street in the City of Bloomington consisting of approximately 24.63 acres, described in Exhibit B attached hereto and made a part hereof ("the Property").

3. Stark desires to use the Property for various purposes in connection with his business operations, as allowed by applicable zoning of the City of Bloomington.

4. A portion of the Property is or may be in the flood plain.

5. The City desires to permit Stark to annex and build as proposed.

NOW THEREFORE, BE IT AGREED BY AND BETWEEN THE CITY AND STARK, AS FOLLOWS:

A. The necessary Petition for Annexation having been submitted, the City agrees to annex the Property within 30 days from the date of this Agreement.

B. Upon annexation, the City agrees to rezone the Property from A-Agricultural District to M-2 General Manufacturing District. The public hearing required for such rezoning having been held before the Bloomington Planning Commission on the 10th day of March, 1999, after notice as is required by law and ordinance.

C. Upon annexation, the City will approve the "Application for Development Permit - Special Flood Hazard Area", a copy of which is attached hereto as Exhibit E-1 through E-6, inclusive, and made a part hereof.

D. Upon application and after submission of building plans and the payment of building permit fees, the City will issue building permits and permit the erection of various structures and the uses of the property substantially as depicted on the Annexation Exhibits A-1 and A-2 attached hereto.

E. The City recognizes and agrees to permit the use of the Property for the storage of materials and equipment and agrees to waive any requirements that the storage lot (other than the designated parking lot) be hard surfaced. All such storage lots shall be surfaced with a dust inhibiting material.

F. Prior to the issuance of the building permits described herein, Stark agrees to do the following:

1. Dedicate the necessary right-of-way for the future extension of Dr. Martin Luther King, Jr. Drive off the property described in Exhibit "B", in consideration of the sum of Twenty-Five Thousand Six Hundred Sixty-Four and 43/100 Dollars ($25,664.43) paid by the City upon delivery of deed.

2. To construct a 24" water main from South side of Washington Street along the West side of Dr. Martin Luther King, Jr. Drive a distance of approximately 1,100 feet. Stark shall pay one-half of the cost of an 8" water main and the City shall pay the remainder of the cost for the 24" water main.

3. To grant a permanent easement and temporary construction easement for a public storm sewer to be constructed to provide storm water drainage from Dr. Martin Luther King, Jr. Drive to Sugar Creek for which Stark will receive the value of $0.17 per square foot.

4. To pay $1,000 per acre foot of compensatory storm water storage provided by the City to Stark in the Kalamaya Retention Basin. It is understood and agreed that Stark will be permitted to pay for a maximum 10 acre feet of storm water storage. It is further understood and agreed that Stark will be adding new building facilities from time to time on the Property and will apportion the use of the purchased compensatory storage in any manner advantageous to Stark's use of the Property.

5. To pay $1,000.00 per acre foot in lieu of providing storm water detention / retention facilities on the Property, otherwise required by the City Code for site improvements. It is further understood and agreed that the property lying West of the East bank of Sugar Creek, both North and South of Washington Street, shall not be obligated for assessment of storm water detention fees, until such time as a site improvement plan is submitted for the purpose of obtaining a building permit on those parcels.

6. Tap the sanitary sewer along Dr. Martin Luther King Jr. Drive, where needed, and provide a public sewer connection to the Bloomington-Normal Water Reclamation District sewer at Stark's expense.

7. To pay for part of Dr. Martin Luther King, Jr. Drive as follows:

a. based upon ½ of the value of a typical 30-foot wide street including curb and gutter and agreed construction costs of $150.00 / lineal foot, Stark agrees to post and maintain for 10 years a bond equal to ½ of the street cost; provided, however, that if the City does not build the street within the period of 10 years this obligation shall expire; or in the alternative;

b. based upon ½ of the value of a typical 30-foot wide street including curb and gutter and agreed construction costs of $150.00 / lineal foot, Stark agrees to construct a 41-foot wide street (41' face to face of curb), South from Washington Street to such point of termination determined by applying a bond obligation value of $75.00/ lineal foot against the value of pavement improvements constructed in place, until the value of constructed improvements and bonds are equal.

G. City agrees as follows:

1. To waive any storm water detention fees for the Property, except as herein provided.

2. As to the Property, to allow Stark to have compensatory storm water storage in the Kalamaya Retention Basin, up to the maximum of 10 acre feet, in consideration of payment by Stark of $1,000.00 per acre foot.

3. To permit a curb cut on the South side of Washington Street West of Sugar Creek.

4. To waive any tap-on fee against the Property normally required for Washington Street.

5. To purchase as permanent right of way that part of the property (Parker) previously acquired as general utility easement for the sum of One Thousand Four Hundred Forty-Seven and 01/100 Dollars ($1,447.01).

6. To purchase the utility easement area along the West side of Dr. Martin Luther King, Jr. Drive extended South of Washington Street for the sum of Five Thousand Seven Hundred Eighteen and 72/100 Dollars ($5,718.72).

H. Nothing in this Agreement nor in the authorization to erect the proposed structures shall be construed to require the extension of utilities, the dedication or improvement of adjacent public streets, a payment of tap-on fees, the dedication of public lands, or the incurring of related costs of development except as specifically referred to by this Agreement.

I. Except as provided herein, the use and development of the subject property shall be subject to all of the requirements of the City of Bloomington then in effect.

J. Upon annexation, Stark agrees to submit the necessary petitions for annexation to the Bloomington-Normal Water Reclamation District and the Bloomington-Normal Airport Authority and School District #87.

DATED this 23rd day of March 1999.

THE CITY OF BLOOMINGTON,
a Municipal Corporation,

By _____
Its Mayor

ATTEST

_____
Its City Clerk

DAVID K. STARK

STARK EXCAVATING, INC.,
an Illinois Corporation,

By _____
Its President

EXHIBIT "A"
(STARK ANNEXATION – APPROXIMATELY 3 ACRES)

TRACT I: The East 3 acres of Lot 26 in County Clerk's Subdivision of Lots 8 through 12 in the Subdivision of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

TRACT II: All that portion of Washington Street right of way lying south of and adjoining the East 3 acres of Lot 26 in County Clerk's Subdivision of Lots 8 through 12 in the Subdivision of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

PIN: 21-05-306-001
21-05-154-015
21-06-428-004
21-06-428-001
21-06-426-003
21-06-426-006

EXHIBIT A-1 AND A-2

ON FILE IN CLERK'S OFFICE

EXHIBIT "B"
(STARK ANNEXATION – APPROXIMATELY 24.63 ACRES)

TRACT I: That part of Lot 31, County Clerk's Subdivision of Lots 8, 9, 10, 11 and 12 in Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, lying south of the right of way line of the I.B.W. Railroad right of way.

TRACT II: That part of Lot 15 in the Subdivision of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, lying northwesterly of the northwesterly right of way line of the Gulf, Mobile & Ohio Railroad (Jacksonville Branch), according to the Plat thereof recorded May 2, 1859, in Book 2 of Plats, Page 115, Except that part conveyed to the City of Bloomington by Warranty Deed recorded May 15, 1997 as Document No. 97-11361.

CITY OF BLOOMINGTON

DATE 08/22/2013

Public Works Department

Dr Martin Luther King Jr Dr

150 75 0 Feet

FOR COUNCIL: August 11, 2014

SUBJECT: Application of Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 S. Morrissey Dr., Unit 1, requesting an EAS liquor license

RECOMMENDATION/MOTION: That an EAS liquor license for Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 S. Morrissey Dr., Unit 1, be created, contingent upon compliance with all applicable health and safety codes.

STRATEGIC PLAN LINK: Goal 4. Grow the local economy.

STRATEGIC PLAN SIGNIFICANCE: Objective 4a. Retention and growth of current local business.

BACKGROUND: The Bloomington Liquor Commissioner Tari Renner called the Liquor Hearing to order to hear the application of Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 S. Morrissey Dr., Unit 1, requesting an EAS liquor license which allows the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week. Present at the hearing were Liquor Commissioners Tari Renner, Geoffrey Tompkins, and Jim Jordan; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk, and Stacy and Leslie Smith, owner/operators and Applicant's representatives. The Liquor Commission met on June 10, 2014 at 4:00 p.m. in the Council Chambers.

Commissioner Renner opened the liquor hearing and requested that the Applicant's representative addressed the Commission. Leslie Smith, owner/operator and Applicant's representative, addressed the Commission. He informed the Commission that the Lincoln Springs Center was located in the former OTB (Off Track Betting) facility. The Center obtained occupancy in February 2014. It was a room rental facility. The Center was a family business. Stacy Smith, his daughter, showed the space which was rented for parties. The plan was to obtain a liquor license.

Mayor Renner addressed the "E", Entertainment, liquor license. He noted the percentage of alcohol sales allowed, (forty percent/40%), under this liquor license classification. Mr. Smith responded affirmatively.

Commissioner Tompkins addressed the Emergency Contact sheet. He noted that only one (1) person had been listed. He also questioned the number of employees at the Center. Mr. Smith restated that the Center was family owned and operated. The goal was to eventually hire five (5) bartenders. The Center was showed by appointment.

Commissioner Tompkins noted that the Applicant believed that there would be 1,000 individuals visiting the Center per month. The Center would be operating a bar. He expressed his concern

regarding self-service. He also questioned BASSET (Beverage Alcohol Servers and Sellers Education & Training), certification.

Mr. Smith informed the Commission that the business plan included hiring a full time manager. There would be security staff on duty for larger events, such as weddings. The Center would not provide food and/or entertainment. The bar would be properly staffed.

Commissioner Tompkins questioned if alcohol would be stored on premise. Mr. Smith responded affirmatively. It would be kept in locked cabinets.

Stacy Smith, owner/operator and Applicant's representative, addressed the Commission. She stated that there would be a security system.

Commissioner Jordan noted the Smith's intention to lease the facility. There needed to be a responsible manager. The Center planned to host parties and would be responsible for security. Mr. Smith restated that for larger events with liquor service appropriate security measures would be applied.

Commissioner Jordan questioned an event with a hundred (100) attendees and event hours. Mr. Smith cited wedding receptions which could be held from 3:00 p.m. until 11:00 p.m. and/or high school reunions which could be held from 7:00 p.m. until 1:30 a.m. The times and number of guests would vary by event.

Commissioner Jordan cited a mixed age group event and how the Applicant planned to manage the bar service. Mr. Smith stated that the bartender would check the individual's identification. In addition, there would be a manager and security staff. Any concerns would be addressed.

Commissioner Jordan questioned a large mixed age group event and how the Applicant planned to distinguish individuals over the age of twenty-one (21). Mr. Smith cited the manager and bar staff would be responsible for same.

Mayor Renner addressed the role of the licensee.

George Boyle, Asst. Corporation Counsel, addressed the Council. He noted that in the past the Center had retained an out of town caterer. He questioned if the Center had also used in town caterers.

Mr. Smith stated that the Center was available for rentals. There were events with live music and these events offered an entertainment atmosphere. Wrist bands and other security measures would be utilized. The majority of interest shown in the Center was for wedding receptions.

Commissioner Jordan noted that generally a caterer was retained to provide food and beverage service.

Ms. Smith stated that her family was lifelong residents. She cited the investment in the facility. The focus would be on facility rentals. The plan was for the Center to become a high end

facility. Events would be hosted with trained bartenders. Security would be in place to insure safe events.

Mayor Renner readdressed BASSET training and BASSET certified staff.

Commissioner Tompkins addressed the responsibility of a liquor license holder. He cited potential liability and exposure. He questioned the Applicant's business model. He also questioned the Applicants familiarity with state liquor laws and the City's Alcoholic Beverage Code. He also cited his concern regarding adequate staffing.

Mr. Smith noted that the Center would be selective regarding the events hosted. They would meet with potential rentals and question the room's use.

Commissioner Tompkins noted that the Smiths plan to interview potential rentals. He questioned if the Center would host DJ parties. He also questioned the number of guests and the Smiths' plans if there was an overflow crowd.

Mr. Smith noted that rental decisions were discretionary. There would be proper staffing. The Center would increase staff numbers to meet business demands. The Center had assistance in the community, (i.e. current businesses that held restaurant and/or tavern liquor licenses).

Mr. Boyle questioned the cost to rent the facility. Mr. Smith cited $2,750 for Saturday nights.

Mr. Boyle expressed his concern regarding the required percentage of nonalcohol sales, (i.e. sixty percent/60%). He also cited other separate issues. He noted outstanding code issues and notifications issued by the City's PACE, (Planning and Code Enforcement), Department.

Mr. Smith expressed his belief that all issues would be addressed by the week's end. He noted the Fire Inspector's occupancy. The Center would offer five (5) different seating plans. The rental would select the room arrangement.

Mr. Boyle questioned sprinklers. Mr. Smith responded affirmatively.

Mr. Boyle questioned if the door had been ordered. Mr. Smith responded affirmatively. *It should be noted that final inspection of the premises to verify compliance has not been scheduled as of this date, July 8, 2014.*

Commissioner Tompkins questioned if the Applicant planned to apply for a video gaming permit with the State of Illinois. Mr. Smith responded negatively.

Commissioner Jordan questioned the maximum occupancy. Mr. Smith stated with seating 315.

Commissioner Jordan stated that a DJ dance would be able to host 250 plus people. Mr. Smith responded affirmatively.

Commissioner Tompkins questioned if City staff had any concerns and/or issues with this application. Mr. Boyle noted that the Commission had a number of factors to consider, (Chapter 6. Alcoholic Beverages, Section 4B. Creation of New License – Findings). The Commission made a recommendation to the Council.

Commissioner Tompkins expressed his belief that if the Commission's recommendation was denial then the Application would not be forwarded on to the Council.

Motion by Commissioner Tompkins, seconded by Commissioner Jordan to recommend to the City Council that an EAS liquor license for Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 Morrissey Dr., Unit 1, be created contingent upon compliance with all health safety codes.

Motion carried, unanimously.

This item was removed from the July 14, 2014 Council meeting agenda at the request of Ms. Smith. The Applicant requested that it be placed on the August 11, 2014 Council meeting agenda.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on June 2, 2014 in accordance with City Code. In accordance with City Code, approximately eleven (11) courtesy copies of the Public Notice were mailed on June 2, 2014. In addition, the Agenda for the June 10, 2014 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: This is a new license. Annual fee for an EAS liquor license is $2,210.

Respectfully submitted for Council consideration.

Recommended by:

Tari Renner
Mayor

Motion: That an EAS liquor license for Smith Family Enterprises, Ltd., d/b/a The Lincoln Springs Center, located at 1611 S. Morrissey Dr., Unit 1, be created, contingent upon compliance with all applicable health and safety codes.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

FOR COUNCIL: August 11, 2014

SUBJECT: Request for Alcohol in Miller Park Zoo for the Miller Park Zoological Society Fundraiser, known as ZooDo

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: For many years, the Miller Park Zoological Society held its Annual Gala at Bloomington Country Club. The event has consisted of a catered dinner and silent auction with proceeds helping to support both education and capital development projects. In 2008, the event was renamed ZooDo and moved back to Miller Park.

The 2014 event is being planned to occur within the Zoo's grounds with Biaggi's providing food and alcohol service. In case of inclement weather, the event will be moved indoors to the Pavilion. The event is scheduled for Saturday, September 6, 2014 from 4:00 P.M. until 10:00 P.M.

Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code prohibit the possession of open containers of alcohol on public property and the sale and possession of alcohol in the parks, respectively.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Miller Park Zoological Society.

FINANCIAL IMPACT: The ZooDo fundraising goal is $50,000 to assist with future capital improvements to the Zoo.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Reviewed by: Sue McLaughlin, ICMA-CM, Interim Asst. City Mgr.
Bobbie Herakovich, Interim Dir. - Parks, Rec. & Cultural Arts
Jay Tetzloff, Zoo Superintendent

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Ordinance.

Motion: That the Ordinance be passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

ORDINANCE NO. 2014 - ____

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 26(d) OF CHAPTER 6 AND SECTION 701 OF CHAPTER 31 OF THE BLOOMINGTON CITY CODE TO ALLOW POSSESSION OF OPEN ALCOHOL ON PUBLIC PROPERTY DURING THE ZOODO TO BE HELD AT THE MILLER PARK ZOO AND PAVILION

WHEREAS, the Miller Park Zoological Society will hold a ZooDo at the Miller Park Zoo and Pavilion on September 6, 2014; and

WHEREAS, the Miller Park Zoological Society requested permission to allow sales and consumption of alcohol during the ZooDo, its Annual Gala; and

Whereas, to allow possession of alcohol at this event, Section 26(d) of Chapter 6 of the Bloomington City Code prohibiting the possession of open containers of alcohol on public property and Section 701 of Chapter 31 of the Bloomington City Code prohibiting alcohol within Miller Park Zoo and Pavilion, must be suspended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code, 1960, as amended, are suspended on the following dates during the following hours: September 6, 2014 between 4:00 o'clock p.m. and 10:00 o'clock p.m. for Miller Park Zoo and Pavilion. This suspension shall be effective only as to persons inside the designated area only and for alcohol purchased from an event vendor within the designated area.

Section 2: Except for the dates, times and location set forth in Section 1 of this Ordinance, Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code, 1969, as amended, shall remain in full force and effect. Nothing in this ordinance shall be interpreted as repealing said Section 26(d) and Section 701.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

Passed this 11th day of August, 2014.

Approved this ____ day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

FOR COUNCIL: August 11, 2014

SUBJECT: Suspension of Chapter 6 Section 26(d) to Allow Possession of Open Alcohol on Public Property for the Bloomington Normal Jaycees Bruegala event on August 22 and 23, 2014

RECOMMENDATION/MOTION: That the Ordinance be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIVE PLAN SIGNIFICANCE: Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: At the July 28, 2014 Council meeting, Council approval was given to the Bloomington Normal (BN) Jaycees for an LB (Limited Liquor License – Beer and Wine only) for Bruegala, a charitable fundraiser, to be held at the Bloomington Center for the Performing Arts (BCPA)/Lincoln Park on August 22 – 23, 2014. In addition, Council approved suspending City ordinances to allow consumption of alcohol in Lincoln Park during this event.

City staff had issued a Special Event Permit for the BCPA/Lincoln Park Presents Bruegala in the spring 2014. It has recently been brought to staff's attention that based upon past attendance, the BN Jaycees planned to place the beer wagon trucks on the McLean County Arts Center's parking lot which is located along Mulberry St. and adjacent to Lincoln Park. In addition, food vendors would be located on East St. between Mulberry and Locust St. The perimeter of the event would be fenced. Due to the location of the beer wagon trucks and the food vendors, the BN Jaycees have requested that patrons be allowed to circulate throughout the fenced in area with an alcoholic beverage.

It should be noted that the entire area would be fenced. City staff also believes that consumption of food to accompanying the Bruegala event is in the best interest of the City.

Staff prepared an Ordinance suspending the code as needed to include Mulberry and East St. Council will note that the Ordinance makes the suspension effective one (1) hour before the sales begin to allow the organizers time to set up for the event and one (1) hour after the event to clean up. Staff respectfully recommends that the Ordinance be passed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Tracey Covert, City Clerk

Recommended by:

Tari Renner
Mayor

Attachments: Attachment 1. Ordinance

Motion: That the Ordinance be passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

ORDINANCE NO. 2014 -

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE TO ALLOW POSSESSION OF OPEN ALCOHOL ON PUBLIC PROPERTY DURING BLOOMINGTON NORMAL JAYCEES BRUEGALA ON AUGUST 22 AND 23, 2014 AT THE BLOOMINGTON CENTER FOR THE PERFORMING ARTS

WHEREAS, Bloomington Normal Jaycees will hold Bruegala event in at the Bloomington Center for the Performing Arts on August 22 and 23, 2014; and

WHEREAS, Bloomington Normal Jaycees requested permission to allow sales and consumption of beer and wine during the event on Mulberry and East St. between Locust St. and Prairie St.; and

WHEREAS, to allow possession of an open container of alcohol on a public street, Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits the possession of open containers of alcohol on public streets, must be suspended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS;

Section 1: That Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, is suspended on the following dates during the following hours: August 22, 2014 between 4:00 o'clock p.m. until 12:30 o'clock a.m. and August 23, 2014 from 12 o'clock p.m. until 11:59 o'clock p.m. for Mulberry and East St. between Locust St. and Prairie St. This suspension shall be effective only as to persons inside the designated area only and for alcohol purchased from an event vendor within the designated area. No alcohol may be taken out of licensed premises into the designated area, notwithstanding the fact that the premises are operated by the event vendor.

Section 2: Except for the dates, times and location set forth in Section 1 of this Ordinance, Section 26(d) of Chapter 6 of the Bloomington City Code, 1969, as amended, shall remain in full force and effect. Nothing in this ordinance shall be interpreted as repealing said Section 26(d).

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1960 Illinois Constitution.

PASSED this 11th day of August, 2014.

APPROVED this ___ day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

FOR COUNCIL: August 11, 2014

SUBJECT: Review of the Petition Submitted by the City of Bloomington, Illinois, a Municipal Corporation, requesting Amendment of Chapter 44. Zoning of the Bloomington City Code, Section 44.3 - 2, Definitions and Section 44.7 - 2.H, Minimum Number of Off Street Parking Spaces Required, to Address Parking for Senior Housing

RECOMMENDATION/MOTION: That the Text Amendment to Chapter 44. Zoning regarding off street parking for senior housing be approved and the Ordinance passed.

STRATEGIC PLAN LINK: Goal 3. Grow the local economy.

STRATEGIC PLAN SIGNIFICANCE: Objective 3e. Strong working relationships among the City and businesses. The proposed text amendment should bring parking requirements for senior housing in line with industry standards. It will also assist new or existing businesses in siting new or expanded senior housing without the need for additional land to install larger parking lots than necessary.

BACKGROUND: The proposed text amendment was designed to update the parking standards found in the Zoning Ordinance pertaining to senior housing. This amendment will reduce the required amount of parking for senior housing by approximately half of current requirements. It provides clear definitions and corresponding parking standards for today's various housing types, such as the continuing care facilities that provide several elements of senior living. It also assures that there will be an adequate number of accessible parking spaces for the residents as well as the visitors.

This petition was before the Planning Commission for a public hearing and review on June 25, July 9 and 23, 2014. Staff spoke in this case and explained the amendment and how the current standards require an unreasonable amount of parking based upon research of fifteen (15) other communities throughout Illinois. The amendment was prompted by a proposed variance petition to reduce the required parking which prompted staff to research what other communities require. Although the variance petition is on hold pending the outcome of this amendment, staff has drafted the code change cognizant of other scenarios beyond merely the particular project.

The Planning Commission discussed the amendment and made adjustments to make the definitions more clear and to make accessible parking apply only to the facility's residents. One person from the public spoke in opposition to the amendment stating there have been numerous senior housing projects built under the existing code without issues, it seemed to be a drastic change without much discussion, and there were avenues to obtain what was wanted without amending the code. He also stated Mark Huber, former PACE, (Planning and Code Enforcement), Director, represented the petitioner before the Zoning Board of Appeals, who

decided to pursue a code change. In this individual's opinion, the code was not outdated. The issue should be studied and there should not be any amendment for the sake of benefiting one (1) project.

Two (2) individuals, who represent the recently proposed senior housing development, spoke in support of the petition. They stated there were a limited amount of residents in their facilities and approximately thirty percent (30%) of the residents drive. Their 119 proposed parking spaces would not be full and unnecessary parking spaces results in more storm water runoff. The Planning Commission voted to recommend approval of the amendment by a vote of 5 - 0.

Based upon the research of other communities, staff believes that the amendment will result in a reasonable reduction for the required number of parking spaces and therefore supports the request.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph in accordance with City Code. Courtesy copies of the Public Notice were mailed to fifteen (15) architectural and engineering firms.

FINANCIAL IMPACT: If approved there should be an increase in property tax revenue as more land is developed for senior housing.

Respectfully submitted for Council consideration.

Prepared by:	Mark Woolard, City Planner
Reviewed by:	Tom Dabareiner, Director of Community Development
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments:
Attachment 1. Petition, Ordinance
Attachment 2. Draft Minutes from July 23, 2014
Attachment 3. Minutes from July 9, 2014
Attachment 4. Minutes from June 25, 2014
Attachment 5. IL ADA Standards
Attachment 6. Other Community Standards
Attachment 6. Mailing List

Motion: That the Text Amendment to Chapter 44. Zoning regarding off street parking for senior housing be approved and the Ordinance passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

PETITION FOR ZONING TEXT AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOOMINGTON, McLEAN COUNTY, ILLINOIS

Now comes the City of Bloomington, McLean County, Illinois, a Municipal Corporation hereinafter referred to as your petitioner respectfully representing and requesting as follows:

1. That certain provisions of the text of Chapter 44, Sections 44.3-2 and 44.7-2.H of the Bloomington City Code no longer contribute to the public welfare for the following reasons:

    a. Do not provide definitions for differing examples of Senor Housing; and

    b. Do not accurately reflect contemporary standards for appropriate levels of off street parking.

2. That your petitioner hereby requests that said Sections be amended as hereinafter proposed in Exhibit "A".

3. That the approval of said amendment will substantially reflect the philosophy and intent of Chapter 44 of the Bloomington City Code – 1960; and

4. That the approval of said amendment will offer benefits to the general public in excess of the hardships, limitations or restrictions imposed upon any definitive faction of the City of Bloomington, McLean County, Illinois that is affected by the proposed text of Said Sections.

WHEREFORE, your petitioner respectively prays that this petition to amend Chapter 44, Sections 44.3-2 and 44.7-2.H of the Bloomington City Code - 1960 as stated herein be approved in the public interest.

Respectively Submitted:

By: _____

ORDINANCE NO. 2014 - __

AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 44, SECTIONS 44.3-2 AND 44.7-2.H OF THE BLOOMINGTON CITY CODE.

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition praying for the amendment of Chapter 44, Sections 44.3-2 and 44.7-2 H of the Bloomington City Code; and

WHEREAS, the Bloomington Planning and Zoning Commission, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the test amendment prayed for in said petition is in the public interest; and

WHEREAS, The City Council of said City has the power to pass ordinance to amend Sections of Chapter 44 of the Bloomington City Code – 1960.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Chapter 44, Sections 44.3-2 and 44.7-2.H of the Bloomington City Code – 1960 shall and the same are hereby amended as hereinafter printed in Exhibit "A".

2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 11th day of August, 2014

APPROVED this ___ day of August, 2014

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

EXHIBIT "A"
TEXT AMENDMENT

A. Amend 44.3-2 Rules and Definitions, by inserting the following

"**SENIOR HOUSING:**

a. **CONGREGATE CARE**: Independent senior living with centralized amenities including dining, housekeeping, and social/recreational activities. Limited medical services may or may not be provided. Residents live in separate apartments.

b. **ASSISTED SENIOR LIVING**: Complexes that provide routine oversight or assistance with activities necessary for independent living. Services include dining, housekeeping, and social/recreational activities. Medical administration and transportation services may also be provided. Skilled medical services are not required by residents. Residents live in separate apartments.

c. **CONVALESCENT / NURSING HOME:** Facilities that provide care for persons who are not able to care for themselves.

d. **CONTINUING CARE**: Facilities that provide multiple elements of senior living. Complexes may include multiple levels of senior living and care, including independent living, congregate care, assisted living, and convalescent facilities. Independent living housing may include apartments, group care, single room occupancies, detached or attached single family units."

e. **SENIOR HOUSING:** Multi unit developments designed and legally restricted to limiting occupancies to at least one individual who is age 55 or older, and where at least eighty (80) percent of the units contain at least one individual who is age 55 or older. Senior Housing developments may include single-family homes, duplexes, mobile homes, townhouses, or condominiums; may provide may provide supportive services such as meals, housekeeping, social activities, and transportation; and may also may also be used to describe housing with few or no services such as Senior Apartments.

B. Amend Section 44.7-2 H - Off Street Parking-Minimum Number of Spaces Required, as follows:

1. Section 3 – Institutional Uses:

Delete:

"(a) Care of the aged: One (1) parking space for each 400 square feet of gross floor area."

Insert:

"(f) Convalescent Care: One-half space for each bed plus one space for each employee on the maximum shift, and providing further than not less than ten (10) percent of all spaces are to be reserved for handicapped parking."

2. Section 4 - Residential Uses

Insert the following:

"(f) Senior Housing:

(1) Congregate Care: One-and-One-half-spaces for each dwelling unit, plus one space for each employee on the maximum shift, and providing further than not less than ten (10) percent of all spaces are to be reserved for handicapped parking.

(2) Assisted Senior Living: Two spaces for every three dwelling units, plus one space for each employee on the maximum shift, and providing further that not less than ten (10) percent of all spaces are to be reserved for handicapped parking.

(3) Nursing Home: One space for every three beds plus one space for each employee on the maximum shift, and providing further than not less than ten (10) percent of all spaces are to be reserved for handicapped parking.

(4) Continuing Care: Based on pro-rata share of elements as noted above."

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 25, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Wills, Mr. Diamond, Mr. Balmer, Mr. Scritchlow, Mr. Cornell, Mr. Suess, Mr. Cain, Mr. Stanczak, Mr. Pearson
MEMBERS ABSENT: Mr. Stuckey

OTHERS PRESENT: Mr. Mark Woolard, City Planner
Ms. Vasu Pinnamaraju, Executive Director of McLean County Regional Planning Commission
Mr. Jim Karch, Director of Public Works
Ms. Angela Fyans-Jimenez, Deputy Corporation Legal Counsel

CALL TO ORDER: Chairman Cain called the meeting to order at 4:00 P.M.
ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed and approved the June 11, 2014 minutes. Mr. Balmer moved to approve the June 11, 2014, minutes as written. Mr. Stanczak seconded the motion which passed by a vote of 8-0 with following votes being cast on roll call: Mr. Diamond-yes; Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Suess-yes; Mr. Stanczak-yes; Mr. Pearson-yes; Mr. Wills-absent; Mr. Stuckey-absent.

REGULAR AGENDA:
Z-04-14. Public hearing and review on the petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), of the Bloomington City Code, Section 44.3-2, Definitions and Section 44.7-2.H, Minimum Number of Street Parking Spaces Required to address Parking for Senior Housing.

Chairman Cain introduced the case. Mr. Woolard gave a brief history of the requested text amendment which developed from a variance request. He explained the research on parking requirements for senior housing in other communities is much less restrictive which lead to this text amendment. Staff is recommending approval for the change in parking requirements.

There was discussion on the definitions, the definition of employee and the intent of chart concept 1 and 2.

Chairman Cain asked if there were any questions, comments, or anyone in favor or in opposition from the audience. Mr. Richard L. Veitengruber, 1222 S. Mason, was sworn in and said he is against the proposed chapter 44 code amendment. He stated he doesn't believe the reason for amending the code is valid. There have been numerous senior housing projects built in

Bloomington under the existing code without any issues. The code change for this particular project seems drastic and without much discussion. This project was brought up last month and the city wants to change the code one month later. He stated there are avenues to get what they want without changing the code. The former director of PACE, who represented this case at last month's Zoning Board of Appeals meeting, decided to change the code and go to the planning commission, because the code was outdated. Mr. Veitengruber stated the code was not outdated last month and there seems to be a lot of questions to be answered. He asked many questions such as: how this change would affect businesses that applied for variances and/or followed the code all these years. What are the negatives and positives to less parking? When was the code last changed? He asked for answers to these and many more questions before a change is made to the city code. Mr. Veitengruber encouraged a 'no' vote of this commission stating that any code change should require study and justification and not just a change for the sake of benefiting one project.

Chairman Cain asked if there were others in favor or in opposition to the petition and Mr. Hadley Phillips, 1062 Woodberry Lane, Charleston, IL, was sworn in. He stated that he is one of three partners who are looking to develop an assisted and memory care units in this area. Mr. Phillips explained how the concept of an assisted living facility is different than that of a nursing home. He stated that last code update may have been some thirty three years ago when nursing homes with high populations were being built. Today's assisted living facility has a limited amount of people which is around 50 to 60 people at this assisted living facility. Mr. Phillips stated his partnership has built many facilities since 2008 with five more buildings going into the ground at this time. About 30% of the residences drive with approximately 15 staff, no visiting physicians and the memory care residents would not have a car. The current 119 parking spot recommendation will never be full based on the ten facilities his company has opened.

Mr. Dan Muhs, Austin Engineering, was sworn in and stated he works with Mr. Phillips. Mr. Muhs stated when more unnecessary parking spaces are added, then that is more water runoff. He stated it's important to protect farm land and green space.

Chairman Cain asked if there was anyone else who had questions or was in favor or in opposition and no one spoke. Chairman Cain closed the public hearing. Chairman Cain suggested we need for more time for dialogue and for the commission to digest the information.

A discussion ensued regarding the details of this case, variances, standards, current code requirements and possible changes. Mr. Diamond stated the handicap parking at 10% may require too many spaces. Mr. Stanczak acknowledged changing the code specifically for one project is not appropriate, however the information presented seems to justify lowering the required parking for similar projects. Mr. Pearson stated the purpose behind the parking requirements was to keep the city streets from being congested. He also stated that the parking needs to fit the particular facility without acres of empty asphalt and if the code has been out of touch, that doesn't justify keeping the code the same. Mr. Balmer stated his observations of many significant discussions in which the code did not address the issue at hand and there is a need for code updates in many areas. Mr. Pearson stated this is not a code change to accommodate one applicant rather many times a variance is requested, not because there is

something wrong with the application, but rather the standard that the code is asking for compliance to is something unrealistic.

Mr. Balmer moved to layover the case pending clarification of terms and further review. Mr. Stanczak seconded the motion which passed by a vote of 9 to 0 with the following votes being cast on roll call: Mr. Wills-yes; Mr. Diamond-yes; Mr. Balmer-yes; Mr. Pearson-yes; Mr. Stanczak-yes; Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Suess-yes; Mr. Cain-yes; Mr. Stuckey-absent.

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 9, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Stuckey, Mr. Diamond, Mr. Balmer, Mr. Scritchlow, Mr. Cornell, Mr. Suess, Mr. Cain, Mr. Stanczak, Mr. Pearson, Mr. Wills

OTHERS PRESENT: Mr. Mark Woolard, City Planner
Mr. Frank Koehler, Interim Director of Planning and Code Enforcement
Ms. Rosalee Dodson, Assistant Corporation Counsel

CALL TO ORDER: Chairman Cain called the meeting to order at 4:00 P.M.
ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: Mr. Nick Williams, 5 Timber View Drive, requested an opportunity to reserve the possibility to make a public comment after the outcome of the items on the regular agenda.

REGULAR AGENDA:
Z-04-14. Public hearing and review on the petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), of the Bloomington City Code, Section 44.3-2, Definitions and Section 44.7-2.H, Minimum Number of Street Parking Spaces Required to address Parking for Senior Housing.

Chairman Cain introduced the case. Mr. Woolard explained the changes from the last meeting which included changes to the definition section and the parking standard section which includes doctors and nurses who are not employees. Staff is recommending approval.

Chairman Cain opened the public hearing. Mr. Koehler stated their seemed to be confusion with the definition of senior housing. He said the initial listing should include all items within paragraph E. The others, A, B, C and D, would follow from that. He explained the 10% rule for handicap parking would be minimal and be needed for the visitors.

Mr. Pearson stated his concern was that the 10% may require too many spaces. He stated Illinois State Accessibility Code only requires 1 handicap parking space per each 25 people. Mr. Koehler said he was thinking of visiting friends and family members who may require handicap parking. He said when dealing with the general population such a retail store, 1 to 25 may fit, however when dealing with a population of 55 years and older, there may be more of a preponderance of individuals that may need the additional parking. Mr. Pearson suggested the developer would have better working knowledge of parking needs. Mr. Koehler suggested the code should read

‘10% of those spaces attributable to the residence of the facility, not 10% of all employees.’ Mr. Pearson said this was acceptable.

Mr. Scritchlow inquired if there was a benefit to an overview of all parking requirements city wide. Mr. Koehler stated much of the zoning code needs to be updated and the comprehensive plan may be able to address some of those needs. He said until we can all take time to sit down and address the entire code, it is helpful to address the code one need at a time as in this case.

Mr. Wills arrived at 4:13 P.M.

Mr. Stuckey voiced concern over the plus one space for the visiting health care providers. He suggested maybe a group of spaces for the peak time, however not a space for each provider involved at the facility. There was discussion on the appropriate number of parking spaces for visiting providers, staff and residence.

Chairman Cain asked if there were any questions, comments, or if anyone was in favor or in opposition to the petition and no one spoke. Chairman Cain closed the public hearing.

Mr. Wills requested to keep the language simple and clear.

Mr. Balmer moved to layover the case pending cleanup of the verbiage by staff. Mr. Diamond seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call: Mr. Wills-yes; Mr. Diamond-yes; Mr. Balmer-yes; Mr. Pearson-yes; Mr. Stanczak-yes; Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Suess-yes; Mr. Cain-yes; Mr. Stuckey-yes.

UNAPPROVED MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 23, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Stuckey, Mr. Pearson, Mr. Scritchlow, Mr. Cornell, Mr. Cain
MEMBERS ABSENT: Mr. Wills, Mr. Balmer, Mr. Diamond, Mr. Stanczak, Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Planning and Code Enforcement
Mr. Frank Koehler, Interim Economic Development Coordinator
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Cain called the meeting to order at 4:00 P.M.
ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: None

REGULAR AGENDA:
Z-04-14. Public hearing and review on the petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), of the Bloomington City Code, Section 44.3-2, Definitions and Section 44.7-2.H, Minimum Number of Street Parking Spaces Required to address Parking for Senior Housing.

Chairman Cain introduced the case. Mr. Woolard explained the changes from the last meeting including the handicapped parking attributed to the patient population. Staff is recommending approval.

Mr. Cornell asked for the classification of the senior housing and how this change would apply to new facilities. He stated his visits to senior facilities required him to park on the street or in parking garages due to lack of space. He expressed concern over possibly creating a congested on-street parking situation with a reduction of required parking.

Mr. Koehler stated parking at a mixed use development may be attributed to other uses beyond the senior housing aspect. He stated his research pertained only to senior housing developments and the numbers strongly suggest that we need to reduce the required number of parking spaces. The proposed reduction of handicapped parking which is based on 10% of senior housing occupants is still above the average of the 15 towns that were researched. Mr. Cain stated that this type of configuration will help address Mr. Cornell's parking concern.

Mr. Koehler stated a mixed use development would be calculated based on the senior housing and other needs of businesses. The downtown is always a challenge with calculating the parking spaces.

Mr. Pearson pointed to item 4 under F-Senior Housing ‘share of 1, 2 and 3 designations above’ should replace ‘elements’. Mr. Pearson noted the words used to describe the type of care for the elderly needs clarity and consistency. A further discussion on the industry and amendment language ensued.

Chairman Cain opened the public hearing. Chairman Cain asked if there were any questions, comments, or if anyone was in favor or in opposition to the petition and no one spoke. He closed the public hearing.

Chairman Cain summarized the recommended changes as item A.b. Assisted Senior Living, the first sentence needs to change ‘ort’ to ‘or’ and ‘convalescent/nursing home/memory care’ needs to replace all ‘elements.’

Mr. Pearson moved to approve Case Z-04-14 with the amended listed changes. Mr. Scritchlow seconded the motion which passed by a vote of 5 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Stuckey-yes; Mr. Diamond-absent; Mr. Balmer-absent; Mr. Suess-absent; Mr. Stanczak-absent; Mr. Wills-absent.

in preparing an emergency management evacuation plan prior to occupancy of the building.

iv) Areas of rescue assistance in multi-story public facilities and multi-story housing units with a supervised automatic sprinkler system, if stairs are provided leading to grade that are part of a code-required entrance, an accessible exterior platform at the level of exit discharge shall be provided. The platform shall provide an area of at least 10 square feet, in addition to that area required for exiting, that does not reduce the required travel width and is not reduced by the swing of the door. This space shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate one wheelchair.

c) **Parking and Passenger Loading Zones**

1) ***Minimum Number.*** *If any parking is provided for employees or visitors, or both, the minimum number of accessible parking spaces to be provided for environmentally limited persons is as follows:*

TOTAL OFF STREET PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501-1000	2% of total number
Over 1000	20 plus 1 for each 100 over 1000

(Table from ADAAG 4.1.2(5)(a))

2) **Location.** Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible

COMMUNITY	INDEPENDENT LIVING	ASSISTED LIVING	NURSING HOME / MEMORY CARE	GENERAL	Harvest Pointe Impact
BLOOMINGTON					
Current				1/400 SF	237
Concept 1	1.5 spaces per unit, plus 1/emp. on max shift; 10% all spaces to be handicap	1.0 spaces per unit, plus 1/emp. on max shift; 10% all spaces to be handicap	One space for every two beds (0.50), plus 1/emp. on max shift; 10% all spaces to be handicap		118
Concept 2	1.5 spaces per unit, plus 1/emp. on max shift; 10% all spaces to be handicap	Two spaces for every three units (.667), plus 1/emp. on max shift; 10% all spaces to be handicap	One space for every three beds (.334), plus 1/emp. on max shift; 10% all spaces to be handicap		87
SAVOY				1/300 SF	130 Dev. Est. - 143
CHAMPAIGN				0.5 per bed	65
PEORIA				One for every 3 residents (.334), plus one for each employee	79
URBANA			One for every 6 beds (.167), plus one for every third emp. (.334) on max shift		42
MORTON		1.0 spaces for every three beds (.334), plus one for each employee	1.0 spaces for every four beds (.250), plus one for each three emp. (.334), plus one for each visiting doctor		59 Dev. Est. – 70)

COMMUNITY	INDEPENDENT LIVING	ASSISTED LIVING	NURSING HOME / MEMORY CARE	GENERAL	Harvest Pointe Impact
WASHINGTON	1.5 spaces per unit	1.0 spaces for each three units (.334) plus one for each emp. on max shift.			59 Dev. Est. - 62
NORMAL		Two plus one for every four residents (.250)	1 /250 square feet		47
BOURBONNAIS Kankakee County				1.5 spaces for each two dwelling units plus 1/emp. 10% all spaces to be handicap	107
LOCKPORT Will County			One for every four beds (0.250), plus one for every two emp., plus one for each Doctor		45
SCHAUMBERG Cook County			One for every four beds (0.250) plus 1/emp. Max shift		53
TINLEY PARK Cook County	1.5 per unit	One space for every two dwelling units (0.50)			58
OAK FOREST Cook County			One space for each three beds (.334) plus 1/employee		63
AURORA Kane County				One space for every two units (0.50)	58

COMMUNITY	INDEPENDENT LIVING	ASSISTED LIVING	NURSING HOME / MEMORY CARE	GENERAL	Harvest Pointe Impact
GALESBURG	2.0 per unit, plus 1/emp. on max shift		One space for every five beds (0.200) plus 1/employee		56
CHATHAM			One space for every four beds (0.250) plus 1/emp.		45 Dev. Est. 66
GIBSON CITY			One space for each 6 beds (0.160) plus one/staff or visiting doctor		42 Dev. Est. 54
DEVELOPER (Other than Harvest Pointe)				One half space per unit (0.50) plus 1/employee	78

High: 130 Savoy Low 45 Lockport Average 57

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	MAILED June 11 2014	Middleton Associates Inc 1702 W. College Ave Suite E Normal IL 61761-2793
Hocker Architect 8 Lake Trail Rd Bloomington IL 61701	Felmley Dickerson 803 E. Lafayette Bloomington IL 61701	Farnsworth Group 2709 McGraw Dr Bloomington IL 61704
P.J. Hoerr, Inc 117 Merle Lane Normal IL 61761	Kelly Sanner 6715 Wolfcreek Rd Riverton IL 62561	BLDD Architects 115 W. Jefferson St Bloomington IL 61701
Lewis, Yockey & Brown 505 N Main St Bloomington IL 61701	Shive Hattery Inc. 2103 Eastland Dr Bloomington IL 61704	Young Architects 211 Prospect Rd. Bloomington IL 61704
Edwards Architect 2416 E. Washington St C3 Bloomington IL 61704	Francois Associates Architects 118 W. Washington St. Bloomington IL 61701	Rex Switzer, AIA 9 Mary Ellen Way Bloomington IL 61701
Pearson Design Group LLC 14 Hearthstone Ct Bloomington Il 61704		Gary Bonnell 16205 N 3300 East Rd Colfax IL 61728

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FOR COUNCIL: August 11, 2014

SUBJECT: Lake Bloomington Lease Transfer Petition for Lot 2, Block 3 of Camp Kickapoo, from Bennwood Forest Inc. and William A Yoder

RECOMMENDATION/MOTION: That the Lake Lease Transfer be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services.

BACKGROUND: The sewage disposal system inspection was completed in July 2014. The septic system appears to be functioning normally. The septic tank does not need to be pumped but should be checked regularly. A chlorine tablet should be placed in the chlorinator tube regularly as needed. The age of the sewage disposal system is over twenty-five (25) years. The McLean County Health Department estimates sewage disposal systems have an average life span of approximately twenty to twenty-five, (20-25), years. However, this can be affected greatly by usage patterns of the premises, (seasonal versus full time occupancy), and system maintenance.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: This petition will have a neutral financial impact in that the current lease uses the current formula, ($0.40 per $100 of Equalized Assessed Value), for determining the Lake Lease Fee. With this transfer, the lake lease formula will generate about $404.57 per year in lease income. This lake lease income will be posted to Lake Maintenance-Lake Lease revenue (50100140 – 57590). Stakeholders can find this in the Budget Book titled "Other Funds & Capital Improvement Program" on page 146.

Respectfully submitted for Council consideration.

Prepared by:	Connie Fralick, Office Manager
Reviewed by:	Sue McLaughlin, ICMA-CM, Interim Asst. City Manager
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst
Legal review by:	Jeff Jurgens, Corporation Counsel

Recommended by:

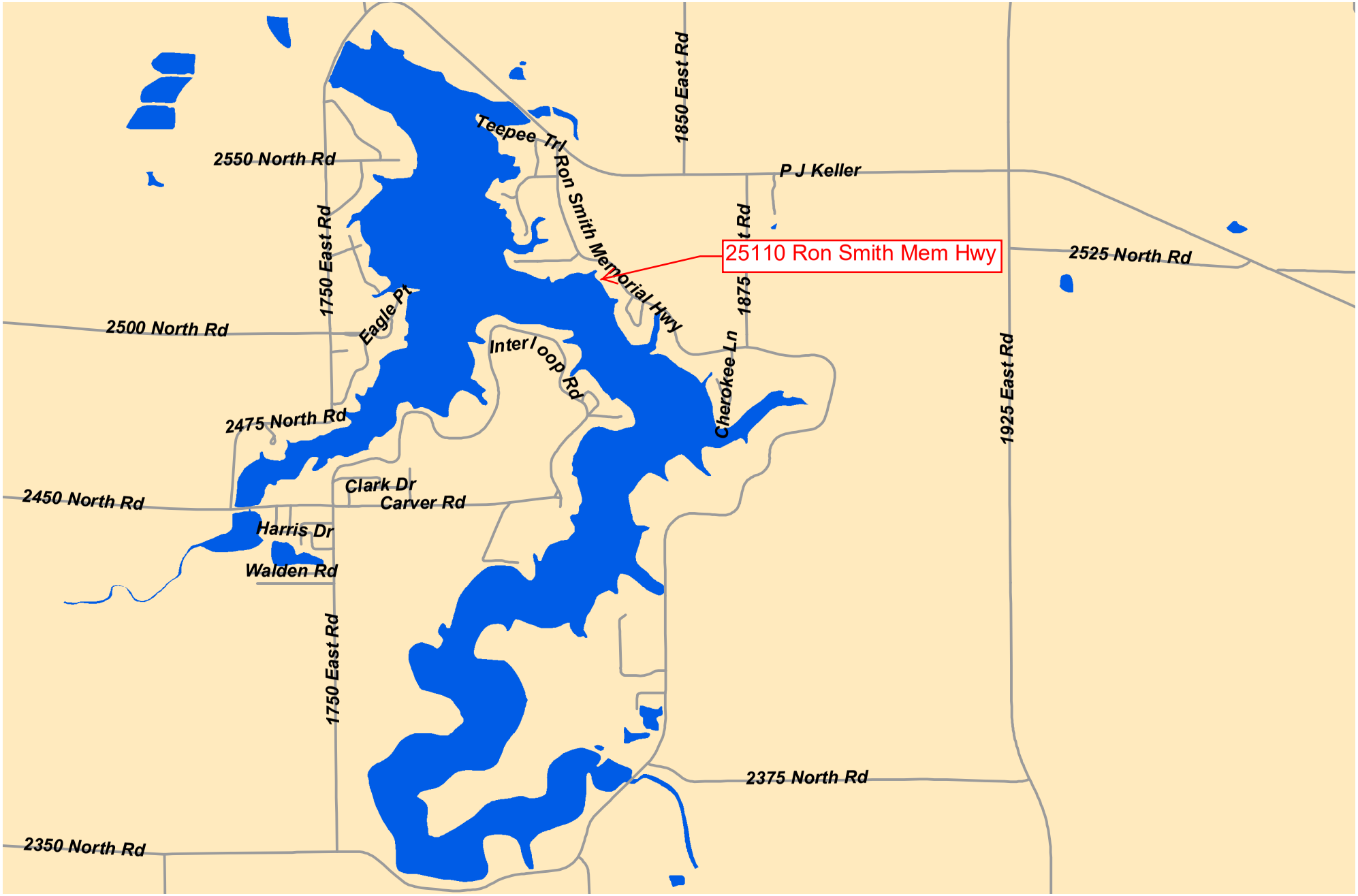
David A. Hales
City Manager

Attachments: Attachment 1. Maps

Motion: That the Lake Lease Transfer be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			


2550 North Rd
1850 East Rd
Teepee Trl
Ron Smith Memorial Hwy
P J Keller
25110 Ron Smith Mem Hwy
2525 North Rd
1750 East Rd
1875
Eagle Pt
2500 North Rd
Inter Loop Rd
Cherokee Ln
1925 East Rd
2475 North Rd
Clark Dr
Carver Rd
2450 North Rd
Harris Dr
Walden Rd
1750 East Rd
2375 North Rd
2350 North Rd

Ron Smith Memorial Hwy
25124
25110
25098
25090
25082
25110 Ron Smith Mem Hwy
Lot: 2
Block: 3
Camp: Kickapoo

FOR COUNCIL: August 11, 2014

SUBJECT: McLean County 2014 Community Assessment – Presentation by United Way

RECOMMENDATION/MOTION: Presentation is for informational purposes only – no action required

STRATEGIC PLAN LINK: Goal 2. Upgrading City infrastructure and facilities; Goal 3. Strong neighborhoods; and Goal 5. Great place - livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Community Development Block Grant (CDBG) funds provide new sewer/water services, and better quality of roads and sidewalks which contribute towards the objectives of Goal 2. Upgrading City Infrastructure

The Code Enforcement Division and CDBG funding impacts all of the objectives listed under the Goal 3. Strong Neighborhoods. Demolishing vacant deteriorated structures discourages crime and preserves property values. Providing vacant lots for new home construction; funds for housing rehabilitation and transitional housing upgrades quality of older housing stock, preserves properties and encourages partnerships with residents and neighborhood associations.

By applying for and successfully receiving a variety of grant funds we create Goal 5. Great Place to Live by providing resources to implement programs.

BACKGROUND: The City has been a recipient of the federal Department of Housing and Urban Development's (HUD) CDBG funds for forty (40) years. In 1995, HUD created the Consolidated Plan to serve as the planning document, (*comprehensive housing affordability strategy and community development plan*), for state or local grantee governments and an application for funding under any of the Community Planning and Development formula grant programs. The City is required to prepare and submit a Consolidated Plan every five (5) years, per the Code of Federal Regulations, 24 CFR Part 91. The 2015 City of Bloomington Consolidated Plan will be due to HUD on March 15, 2015.

In April 2013, the Community Development Division contracted with the United Way to complete the Community Assessment of Needs as part of the Consolidated Plan preparation in addition to the preparation of the Analysis of Impediments to Fair Housing. United Way staff will make a brief presentation on the data collected thus far regarding the Community Assessment of Needs.

Key components of the Consolidated Plan include:

- *Consultation and Citizen Participation*. Through the Consolidated Plan, (often called the "Con Plan"), grantee jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the

implementation of Con Plan programs. By consulting and collaborating with other public and private entities, grantees can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact.

- *The Consolidated Plan*. The three to five (3 – 5) year Con Plan describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.
- *The Annual Action Plan*. The Con Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Con Plan.
- *Consolidated Annual Performance and Evaluation Report, (CAPER)*. In the CAPER, grantees report on accomplishments and progress toward Con Plan goals in the prior year.

Review of the Purpose of the CDBG Program:

Overall goals. The overall goal of the community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for profit and non-profit organizations, in the production and operation of affordable housing.

(i) Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low and moderate income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low income persons accessible to job opportunities.

(ii) A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

(iii) Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low income persons living in areas affected by those programs and activities; availability of mortgage financing for low income persons at

reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally assisted and public housing.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Many local agencies and organizations participated in the development of the Needs Survey. Many of our local citizens participated in completing the survey, focus group session and key informant interviews.

FINANCIAL IMPACT: Directly relates to the preparation of the five (5) year Consolidated Plan which is a requirement in order to receive CDBG funds.

Respectfully submitted for Council consideration.

Prepared by:	Sharon Walker, Code Enforcement Division Manager
Reviewed by:	Tom Dabareiner, Director - PACE
Financial & budgetary review by:	Chris Tomerlin, Budget Analyst Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. 2014 Community Assessment Executive Summary
Attachment 2. 2014 Community Assessment Presentation

1. Executive Summary

WHAT IS *2014 COMMUNITY ASSESSMENT*?

In 2013, multiple stakeholders asked United Way of Mclean County (UWMC) to lead an assessment to look at needs and resources in the health and human service system in McLean County, Illinois. The last county-wide assessment was published in 2000. The social issues and demographics in McLean County have changed substantially since then, calling for a current gauge of the needs and impact of social programs. To accomplish the *2014 Community Assessment*, UWMC collaborated with the Applied Social Research Unit (ASRU) of Illinois State University, students, and community members.

To help complete assessment activities, the *2014 Community Assessment* utilized students from Illinois State University's Stevenson Center for Community and Economic Development and the University of Illinois, Community Preservation Clinic. An Advisory Council, comprising more than 22 community stakeholders, was created to oversee and direct the methodology and implementation of the project. Thirteen of those stakeholders contributed funds to the project's completion.

The research generated from the *2014 Community Assessment* will help focus efforts across the county to address common issues and support health and human service planning over the next five years. Agencies, organizations, businesses, and government entities can use assessment data for strategic planning and reporting requirements. Compiled research will support development of the Consolidated Housing and Community Development Plans qualifying Bloomington and Normal for Federal Department of Housing and Urban Development (HUD) grant funding in 2015.

The U.S. Department of Health and Human Services *Healthy People 2010* report defined a healthy community "as one that continuously creates and improves both its physical and social environments, helping people to support one another in aspects of daily life and to develop to their fullest potential." To create this environment, residents must have adequate access to services, information, and resources. In a healthy community, services are coordinated and planned to make the best possible use of resources and meet the widest range of needs. Residents are community assets who bring diverse talents and viewpoints to work for the collective good. Several factors strongly shape and influence our lives. Caregiving, quality education, adequate housing, meaningful employment, access to job training, efficient transportation, clean and safe environments, and access to health education and services are determinants of our and the community's overall wellbeing.

With these factors in mind, *2014 Community Assessment research* was developed to broadly include health care and traditional social services provided in McLean County. Additional services offered to the entire population are encompassed within the research but are not as closely examined. However, to provide a comprehensive picture of resources and needs in the county, providers from a large spectrum of services contributed to the findings. The *2014 Community Assessment* includes the entire population and geographical area of McLean County and considers both rural and urban needs and resources.

RESEARCH ACTIVITIES

The *2014 Community Assessment* used a mixed research approach that incorporated both quantitative and qualitative methods to build a picture of McLean County's resources and needs for health and human services. Research activities included:

- Review of public data provided by government agencies, local reports, directories and planning documents.
- A randomized survey of 16,000 McLean County households, yielding 1,606 responses.
- 12 focus groups representing a wide range of issues, client populations and service providers associated with health and human services in Mclean County.
- 29 key informant interviews of McLean County leaders and service providers representing a range of perspectives, interests and expertise.

In all, 1,962 McLean County residents participated directly in the *2014 Community Assessment*. Specific information about these activities can be found in the *Methodology* section of the full report, which is available on the UWMC website at http://www.uwaymc.org/2014-community-assessment/.

Household survey

A seven-page survey was mailed to 16,000 McLean County adult residents (18 years of age and older). Reminder postcards were mailed to all survey recipients and follow-up telephone calls were made to selected rural residents who had not yet returned a survey through mail. The survey asked questions on the following health and human service topics: health (physical, mental, oral), access to healthcare and prescription medication, services for seniors and people with disabilities, youth issues, civic engagement, employment, transportation usage, economic status, housing, health and human services accessed and satisfaction with those services, and general perceptions of local issues and needs. The survey also inquired about basic demographic characteristics (e.g., age, race, ethnicity, educational attainment, language spoken, household size and income). The survey concluded with two open-ended questions asking respondents what they like most about McLean County and what they are most concerned about in McLean County. A copy of the household survey instrument can be found in Appendix B.

Key informant interviews

UWMC and students from Illinois State University Stevenson Center conducted a total of 20 key informant interviews and collected nine key informant responses from SurveyMonkey, an online survey tool. For the *2014 Community Assessment*, a key informant was defined as a formal or informal leader in McLean County or at a local agency/organization, or as an expert in the topic area or population of interest. Key informants were asked the following questions:

1. What are your responsibilities for health and human services in the County?
2. Please describe the population with which you most often work in McLean County. What are their biggest challenges?
3. What are the strengths of McLean County's health and human service delivery system? Why?
4. What are the weaknesses of McLean County's health and human service delivery system? Why?

5. What changes have you observed in provision of health and human services in McLean County?
6. Can you identify gaps in health and human service provision in McLean County?
7. Can you identify duplications in health and human service provision in McLean County?
8. Can you identify barriers to access and/or utilization of health and human services in McLean County?
9. Can you identify under-used or un-recognized resources for health and human service provision in McLean County?
10. How can health and human service delivery in McLean County be improved?
11. What haven't I asked today that I should have asked? What additional comments would you like to make?

Due to limited staff capacity, 26 additional key informants were invited to respond to the same questions through a SurveyMonkey survey. Nine individuals responded to the online, open-ended survey.

Focus groups

The *2014 Community Assessment* utilized focus groups, facilitated small group discussions, to add richness and depth to the household survey and secondary data collected. UWMC collaborated with the Illinois State University Stevenson Center and University of Illinois College of Law to conduct 12 focus groups consisting of 92 service providers and consumers. The focus groups covered these areas:

- Health
- Seniors
- Homeless
- Caregivers of People with a Disability
- Youth Advocates
- Non-English Speaking
- Rural Neighborhood
- West-Bloomington Neighborhood
- East-Bloomington Neighborhood
- Normal Neighborhood
- Financial concerns (2 groups)

Secondary Data

Secondary data collection began in September, 2013 and includes over 60 different sources including local, state, and federal government to academic journals and newspapers. The most frequently cited source is the U.S. Census Bureau. Secondary data was collected for each section of the *2014 Community Assessment* prior to integrating survey, key informant, and focus group data. This allowed UWMC staff to compare *2014 Community Assessment* data with existing data. In addition, the *2014 Community Assessment* also frequently integrates information from PATH's online database, the McLean County Health Department, and the McLean County Regional Planning Commission.

FINDINGS

A total of 1,962 McLean County residents participated in the *2014 Community Assessment*. The following tables show a snapshot of major themes that emerged from all four data sources: household survey, focus groups, key informants, and secondary data. These themes are highlighted in the *Executive Summary* because they were mentioned frequently, came up through multiple data sources, were statistically significant or alarming, and/or simply reflected a response to a specific question.

The *2014 Community Assessment* aimed to gather information on the following:

- Community challenges/issues
- Strengths in the health and human service system
- Weaknesses in the health and human service system
- Gaps in services
- Duplications of services
- Under-used or unrecognized resources/services
- Recommendations/Opportunities for improvement

The data below are organized by challenges and strengths, as expressed by the participants. Challenges consist of community issues, weaknesses in the health and human service system, gaps in services, and duplicate services. Strengths include strengths in the health and human service system, under-used services, and opportunities for improvement. The data are not displayed in any particular order. For example, challenges at the top of the list are not more important than those at the bottom of the list.

Figure 1.1 Income and Poverty

Challenges	Strengths
Unawareness of poverty	Most pleased with Volunteer Income Tax Assistance (VITA) services
Difficult to get off of public aid	Lower percentage of people under 18 in poverty than state and nation
Applying for and maintaining public aid is cumbersome	New, collaborative efforts
	Median income higher than state and nation

Figure 1.2 Housing and Homelessness

Challenges	Strengths
Expensive rental housing	Many services for people experiencing homelessness
Limited subsidized housing	Caring community members
Long waits for vouchers	2/3rds of McLean County residents are homeowners
Shelters at capacity	
Requests for emergency funds exceeds funds available	

Figure 1.3 Employment

Challenges	Strengths
Access to good paying jobs for low-skilled workers	Many high-paying jobs exist in the community
Need for skill training	Health care support and health practitioner occupations are fastest growing fields
Many barriers to full-time work (health issues, caregiver, transportation)	Unemployment rate lowering since 2010
Discriminatory hiring processes	

Figure 1.4 Health and Health Care

Challenges	Strengths
Poverty is a risk factor for health	Health services for people with low-income
Rural residents have difficulty accessing health care (transportation)	Increased attention to mental health
Availability of psychiatrists (particularly for children)	Community health assessments and health improvement plans
Funding and coordination for mental health services	
Access to preventative oral health services	
Overweight and obesity	

Figure 1.5 Child and Youth Development and Education

Challenges	Strengths
Additional career development and training opportunities	Strong educational system
More affordable, afterschool youth program options	Existing afterschool programming
Graduation rates dropping	Many youth volunteering and giving back to community
Parental engagement	

Figure 1.6 Seniors, Caregivers, and People with Disabilities

Challenges	Strengths
Respite care for caregivers	Many helpful, supportive organizations
Unawareness of available services (individual and provider)	High satisfaction with K-12 schools, supportive services, and senior social groups
Isolation	Fewer than 3% of survey respondents who needed services, did not receive those services
More permanent, supportive housing	
Stigma as a barrier to employment	

Figure 1.7 Transportation

Challenges	Strengths
Transportation outside of McLean County	Cooperation between transportation service providers
Transportation for people <60 with no medical need	Connect Transit ridership grew 21% between 2009 and 2013
Inconvenient bus times	Planning for alternate transportation
Need for expanded bus routes	
Car breakdowns are major barrier for getting to work	

Figure 1.8 Criminal Justice

Challenges	Strengths
Cycle of incarceration for people with mental illness	Consideration of expansion of housing for people with mental illness
Perception of high crime & drug use	Crime rate dropping
Hispanic population racism	Problem solving courts
Ex-offender reintegration into society (e.g., finding housing and employment)	

Figure 1.9 Common Themes

Challenges	Strengths
Collaboration & cooperation among health and human service providers	Many health and human services
Awareness of available services	Dedicated individuals in health and human service system
Poverty as a risk factor	
Transportation	

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

2014 Community Assessment

Presentation to the Bloomington City Council

August 11th, 2014

Road Map

- What?
- Why?
- Who?
- When?
- How? (Methodology)
- Results Overview

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

What is the *2014 Community Assessment*?

What?

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

- An assessment of the **assets** and the **needs** of McLean County focusing on residents' experiences accessing and receiving **health and human services.**
- Last community-wide needs assessment conducted in 2005.
- Last community-wide needs assessment with disseminated results in **2000**. Fourteen years ago!
- Full report to be released **today**

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Why conduct an assessment now?

Why?

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

- Approached by multiple community stakeholders
- It has been fourteen years!
- Helps UWMC and community better understand gaps, needs, issues, and assets
- Catalyst and tool for change

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Who is involved?

Who?

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

- United Way of McLean County
- ISU Graduate Course – Stevenson Center
- University of Illinois – College of Law, Community Preservation Clinic
- ISU – Applied Social Research Unit
- *2014 Community Assessment* Advisory Council
  - Over 22 Community partners representing a variety of sectors (health and human services, education, business, financial, government and nonprofits).

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

When?

When?

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

- September 2012 – Assessment Advisory Council
- July 2013 – Began data collection (Survey)
- Fall 2013 – Community Focus Groups & Key Informants
- May 29th, 2014 – Report dissemination

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

How was the research done?

(methodology)

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Surveys

Key Informant Interviews

Focus Groups

Secondary Data Analysis

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Surveys

- Random survey of McLean County households
  - 16,000 survey packets mailed
    - Oversampled 7 census tracts – low income tax credit and median household income of less than $35,000
  - 1,606 valid surveys returned
  - 10% response rate

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Key Informant Interviews

- 29 Key Informant Interviews total
- 5 conducted by the graduate course through ISU's Stevenson Center
- 15 conducted by UWMC staff
- 9 collected through an invited online survey

Key Informant Interviews – Topic Areas/Populations of Interest

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Topic Areas	Populations
Economic concerns	Low-income
Education	Youth
Health	Seniors
Mental Health	People with Disabilities
Housing	Non-English Speakers
Employment	Homeless
Transportation	
Rural needs	

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Focus Groups

- Focus Groups on key topics and with populations of interest
- Total of 12 focus groups
- 4 conducted by graduate students at ISU
- 6 conducted by UWMC staff
- 2 conducted by students at UofI College of Law, Community Preservation Clinic

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

- **UWMC Focus Groups**
  - Youth Advocates (6)
  - Seniors (12)
  - Health (10)
  - Caregivers (11)
  - Homeless (4)
  - Spanish-Speakers (9)
- **Uofl Focus Groups**
  - Financial/Economic Concerns (12 in two groups)
- **ISU FGs**
  - Normal (3)
  - West Bloomington (17)
  - East Bloomington (3)
  - Lexington (5)

Focus Groups & Key Informants

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Information gathered on:

- Community Challenges/Issues
- Strengths in the Health and Human Service System
- Weaknesses in the Health and Human Service System
- Gaps in services
- Duplications of services
- Under-used or unrecognized resources/services
- Recommendations/Opportunities for improvement

Methodology

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Secondary data analysis:

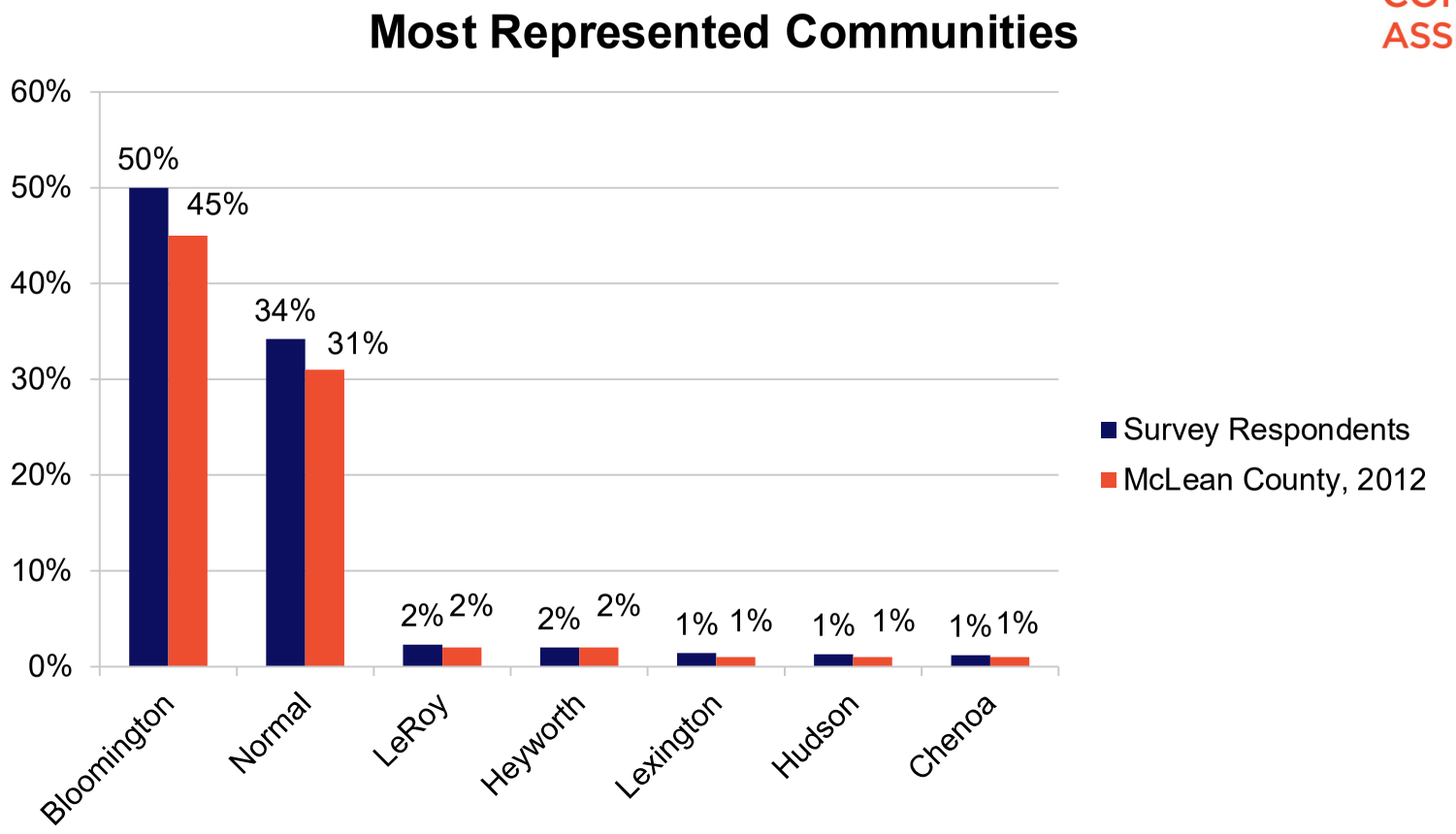
- Review of publicly available data (over 60 sources)
  - US Census data
  - County Health Department's Community Health Plan
  - Behavioral Risk Factor Surveillance System and Youth Risk Behavioral Surveillance System
  - Center for Disease Control
  - Other community level reports

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Results

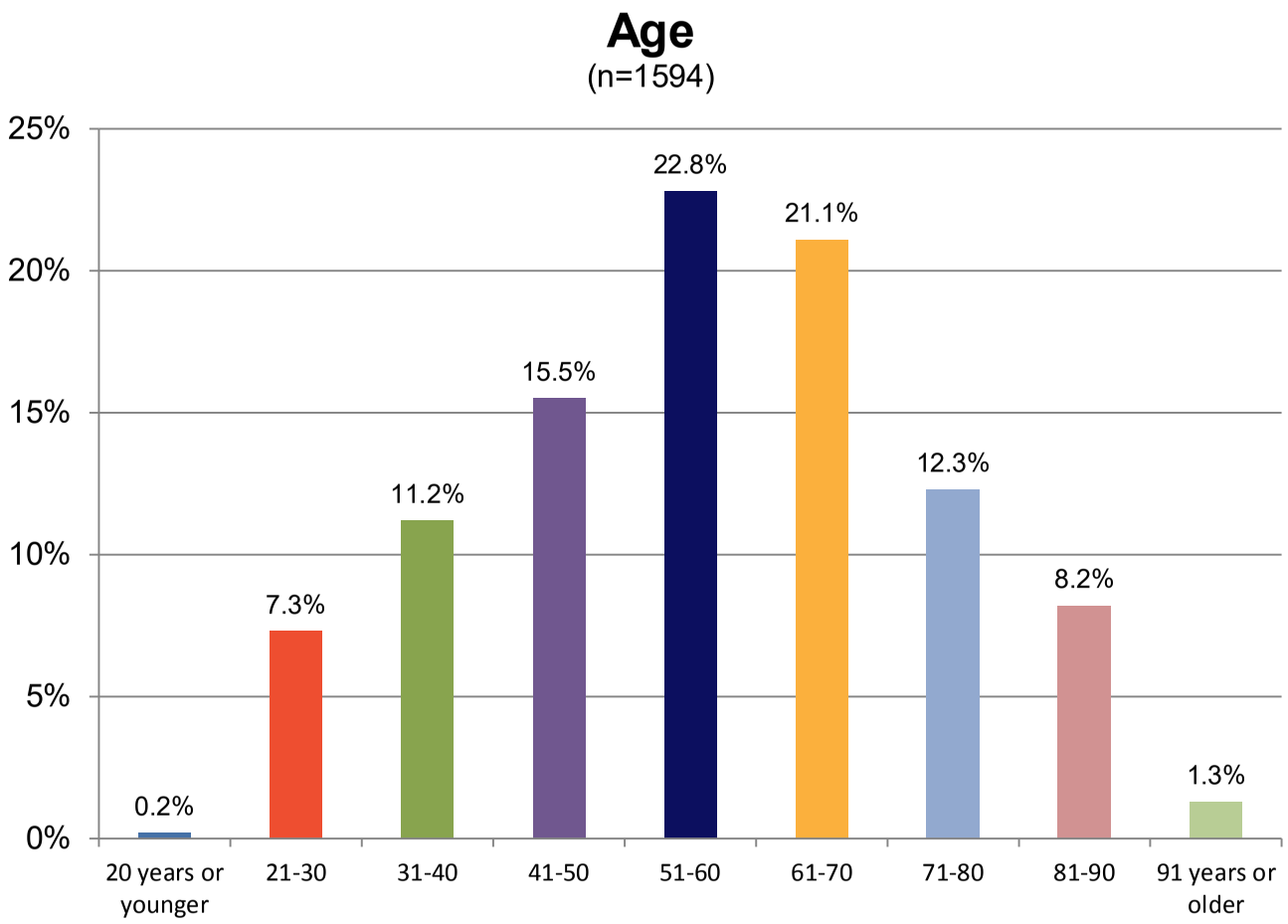
Demographics of Survey Respondents

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT



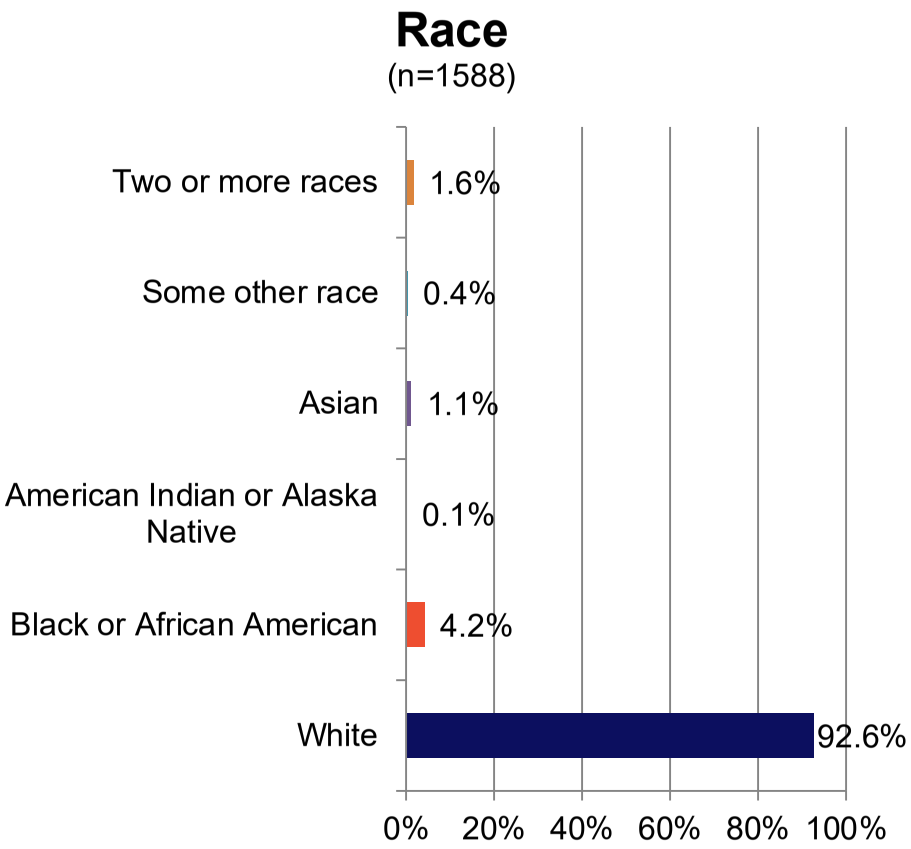
Demographics of Survey Respondents

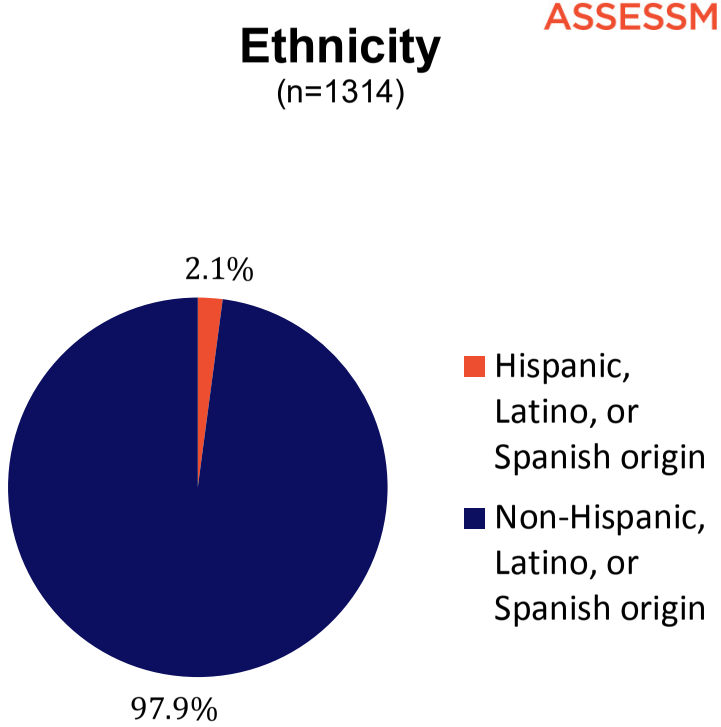
McLEAN COUNTY 2014 COMMUNITY ASSESSMENT



Demographics of Survey Respondents

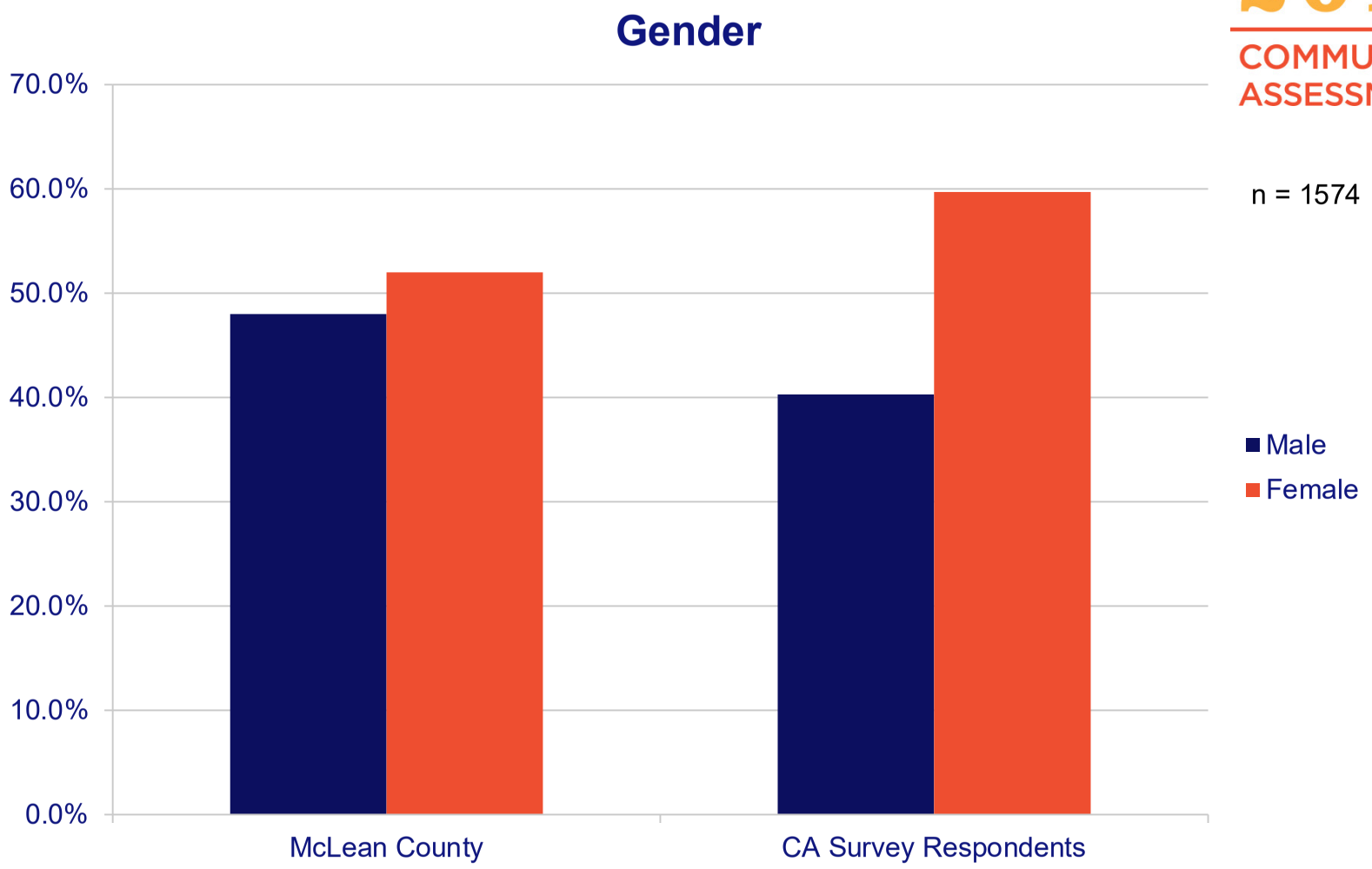
McLEAN COUNTY 2014 COMMUNITY ASSESSMENT





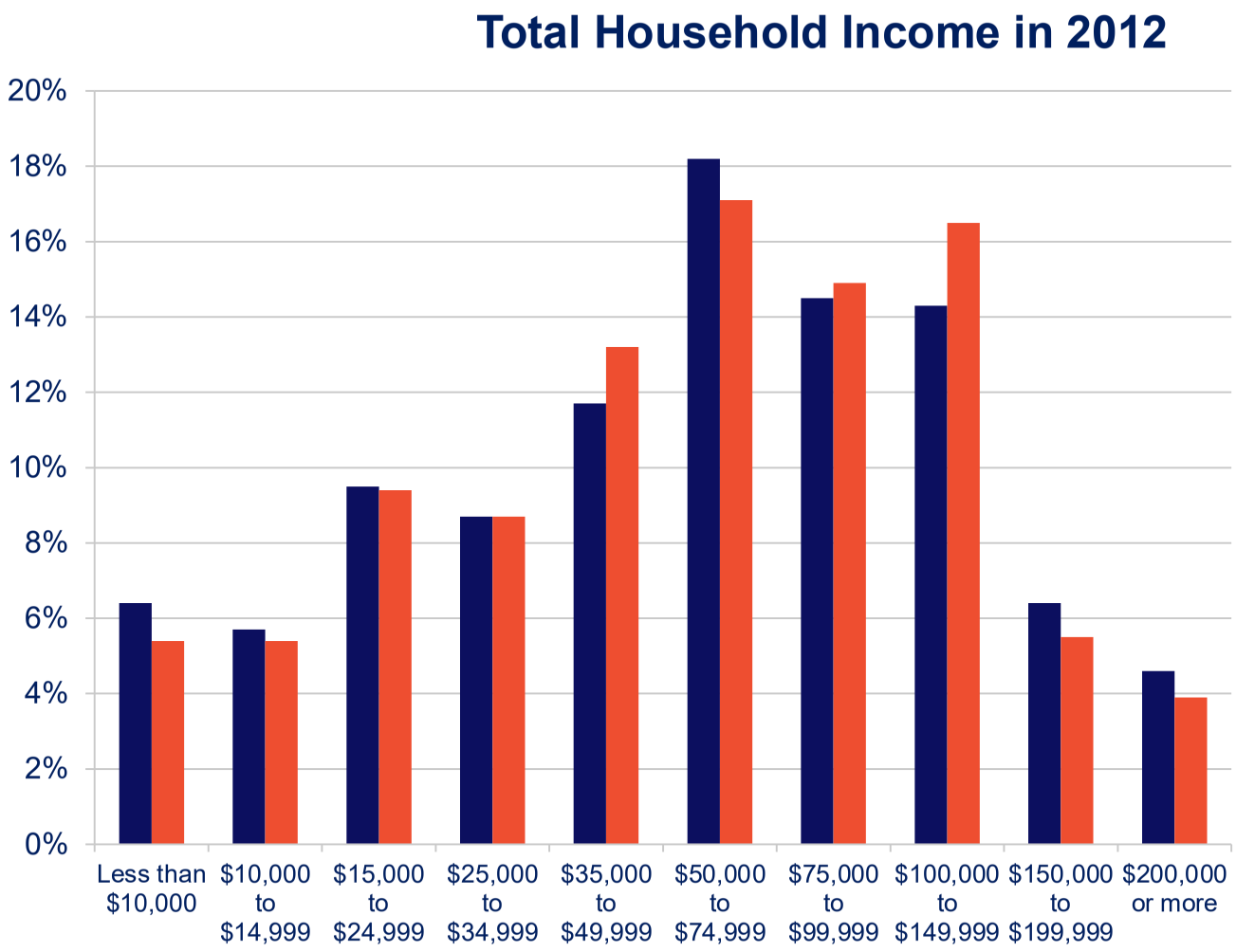
Demographics of Survey Respondents

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT



Demographics of Survey Respondents

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT



n = 1474

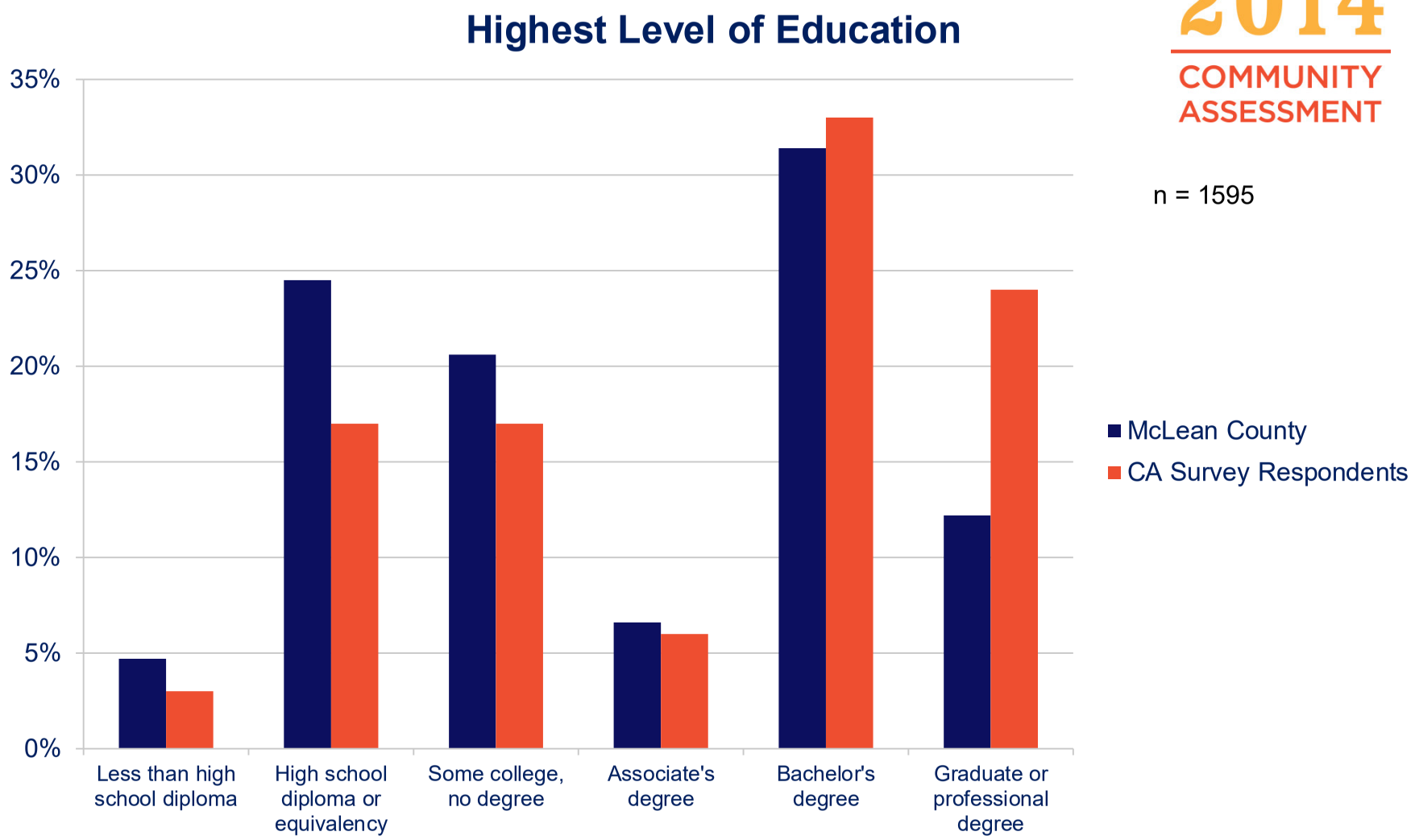
Median = $50,000 to $74,999

McLean County

CA Survey Respondents

Demographics of Survey Respondents

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT



McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Major Themes

Results – Income & Poverty

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Unawareness of poverty	Most pleased with Volunteer Income Tax Assistance (VITA) services
Difficult to get off of public aid	Lower percentage of people under 18 in poverty
Applying for and maintaining public aid is cumbersome	New, collaborative efforts
	Median income higher than state and nation

Results – Housing & Homelessness

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Expensive rental housing	Many services for homeless
Limited subsidized housing	Caring community members
Long waits for vouchers	2/3rds of McLean County residents are homeowners
Shelters at capacity	
Requests for emergency funds exceeds funds available	

Results – Employment

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Access to good paying jobs for low-skilled workers	Many high-paying jobs exist in the community
Need for skill training	Health care support and health practitioner occupations are fastest growing fields
Many barriers to full-time work (health issues, caregiver, transportation)	Unemployment rate lowering since 2010
Discriminatory hiring practices	

Results – Health and Health Care

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Poverty is a risk factor for health	Health services for people with low income
Rural residents have difficulty accessing health care (transportation)	Increased attention to mental health
Availability of psychiatrists (particularly for children)	Strong services to help victims of domestic & sexual violence
Funding and coordination for mental health services	Community health assessments
Access to preventive oral health services	
Overweight and obesity	

Results – Child/Youth Development & Education

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Additional career development and training opportunities	Strong educational system
More affordable, afterschool youth program options	Existing afterschool programming
Graduation rates dropping	Many youth volunteering and giving back to community
Parental engagement	

Results – Seniors, Caregivers, & People with Disabilities

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Unawareness of available services (individual and provider)	Many helpful, supportive organizations
Isolation	High satisfaction with K-12 schools, supportive services, and senior social groups
More permanent, supportive housing	Fewer than 3% of survey respondents who needed services, did not receive those services
Stigma as a barrier to employment	

Results – Transportation

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Transportation outside of McLean County	Cooperation between transportation service providers
Transportation for individuals with no medical need	Connect Transit ridership grew 21% between 2009 and 2013
Inconvenient bus times	Planning for alternate transportation
Need for expanded bus routes	
Car breakdowns are major barrier for getting to work	

Results – Criminal Justice

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Cycle of incarceration for people with mental illness	Consideration of expansion of housing for mentally ill
Perception of high crime & drug use	Crime rate dropping
Hispanic population racism	Problem solving courts
Ex-offender reintegration into society (e.g., obtaining housing and employment)	

Overall Community Themes

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Challenges	Strengths
Collaboration & cooperation amongst health and human service providers	Many health and human services
Awareness of available services	Dedicated individuals in health and human service system
Poverty as a risk factor	
Transportation	

The *2014 Community Assessment* report can be found at…

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

http://www.uwaymc.org/2014-community-assessment/

McLEAN COUNTY 2014 COMMUNITY ASSESSMENT

Questions

McLEAN COUNTY
2014
COMMUNITY ASSESSMENT

Thank you!

FOR COUNCIL: August 11, 2014

SUBJECT: Downtown Streetscape Lighting Master Plan

RECOMMENDATION/MOTION: That the Downtown Streetscape Lighting Master Plan be adopted.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services; Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable, sustainable City; and Goal 6. Prosperous Downtown Bloomington.

STRATEGIC PLAN SIGNIFICANCE: Objectives 1a. Budget with adequate resources to support defined services and level of services; 1d. City services delivered in the most cost-effective, efficient manner; 2a. Better quality roads and sidewalks; 5b. City decisions consistent with plans and policies; 5e. More attractive City: commercial areas and neighborhoods; 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments: and 6c. Downtown becoming a community and regional destination.

BACKGROUND: On November 25, 2013, the Council authorized a Professional Engineering Services Contract with Farnsworth Group, Inc. for Downtown Street Lighting Master Plan Services, RFQ No. 2014 - 27.

Work has progressed with both input from staff and the public. The final report as presented is 275 pages. Contained within the report are maps and recommendations for every block in the Downtown.

Goals: The goals for the Downtown Streetscape Lighting Master Plan were:

1. Review the existing lighting installations in the Downtown areas, including the City's conceptual lighting layout.
2. Review the general site conditions, including sidewalk/curb conditions, existing utility locations and potential underground vault locations.
3. Identify potential new service feed locations.
4. Incorporate decorative lighting to match as close as possible to what was installed in previous streetscape improvement projects.
5. Consider opportunities for future trees and other plantings.
6. Include performance data on recommended fixtures and other amenities such as benches and trash receptacles.
7. Identify opportunities for phasing.
8. Develop guiding principles to build upon in the future.

The report reviews prior streetscape projects and leverages the existing infrastructure to efficiently expand into other blocks. There are new recommendations for pedestrian and roadway lighting while also considering security issues. Additional amenities are suggested for consideration. Improvements are identified for better pedestrian access in keeping with the ADA, (Americans with Disabilities Act). Detailed budget level analysis is provided block by block for future improvements.

This master plan provides a vision and a guide for future improvements within the public right of ways in the City's core.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The RFQ was mailed to local and other Illinois based Professional Engineering companies on September 5, 2013. In addition, the RFQ was posted on the City website and advertised in The Pantagraph on September 6, 2013.

Meetings were held with various stakeholder groups. A meeting was held on October 1, 2013 with the Downtown Bloomington Association and Downtown Property Owners. On October 15, 2013, there was a meeting with the Downtown Property Owners. There was a meeting on February 27, 2014 with the City's Beautification Committee.

Additional public input was received at two (2) public forum meetings held at 11:00 a.m. and 5:00 p.m. on January 29, 2014 in the Community Room located in the Government Center's basement.

After delivery of this final report to the Council, Public Works will post the Master Plan on the City's website along with an explanatory article.

FINANCIAL IMPACT: This memo would not have any financial impact at this time as it is only the consideration of adopting the Downtown Streetscape Lighting Master Plan. The work identified in the Downtown Streetscape Lighting Master Plan is estimated at $8.5 million in current dollars. The cost estimates are broken down into seventy-seven (77) one (1) block segments. This allows logical groupings of individual blocks to be combined into smaller contracts which would be more manageable. To accomplish this work over a ten (10) year period would require budgeting at least $850,000 per year. The amounts would need to be increased annually to account for inflation.

Respectfully submitted for Council consideration.

Prepared by:	Kevin Kothe, P.E., City Engineer
Reviewed by:	Sue McLaughlin, ICMA-CM, Interim Asst. City Manager
Financial & budgetary review by:	Carla A. Murillo, Budget Manager
Legal review by:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

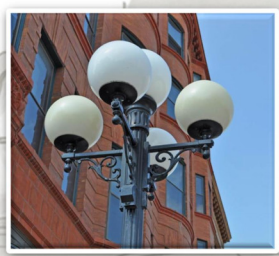
Attachments: Downtown Streetscape Lighting Master Plan

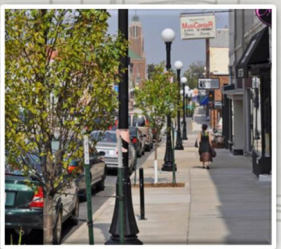
Motion: That the Downtown Streetscape Lighting Master Plan be accepted by the Council as a completed document.

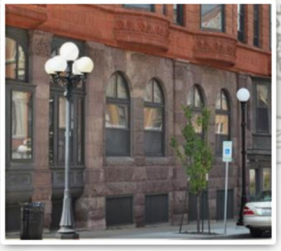
Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

Presentation materials
to be provided at the meeting







CITY OF

Bloomington

ILLINOIS

DOWNTOWN STREETSCAPE LIGHTING MASTER PLAN

June 23, 2014

Farnsworth GROUP

ACKNOWLEDGMENTS

City of Bloomington

Barbara Adkins, Deputy City Manager
Kevin Kothe, City Engineer
Bob Yehl, Assistant City Engineer
Scott Sprouls, Director Information Services

City of Bloomington Police Department
Brendon Heffner, Chief of Police
Ken Mays, Assistant Chief of Police

Downtown Bloomington Association

Downtown Property Owners

Downtown Bar Association

McLean County Museum of History

Public Meeting Participants

Bloomington Beautification Committee

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1.0 Overview

1.1 Executive Summary

The City of Bloomington Downtown Streetscape Lighting Master Plan report is intended to establish overall guiding principles that address future development, including incremental changes, to the Downtown lighting in a consistent and cohesive manner. With the desired growth and revitalization of the Downtown, lighting plays a central role in its overall perception and attraction.

The planning process involves overall concepts, general strategies and conceptual illustrations specific to the public right of way. The overarching principle is to have the lighting create appealing spaces where people can feel safe and secure, which supports and promotes the mission, value, goals and objectives of the City of Bloomington.

The master plan addresses illumination of pedestrian and vehicular paths through a qualitative standard. The plan encompasses the appearance and location of the light fixtures, the color of light, light levels, pedestrian path conditions and other amenity enhancement opportunities. The base maps illustrate potential improvement locations by block.

Methods of analysis included reviews of existing documentation, on-site observations, input from City staff, and technical and public input. Recommendations are included for implementation either now or in future years.

The master plan also recognizes that the analysis conducted has some limitations, including:

- Opinions of probable cost reflect the best information available at the point in time they were created and should be reviewed and/or updated before the commencement of any work.
- Changing market conditions, perceptions and other unforeseen future conditions will affect the opinion of probable cost.
- Detailed investigation and construction-related documents were not part of this master plan.
- Additional investigation is required regarding potential vault locations and individual mitigation strategies.
- Additional traffic and parking studies may be required to verify locations of potential bump out locations.
- Not all existing conditions (i.e., sidewalk conditions, potential vault locations, controller locations, etc.) were able to be observed or recorded due to record-setting extreme winter weather conditions.
- Background street views obtained from other sources may not reflect all existing or current conditions.
- Final locations of lights, site amenities, signs and landscaping should be based on field conditions and/or the design process at the time of project execution.

This master plan presents the City with a logical roadmap for future lighting and streetscape amenity enhancements as capital becomes available.

1.2 Introduction

Bloomington, Illinois, is considered one of McLean County's greatest assets with rich historic features and character. The centralized position within the community also gives the Downtown and surrounding area an advantage over other urban centers.

The boundary for this master plan – stretching from Lee Street to Prairie Street and Locust Street to Olive Street – was established by the City of Bloomington as part of a concerted effort of both public and private stakeholders specifically related to the activities of the City's Downtown.

Figure 1.2a – Vintage photo of Bloomington

Within this boundary is the Downtown central district or "buckle" bounded by IDOT right of ways Madison and East Streets. Adjacent to the Downtown are the Cultural District to the north and Coliseum district to the south. To the east and west are primarily general business and residential districts.

Because each district is comprised of unique urban conditions and pedestrian environments, each presents an opportunity to apply distinctive treatments.

1.3 Goals of the Master Plan

The fundamental purpose of making streetscape improvements is to enhance the overall appeal of the target area. Decorative lighting and pedestrian-friendly amenities further enhance the overall experience in the perception and attraction, whether day or night.

The City of Bloomington's established goals for the master plan include:

1. *Review the existing lighting installations in the Downtown areas, including the City's conceptual lighting layout.*
2. *Review the general site conditions, including sidewalk/curb conditions, existing utility locations and potential underground vault locations.*
3. *Identify potential new service feed locations.*
4. *Incorporate decorative lighting to match as close as possible to what was installed in previous streetscape improvement projects.*
5. *Consider opportunities for future trees and other plantings.*
6. *Include performance data on recommended fixtures and other amenities such as benches and trash receptacles.*
7. *Identify opportunities for phasing.*
8. *Develop guiding principles to build upon in the future.*

1.4 Streetscape Lighting Design Objectives

Within the overall inspiration of creating a Downtown that is pedestrian-friendly, the lighting design opportunities presented will provide direction that achieve specific objectives, including the following:

- *Identity creation.*
- *Enhanced safety by increasing visibility with additional lighting.*
- *Celebrate the rich history.*
- *Attract visitors.*
- *Encourage increased use of businesses and amenities.*
- *Identify special areas or districts.*
- *Cleaner, more attractive Downtown.*
- *Cohesive approach.*
- *Build upon existing infrastructure.*

1.5 Pedestrian Environment

Good street environments are safe and comfortable with a sense of human scale and a distinctive character or sense of identity.

- Environment is a basic condition by which a street is perceived as comfortable or approachable. Key elements that contribute to a feeling of comfort are shade trees, plantings, informational signage, seating areas and inviting lighting. Existing lighting typically focuses on street lighting and not pedestrians.

Figure 1.5a - typical street condition.

Figure 1.5b – Pedestrian level lighting example.

- Human scale or intimacy refers to the scale of items that support pedestrians. The sidewalk is the main pedestrian experience, and lower-pedestrian level lighting contributes to a positive view of the pedestrian pathway.

- Character further refers to that which makes a place different from other places. The style and look of various amenities and lighting help to define what makes the downtown area different.

Throughout the master plan, these basic concepts have been applied to ensure the pedestrian environment is not lost with any new improvements.

Figures 1.5c and 1.5d – Example of downtown (Old Town) Fort Collins, Colorado, with buildings, amenities and light that help set character perception.

2.0 Community Involvement

2.1 Historic

The City of Bloomington has a rich and vibrant history. The Downtown was a vibrant bustling arena of business and commerce, with streetcars ferrying residents and workers. Downtown Bloomington was considered a destination for many, and activity was centered on various areas including the courthouse.

Figure 2.1a – Vintage photo of Bloomington around Courthouse.

Because of the history and ornate features of various structures scattered through the district, Downtown Bloomington is designated as a historic district by the Bloomington Historic Preservation Commission, as well as the Illinois Historic Preservation Agency.

Figure 2.1b

Globe-style fixtures had flanked the streets of the Downtown areas in the early 1900s, so new fixtures installed mimicked the globe-style fixtures seen flanking the steps of the old courthouse (now McLean County Museum of History, at left).

2.2 Past Projects / Accomplishments

In the late 1980s, the City of Bloomington created a Downtown Tax Increment Financing (TIF) District to provide funding for renewal of the Downtown area. Even though the TIF expired at the end of 2009, the City continues its commitment to improving the Downtown area through other sources. The City also created a long-term capital improvement plan in collaboration with Downtown residents, businesses, Downtown Business Association (DBA) and property owners.

Funds from grants, the TIF District and capital improvement funds were utilized for recent improvement projects, including:

- 2003 – Downtown Courthouse Square Streetscape Project
- 2007 – 100 Block of Main Street
- 2009 – Main Street TIF Improvement Project (300-500 Main)
- 2012 – 600 Block of Main Street (from capital improvement funds).

In addition to the major streetscape projects, the City has assisted various Downtown-area property owners through the Harriett Fuller Rust Grant Program. The program allows property owners or business owners to receive grants for up to 50 percent of the total cost of work on facade and aesthetic rehabilitation.

In 2012, City Manager David Hales assigned Deputy City Manager Barbara Adkins to create and direct a 5-year improvement plan. In December of the same year, the staff formed an internal team consisting of a select group from the Public Works and Parks, Recreation and Cultural Arts Departments. This report:

- Aims to guide the City Council and City leaders in their continued involvement in rejuvenating the heart of the City.
- Highlights past improvements.
- Discusses City-installed cameras and potential future locations.
- Identifies existing decorative lights.
- Other special considerations for future improvements (vault mitigation).

Recommendations from this report include:

- Create a decorative lighting Master Plan.
- Block-by-block approach to infrastructure rehabilitation.
- Conduct a under-sidewalk vault inventory plan and mitigation approach.
- Identify future safety camera locations.
- Tree removal/replanting.
- Amenity improvements such as benches, waste receptacles, bike racks, etc.
- Sidewalk replacement program.

In September 2013, the Council work sessions revised the report to be a long-term plan. Other refinements included:

- Submit to Council for discussion: Vaults and the unknown.
- Address / adopt existing tree grates.
- Address planters that are vandalized.
- Highlight infrastructure needs block-by-block.
- Add murals and other artistic features.
- Emphasize tourism more in the plan.
- Continue to work on solving the "bar scene," which could go a long way toward improving the appeal of Downtown for tourists and citizens.

2.3 Public Forums

Community involvement is a key to successful project planning. From the direction outlined by the Council, the City conducted several public forums, starting in late 2013. Both the City and Farnsworth Group continued those efforts in 2014.

All forums allowed participants to voice their opinions concerning various issues focused on how to improve the overall appearance of the Downtown.

Following is a summary of the public forums and paraphrased comments from the participants:

1. *October 1, 2013: COB Led - Downtown Bloomington Association and Downtown Property Owners:*

    - *Can evergreen trees be planted in the large flower pots during the fall and winter, and then recycled in City parks?*
    - *Uniform signage throughout the city.*
    - *Better garbage program throughout downtown. Look at Bryan, Texas, what they are doing.*
    - *Turn the top surface of Market Street parking garage into green space.*
    - *Recycling is needed downtown. Can garbage containers be retrofitted as recycle containers?*
    - *Don't put minor budget issues into the plan.*
    - *There are no trash receptacles in the 500 block of North Main. The plan does not show any additional trash receptacles for that block. It would seem to me that there is a great need for sufficient trash and cigarette receptacles along that very block.*
    - *Happy to see that cigarette disposal receptacles are included in the plan. Ideally a cigarette receptacle should be one in which cigarettes can be disposed of without having to extinguish them.*

2. *October 15, 2013: COB Led - Downtown Property Owners:*

    - *People on Front Street feel left out of the plan.*
    - *City needs to maintain all downtown alleys.*
    - *A public toilet is needed.*
    - *Add a kiosk at the Coliseum on the southwest corner of Front and Madison.*
    - *Garbage/recycling is needed.*

3. *November 6, 2013: COB Led - Downtown Bar Association:*

- *Convert streets in the downtown to brick.*
- *If not the entire street, convert the sidewalks to brick (stamped concrete).*
- *Parking needed for businesses and people living in apartments.*
- *Don't put parking decks outside of couplet.*
- *Utilize the parking lot across from Fat Jacks.*

4. *January 29, 2014, Morning: COB / Farnsworth Group Led – Public Meeting:*

- *WMBD, WJBC, WGLT, Pantagraph present.*
- *Consider electrical outlets at trees.*
- *Turn alleys into downtown walkways.*
- *What vegetation improvements can be done?*
- *Stakeholders could take stewardship to plantings-establish program/adopt a block concept.*
- *Lee/Front high traffic from interstate, the route GPS takes them to get to Coliseum. Would like better trash access and expanded parking near Coliseum.*
- *Focus on "gateways" to create welcoming environment.*
- *Recover parking from wide sidewalks / bump outs.*
- *Post Office downtown lacking landscape care and improvements.*
- *Better maintenance program for Downtown-dedicated staff.*
- *Bare ground areas should not be allowed.*
- *Enforcement of smoking regulations and other loitering that is a barrier to welcoming environment.*
- *Rebranding of "Courthouse" to "Museum Square." Museum will be improving landscape.*
- *Will charge stations be considered as part of the master plan?*
- *Tourism opportunities, with Route 66 corridor tie-in.*
- *Additional lighting needed for darker areas.*
- *41 spaces available for murals; promote more space for murals.*

5. *January 29, 2014, Evening: COB / Farnsworth Group Led – Public Meeting:*

- *Why was study area shown chosen? What about looking at larger area. Warehouse district?*
- *What were the criteria to determine the study area?*
- *Lighting of areas outside immediate study area for people parking and walking several blocks to their venue.*
- *Lack of bike parking, bike path enhancement.*
- *Existing bike racks not installed correctly. Bike lockers for work commuters.*
- *Will the same lighting currently installed be extended or will there be different lighting fixtures?*
- *What sustainability options are being incorporated into plan – solar compactors?*
- *Meeting with Police needed.*
- *Use poles that have matching sign holders, stainless steel bands unattractive.*
- *Design on historic basis.*
- *More friendly planters that do not degrade or are movable. Replacement program needed.*
- *Add power sources near trees.*
- *Bike rack plan available from bike user input to be provided.*
- *Add public art to controller boxes and garbage receptacles.*
- *Dumpster locations more hidden, not on sidewalks.*
- *Create portals/gateways into town.*
- *Incorporate better standards for camera locations or gunshot detectors.*
- *Is it possible to attach lights to buildings instead of poles?*
- *Add brick/pavers to certain locations such as borders, sidewalks, street crossings. Colored, stamped concrete.*
- *Wireless access for potential meter automation, incorporate into pole design.*
- *Set minimum standards for lumen levels*

6. *Additional comments from residents after public meetings:*

- *Eliminate cars to facilitate pedestrians, modify one way/two way streets (Fort Worth, Texas)*
- *Flowers and bushes don't bring families to downtown. Need events, brands, destinations to bring families.*
- *More events in Withers Park.*
- *Look at what Town of Normal has done to improve its uptown area.*
- *Current downtown revolves around bars and restaurants.*
- *Need something different to set us apart.*
- *Downtown area of improvements does not need to be as large as proposed.*
- *Incorporate playground equipment into the museum landscape redesign – attract children to the downtown.*
- *Add code for vacant lots regarding maintenance.*
- *Close off alleys on Thursdays to Sunday to foot and car travel to mitigate noise and other nuisances from bar patrons.*
- *Provide raised planters or low seat walls around landscaped areas.*
- *Support properly planted trees, must also have proper maintenance.*
- *Support City supervised adopt-a-pot program.*
- *Replace five-globe fixtures with globes by local glass blowers.*
- *More murals in downtown. Utilize corn statues around courthouse. Use more imagination and local artist in the development of the fixtures.*
- *Amenities need to match the "old downtown" feel.*
- *Current pots/flowers on the light poles are mounted too high.*
- *Competing interests in downtown-day versus night usage.*
- *Proper bike rack placement and incentives for placement of additional bike racks.*
- *Explore creating alley structures to make them inviting and part of a pedestrian experience (reach out to regional architecture schools).*

7. *February 27, 2014 Bloomington Beautification Committee Meeting*

- *More bike racks are needed.*
- *Planters should be included in plan, must be maintained.*
- *Accentuate crosswalks.*
- *Consider changes that tie into warehouse district.*
- *Consider impact of street lighting on existing murals.*
- *Alleys are underutilized.*
- *City to address trash downtown and increase security at night.*
- *Picnic tables attract panhandling.*

2.4 Comment Summary

We have combined the various comments into six main touch points that are addressed within the master plan.

- *Create identity. Include special areas/districts. Showcase local artisans.*
- *Create a destination. Attract more visitors /users and increase tourism.*
- *Improvements that encourage increased use of businesses.*
- *Improvements that focus on the pedestrian element.*
- *Cleaner, safer, more attractive Downtown.*
- *Better enhanced lighting.*

Additional touch points that are outside of the scope of this master plan but should be considered by the City of Bloomington include:

- *Resolve competing day versus night interests.*
- *Supplemental ground plane plantings.*
- *Parking.*
- *Courthouse Square Museum future improvement plans.*
- *Downtown refuse collection services.*
- *Potential new festivals and Downtown events.*
- *Traffic studies, including number and location of parking spaces.*

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3.0 Vision

3.1 General Overview

Downtown Bloomington contains many of the elements necessary for a vibrant and successful urban environment. These include well-preserved architecture, pedestrian-friendly streetscapes, prominent gathering spaces, and the beginnings of a unified and historically appropriate streetscape.

The proposed Downtown Streetscape Lighting Master Plan is intended to align with these elements and reinforce the historical legacy of Downtown Bloomington. The plan, while specifically focused on street lighting, also takes into account future streetscape enhancements and opportunities that also might enhance Downtown Bloomington.

This plan will provide the City with a logical roadmap to make historically appropriate enhancements as funding becomes available.

3.2 Opportunities

In conjunction with strategic lighting enhancement master planning, there are many broad opportunities to enhance Downtown with other streetscape enhancements and design. Properly identified and planned for, these opportunities will assist Downtown Bloomington in establishing itself as a memorable and iconic place. The following opportunities are present and should be leveraged for the overall enhancement of Downtown. These seven opportunities are shown graphically on pages following these descriptions:

1. ***Articulation of key gateways into Downtown.*** Gateways should play an important role in letting people know they are arriving or departing Downtown Bloomington. While gateways often include monument signs, arches that span roads, or other significant architectural features, they can also be more subtle yet

Figure 3.2a - Typical gateway treatment of tall light fixtures with metal banners on Washington Street.

just as effective. If possible, prominent street lighting with distinctive metal banners and site amenities (litter bins, planters, benches), which are strongly focused in high-visibility areas, will create strong gateways for people arriving or departing downtown.

The intersections of Market Street and Lee Street, Washington Street and Lee Street, Washington Street and Prairie Street, East Street and Olive Street and Center Street just south of Locust Street, are high-visibility gateways into and out of Downtown and should receive a more visible and memorable streetscape.

2. ***Enhancement of gateway corridors into Downtown.*** In addition to the articulation of key gateway intersections, attention should be given to ensure gateway corridors also carry those same themes. Market Street from Lee Street to Center Street, Washington Street from Lee Street to Madison Street (U.S. Business 51 southbound), Center Street from Locust Street to Monroe Street, and Washington Street from Prairie Street to East Street (U.S. Business 51 northbound) provide great opportunities to extend prominent street lighting, landscaping and site amenities into the heart of Downtown.

3. ***High visibility streetscapes.*** In addition to the key gateways and corridors, several other corridors provide the opportunity for high-visibility streetscapes. Front Street from Lee Street to Prairie Street, Roosevelt Avenue from Front Street to Washington Street, and Market Street from Center Street to East Street (U.S. Business 51 northbound) are highly traveled streets that should contain prominent street lighting, landscaping and site amenities.

4. ***Enhancements to Downtown streets.*** The Downtown core generally is the area between Locust Street on the north, Olive Street on the south, U.S. Business 51 northbound on the east, and U.S. Business 51 southbound on the west. Streetscape enhancements to this area, including site lighting, landscaping, site amenities and other features should occur to match the patterns and design intensities of previous streetscape enhancements on Main Street and around the McLean County Museum of History (the old courthouse).

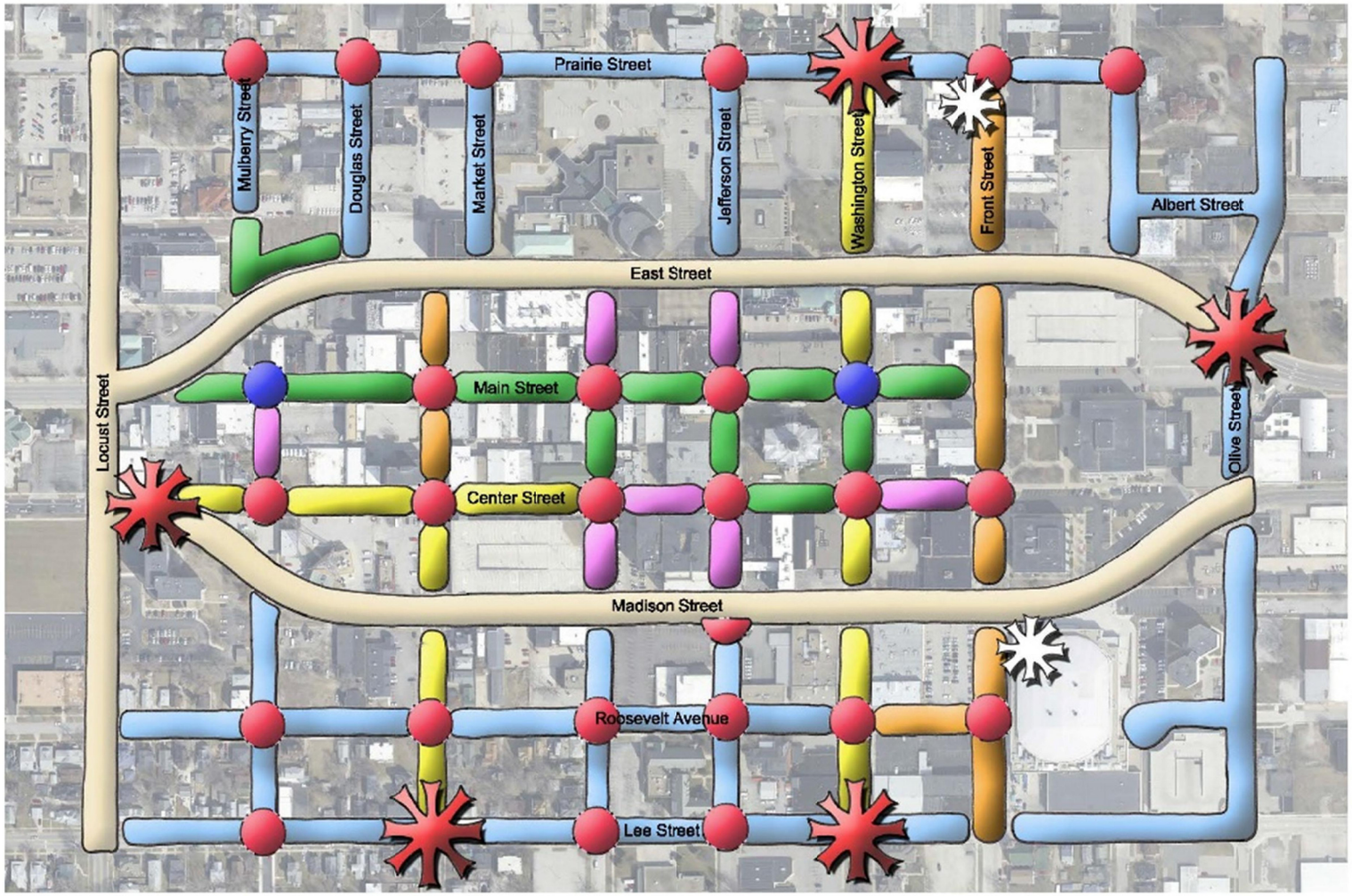
5. ***Enhancements to streets on the periphery of Downtown.*** The street grids on the east side of U.S. Business 51 northbound and on the west side of U.S. Business 51 southbound should have a less intense streetscape than the core of Downtown, yet still share the same design vocabulary. Appropriately placed street lights, landscaping and site amenities will ensure a subtle transition between Downtown and adjacent neighborhoods.

6. ***Hardscape enhancements at intersections.*** To enhance the pedestrian experience, strong consideration should be given to expanding pedestrian "bump outs" throughout the Downtown core. Bump outs shorten the distance across intersections for pedestrians, provide traffic calming for automobiles and provide key spots to locate street lights and utilities. In addition, bump outs provide unique spaces for site amenities, landscaping, public art and other critical urban features. While the core of Downtown includes some bump outs, it is strongly recommended that all Downtown core intersections contain them. This recommendation is critical in providing a pedestrian-friendly Downtown that is visually consistent from block to block. It should be noted that future bump outs will need to take into consideration the needs of emergency vehicles and delivery trucks.

Figure 3.2b - Proposed "bump out" in Downtown with landscape pots, benches and litter bins.

7. ***Security cameras.*** A security camera priority enhancement zone has been recommended on Front Street from Lee Street to Main Street, and on Main Street from Front Street to Locust Street. In addition, immediate action security camera priorities have been identified along Main Street at Front Street, Washington Street, and Mulberry Street. Security cameras, along with expanded street lighting, will provide another layer of comfort in creating a welcoming Downtown environment.

Map 3.2 – Downtown Opportunities



Legend

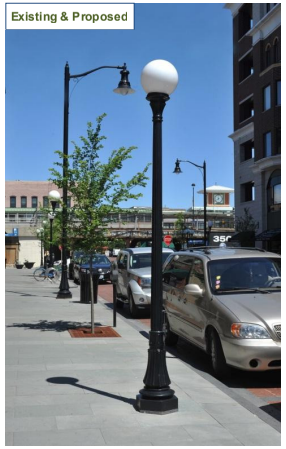
- Downtown Gateway Opportunities
- IDOT R.O.W.
- Gateway Streetscape
- High-Visibility Streetscape
- Existing Downtown Streetscape
- Proposed Downtown Streetscape
- Proposed Downtown Periphery Streetscape
- Existing Intersection "Bump Outs"
- Potential Intersection "Bump Outs"
- Proposed Kiosk Sign

Farnsworth GROUP

Figure 3.2c – Conceptual view looking west on Jefferson Street at Center Street. Letters correspond to amenities highlighted on Page 13.

Figure 3.2d – Conceptual view looking west on Washington Street at Prairie Street. Letters correspond to amenities highlighted on Page 13.

A Roadway Pendant Fixture with Pedestrian Globe



B Single-Globe Fixture

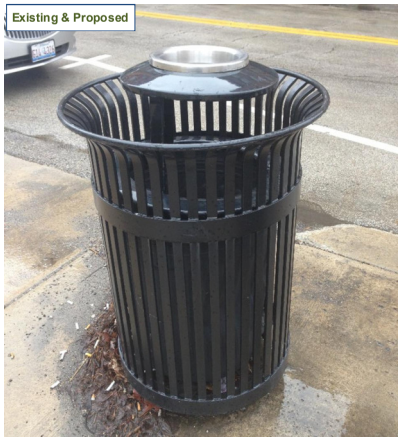
C Five-Globe Fixture

D Signature Metal Banners

E Murals on Facades

F Landscape Pots with Historic Banding

G Bench



H Litter Bin

I Bicycle Racks

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4.0 Lighting

4.1 General Overview

One of the key components to a successful downtown streetscape is the implementation of decorative pedestrian and roadway lighting. Decorative lighting can reflect the atmosphere of a downtown area and provide a sense of character for a space meant for gathering, shopping, entertainment and living.

The City of Bloomington has begun implementing decorative lighting in its core Downtown area within U.S. Business 51 between Locust Street and Front Street. A streetscape lighting master plan will examine how to incorporate both the remaining core Downtown streets and the periphery Downtown streets into the City's vision. The plan will provide recommendations for lighting patterns, lighting control pedestal locations, phasing options and the benefits of any new technologies now available today.

4.2 Existing Conditions

As of January 2014, there are 45 five-globe, 1 four-globe, 1 two-globe and 37 single-globe decorative light poles maintained by the City's Public Works Department.

There have been four notable streetscape improvement projects in the Downtown area in which decorative street lighting and lighting control pedestals were installed.

1. ***2003 – Old Courthouse Square.*** This project focused on the enhancement of the four streets surrounding the block of what is now the McLean County Museum of History. A total of 26 five-globe decorative light fixtures were installed around the streets outside of the museum. A 200 amp lighting control pedestal was installed at the southeast corner of Jefferson Street and Main Street with a spare capacity of at least 12 single-pole circuit breakers. A maximum amperage load reading of 47.6 amps was taken on December 13, 2013.

Figure 4.2a - Example of Main Street streetscape improvements across from the McLean County Museum of History.

2. ***2007 – 100 Block of N. Main Street.*** This was a single-block streetscape improvement project in which 2 five-globe and 5 single-globe decorative light poles were installed. A 100 amp lighting control pedestal was installed just south of the Front Street and Main Street intersection for these lights with a spare capacity of at least 16 single-pole circuit breakers. Using the electric utility bills for this service, it is estimated an average of 5 amps is currently being utilized on this controller.

3. ***2009 – Main and Monroe Streetscape Project.*** This project was the largest in size, including Main Street from Jefferson Street to Mulberry Street and Monroe Street from Main to Center Street. In total, 27 single-globe, 14 five-globe and 1 two-globe light poles were installed. The two-globe pole includes camera arms to install City-owned security cameras (currently not in use). A 200 amp lighting control pedestal was installed at the southeast corner of Main Street and Market Street to provide power and control to these lights. An amperage reading of 36.4 amps was observed at this controller on December 13, 2013. Also observed were 11 single-pole, 20 amp spare circuit breakers with 2 spare lighting contacts and 6 spare receptacle contacts.

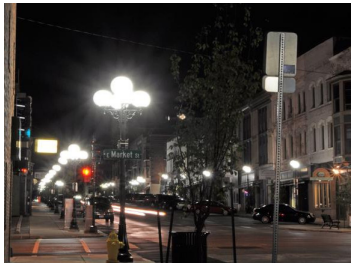


Figure 4.2b - Main Street illuminated at night after the 2009 streetscape project.

4. ***2012 – 600 Block of N. Main Street.*** This was a single-block upgrade project completed by the City. Installed decorative lighting included 3 single-globe, 1 five-globe and 1 four-globe decorative light fixtures. The four-globe decorative pole includes camera arms to install City-owned security cameras. All lights were circuited to the previous lighting control pedestal installed in the 2009 upgrades project, utilizing existing underground conduits.

The Pantagraph also has installed 2 single-globe and 2 five-globe decorative light poles in front of its building on the north side of Washington Street. The City maintains these lamps, and therefore they are included as a part of the Downtown decorative street lighting master plan.

In addition to the streetscape upgrades mentioned above, two other facilities have installed decorative lighting in the Downtown area. The **Bloomington Center for the Performing Arts** installed 5 three-globe and 2 five-globe light poles during a recent Parks and Recreation Department upgrade of the facility grounds, and **Bloomington City Hall's** main entrance lights were replaced with seven single-globe light poles. These poles in both locations differ slightly in design than that of the City standard poles and are not maintained by the City electricians.

Each of the city's Downtown improvement phases utilized the same decorative single and five-globe light poles provided by Sternberg Lighting in Roselle, Illinois. The light poles are cast aluminum with a black powder coat finish and mounted on a 24" circular concrete base. The optics for each globe is a vertical, medium base E26 socket. The City has standardized on a 4100 degree kelvin, 85-watt Eiko compact fluorescent lamp.

At the start of each streetscape improvement phase, the project area was surveyed, and locations of underground utilities and vaults were identified and shown on the construction documents. In a downtown area as historic as Bloomington's, these were important steps in determining the spacing and locations of the new decorative light poles due to the extensive existing underground infrastructure, electric utility vaults and coal/delivery vaults in the sidewalks.

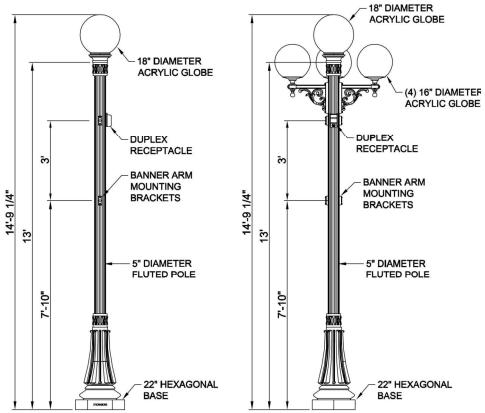


Figure 4.2c - Typical single and five-globe decorative light fixtures used throughout Downtown in prior streetscape phases.

4.3 Layout and Light Quality

Overview
The decorative lighting in Downtown Bloomington will serve as an important unifying component of the streetscape. At the same time, it must provide a historic and memorable visual appearance while providing adequate illumination for pedestrian and roadway traffic. It is important to review fixture types and the delivered pedestrian and roadway light quality in order to identify areas of potential improvements before expanding the lighting to the rest of the Downtown area.

Existing Utility Illumination
Other than the completed areas described in Section 4.2, the Downtown area is currently illuminated at night with 250-watt high-pressure sodium cobra head lights mounted at 25 to 30 feet. The cobra head lights are typically spaced 100-110 feet apart, with 3-5 lights on a business block, 2-4 lights at high traffic and high pedestrian areas, and 1-2 lights at the intersections in residential areas. Ameren, the serving electric utility, owns and maintains these lights and in turn, charges the City a monthly usage fee per each unit.

Existing Decorative Lighting illumination
With the completion of the previously summarized streetscape improvements projects, two typical patterns for the 13-foot-tall decorative light poles have emerged. The first is visible around the Museum Square block in which all five-globe decorative light fixtures (yellow dots in the below image) were installed around the opposite sides of the surrounding streets and adjacent corners. These fixtures were spaced approximately 40-50 feet apart.

The second pattern extends outside of the downtown Museum Square and begins a pattern of single-globe fixtures spaced approximately 50-60 feet with five-globe fixtures installed opposite each other at each end of the streets. If this pattern is fully implemented, 8 five-globe fixtures would be installed around each intersection.

Figure 4.3a - Center Street roadway from Mulberry to Market uniformly illuminated by existing utility lights. This roadway is a high-traffic gateway into the Downtown area.

Areas for Improvement
The decorative globes in Downtown Bloomington provide excellent vertical illumination of the surrounding architecturally historic buildings. In fact, most of the horizontal illumination of the sidewalk is actually from the vertical reflectance of the adjacent buildings. The outward and upward lighting distribution is combination of the natural effect of the globe fixture and the presently installed compact fluorescent (CFL) lamps, which are unable to provide directional illumination to the pavement. Figure 4.4c shows the illumination of the sidewalk and the vertical building facades.

Preliminary foot-candle (fc) measurements were taken at several points along the pedestrian pathway yielding approximately 1.1 fc around the base of the single-globe fixtures and 0.5 fc at the center point between two single-globe fixtures. The ANSI/IESNA (American National Standards Institute / Illuminating Engineering Society of North America) RP-8 "Roadway Lighting" document – an industry standard for roadway and pedestrian lighting illuminance recommendations – suggests an acceptable average of 1 fc in high-traffic pedestrian areas. At intersections, approximately 0.8-1.1 fc was

Figure 4.3b – Typical existing layout patterns between the decorative five-globe fixtures (yellow dots) and the single-globe fixtures (red dots).

measured at the center point of a crosswalk between two five-globe fixtures. This is compared to the approximately 1.5–2.8 fc measured at the crosswalk of an intersection lit by the existing utility light fixtures. For high pedestrian conflict areas, RP-8 recommends a minimum of 1.8 fc at the intersections of local streets and a minimum of 2.1 fc at the intersections of local and collector streets. The decorative globe fixtures seem to provide adequate illumination along the sidewalks, but insufficiently illuminate the crosswalk areas in alignment with the ANSI/IESNA recommendations.

Foot-candle measurements were also observed in the roadways on streets illuminated by the decorative globe lights as well as those illuminated by the utility cobra head fixtures. At the center of the globe-lit roadways at midpoint between the light fixtures (worst-case position), an illuminance of approximately 0.3-0.5 fc was found on the surface on the pavement. This is compared to the approximate 0.8-1.0 fc on streets illuminated by the utility cobra heads. RP-8 recommends a minimum of 0.9 fc on local roads with a high pedestrian conflict area. These measurements conclude that the decorative globe lighting does not provide similar horizontal illuminance of the roadway compared to that of the Ameren overhead light fixtures. The measurements also indicate that the decorative globe lighting falls shy of adequately illuminating the roadway in

Figure 4.3c – Market and Mulberry intersection looking south.

alignment with ANSI/IESNA recommendations. This can be visually observed when comparing Figure 4.4a to Figure 4.4c. Figure 4.4c shows the shadow that is cast over the roadway compared to that of the pedestrian areas. This shadow is maximized further when vehicle parking lines both sides of the Downtown streets, as well as during the spring and summer months when the foliage returns to the streetscape trees. See appendix for a table view of RP-8 recommended illuminance values.

Glare is another topic of consideration as the City looks at expanding its decorative lighting. IESNA defines glare as *"the sensation produced by luminances within the visual field that are sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility. The magnitude of the sensation of the glare depends on such factors as the size, position, and luminance of a source, the number of sources, and the luminance to which the eyes are adapted."*

Decorative globe fixtures provide significant glare in all directions due to the general nature of their design. The five-globe decorative fixtures produce significantly more glare than the single-globe option, and if the current pattern of five-globe fixtures is continued, 40 globes would be present at an intersection. This arrangement would contribute to

Figure 4.3d – A look west at the intersection of Monroe and Main streets.

significant light glare for vehicle drivers and could potentially result in a loss of visual performance. This arrangement would also greatly contribute to light pollution and require a significant amount of energy. A total of 3,400 watts would be used with the 85-watt CFL globe fixtures compared to the approximately 1,000 watts that the existing utility lights consume.

Recommendations

It is recommended that the City continue the use of the globe-style lights spaced 45 to 60 feet for the illumination of pedestrian areas and vertical building facades with the consideration of using an alternative lamp source as described in the next section of this report. In addition, a taller, dedicated LED roadway fixture approximately 25-30 feet in height combined with a pedestrian globe fixture should then be used with a spacing of 80-120 feet. Closer spacing of this fixture would be required in "high visibility" streetscapes. This pendant down light will more efficiently illuminate intersections and roadways to ensure adequate visibility for drivers. The attached single-globe pedestrian fixture allows for seamless integration and continuation of the globe theme that already exists in Downtown Bloomington. An example of this fixture is shown in Figure 4.4e. This pole installed in Oak Park, Illinois, shows the same Hamilton style pole and 22" pole base from Sternberg Lighting as currently being used in Downtown Bloomington. Using a 22" pole base is important to ensuring uniformity as well as utilizing as little sidewalk space as possible. It is possible, however, that the factory may require a larger light pole decorative base in order to support the weight of any pole accessories or City security cameras. The City should take this into consideration during the planning process to ensure all clearances described in section 4.8 of this report are met. Intersections with high pedestrian traffic or downtown gateways could then be illuminated with two to four of these combination poles, and residential areas with lower pedestrian traffic could be illuminated with one or two. This pattern is similar to that of the existing utility street lights. The dedicated roadway fixtures will provide directional light to the pavement surface to properly illuminate the downtown streets and crosswalks. The taller, directional fixture will also help create optimal lighting conditions for drivers with minimal glare while still utilizing globe pedestrian fixtures. Proper illumination of both the sidewalks and roadways is important in ensuring a welcoming environment for Downtown visitors and increasing pedestrian safety and security. More details on the exact fixture placements are available in the street-by-street analyses in this report's Section 7.0 - Implementation.

Figure 4.3e – Oak Park, Illinois. A Sternberg Hamilton style decorative pole with a pedestrian globe and LED Libertyville roadway fixture with RLM shade. Source: Sternberg Lighting

The decorative five-globe fixtures are only recommended to be used in areas where a continuation of the existing lighting pattern is required. An example of these areas includes the intersections of Monroe Street and Center Street; Main Street and Front Street; and Washington Street and Center Street. Consideration for the use of the five-globe fixtures could also be made for prominent, historically significant buildings such as the McBarnes Memorial Building on Grove Street. Areas in which a majority of the surrounding properties are residential are recommended to have 13-foot, single-globe fixtures spaced approximately 60-80 feet in a staggered pattern, similar to that of the recently upgraded Harwood Place in Bloomington. In addition, consideration for using a 65 watt CFL lamp in these areas should also be made.

It is also recommended that the City continue to provide a duplex receptacle on each pole. This receptacle can be utilized for additional seasonal lighting or any temporary security cameras. Furthermore, consideration for additional pole features such as banner arms, banners, street sign decorative trim, security camera arms, or pole planter baskets should be done before ordering any new pole. See Section 6.0 - Amenit7ies of this report for additional information. Also see Section 4.6 of this report for recommendations on the use of red-colored lamps during the holiday seasons.

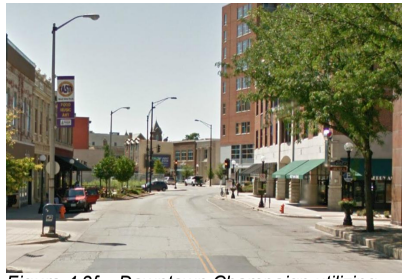


Figure 4.3f – Downtown Champaign utilizing globe lights for pedestrian lighting in combination with tall, down light fixtures for intersections.

Due to vandalism events over the past years, banner arms for the 13-foot decorative poles are not recommended. The lower banner arms have been damaged on many occasions due to its close proximity to the pedestrians below, at approximately 7'10". The recommended taller decorative poles should include means for mounting larger decorative banners than the 36" x 18" banners previously used on the 13-foot decorative poles. The lower banner arm on the taller poles should be mounted above the 14'-9-1/4" top-of-globe height.

4.4 Alternative Lamp Sources

Overview
As the City looks to expand its Downtown decorative lighting, it is important to consider other possible lighting sources in an effort not only to conserve energy, but to provide a more reliable lighting solution in such a high-traffic area. The Downtown decorative lighting consists of 268 lamps that are maintained by the City's electricians. A more reliable lamp would mean less lamp burn outs and more time illuminating the Downtown streets without not only sacrificing aesthetic appeal and uniformity but more importantly, safety and security.

As noted in the previous section, the City has standardized on an Eiko 85-watt compact fluorescent lamp for the Downtown decorative globes. Each globe is equipped with a medium base (E26) socket. Utilizing a compact fluorescent lamp is already an energy conscious decision for street lighting; providing 15-20% energy savings over equivalent arc style lamps (metal halide or high pressure sodium). The market share of LED technology is increasing at a rapid rate due to their ability of providing additional energy savings of up to 50% over compact fluorescent lamps and as much as 7-times longer life.

LED Technologies
Use of LED technologies in lighting retrofit projects is expected to increase from 5% in 2013 to 40% in 2017, predicts Navigant Research. In 2013, the City of Los Angeles completed the largest LED street light replacement project in the world, switching out more than 140,000 city-owned high-pressure sodium street lights.

While Downtown Bloomington is not comparable in size to the City of Los Angeles, it is important to compare the long-term advantages of the LED option for their decorative lighting versus the upfront capital costs.

Table 4.4a – Lamp Specification Comparison

Specification Item	Manufacturer			
	Eiko (Baseline)	Light Efficient Designs	Eiko	Sternberg
Part #:	SP85/41/MED	LED-8024E42	C0820-PT-45W-40K-W	4S62TLFA-MDL03
Lamp Type:	CFL	LED	LED	LED
Socket Type:	Medium (E26)	Medium (E26)	Medium (E26)	Hardwired
Color Temp:	4100 deg. K	4200 deg K	4000 deg. K	4500 deg. K
Wattage:	85	45[5]	45[5]	29
Lamp Initial Lumens:	5,700	4,978	4,500	2,030 (Absolute)[1]
Efficacy (lm/w):	68	111	100	70
Lifespan:	10,000 hrs.	50,000 hrs. @ L70[2]	60,000 hrs. @ L90[3]	70,000 hrs @ L70[2]
Price per Unit:	$28	$190	$230	$450
Yearly Energy Savings:	-	≈ 47%	≈ 47%	≈ 66%
Estimated Yearly Energy Costs[4]:	$5,089	$2,697	$2,697	$1,730

Estimates rounded to the nearest integer.
[1] Delivered fixture lumens measured through the acrylic globe.
[2] Equivalent to 70% initial lumen loss over listed lifespan.
[3] Equivalent to 90% initial lumen loss over listed lifespan.
[4] Based upon the Main/Market and Main/Front St controllers. Main/Jefferson lighting is unmetered. Lighting costs based on 2-year utility average.
[5] Lower wattage/lumen model available

LED technologies are improving every year at a very rapid rate, already exceeding 100 lumens per watt. As the use of the light source becomes more widespread, the market price is expected to steadily decline.

According to Forbes, in Los Angeles in 2009, a LED fixture average cost was $432, illuminated at 42 lumens per watt, lasted 80,000 hours and came with a 5-year warranty. By the end of 2012, that same LED fixture had an average cost of $245, illuminated at 81 lumens per watt, had a lifespan of 150,000 hours and came with a 7-year warranty. In other words, a higher quality LED product was available after 3 years at a 43% lower cost. This comparison is one example of how LED technology is rapidly improving in quality, while also decreasing in cost.

Lamp Comparison
LEDs are recommended as an investment for any new decorative street light lighting purchased in the future. Retrofitting the existing 269 CFL lamps to LED would also be a possible solution for additional energy savings and reduced maintenance costs to the City. For retrofit cost analysis, we compare two brands of medium base LED lamps and one Sternberg retrofit kit to the existing City standard Eiko 85-watt lamp (baseline).

Table 4.4a shows an energy savings of almost 50 percent when switching to an LED lamp with a similar lumen output of the baseline CFL. The LED retrofit lamps have 5-6 times longer lifespan than the CFLs currently in use. This means 5-6 times fewer work orders for the electricians to replace burn outs and as a result, a more consistently lit Downtown area. Minimizing lamp changes is critical when attempting to achieve the maximum lifespan of the decorative globe fixtures. Wear and tear damages occur to the globes and their set screws each time a lamp change occurs.

LED retrofit lamps also have a more effective light distribution pattern due to the horizontally mounted directional LEDs. This would be effective in minimizing directional up-lighting and could possibly permit an even lower wattage lamp to be used than those listed in Table 4.4a. Light Efficient Design offers a lower 35-watt, 3,765 lumen option, and Eiko offers a lower 30-watt, 3,000 lumen option. To determine which lamp works best for the City, a field comparison test is highly recommended. If it is determined that a lower lumen LED lamp is acceptable, energy savings greater than the 47% listed in Table 4.4a will be observed.

A Sternberg LED retrofit option was included in the comparison due to Sternberg being the manufacturer of all the decorative poles in the Downtown area. The kit would be hardwired to the incoming power to the light pole and would result in the removal of the medium base sockets. Replacements for this proprietary kit could only come from Sternberg, unlike the LED retrofit lamps available from a variety of manufacturers. Because of this variety, it is believed that the price of the LED medium base retrofit lamps would decrease faster in the future due to competition. It is also believed that the rated lumen output of the Sternberg retrofits would be inadequate for illuminating the downtown pedestrian and streets. If considered, a field test for the kits is recommended to ensure that the 2,030 absolute lumen rating would provide adequate illumination.

Due to its longer expected life of 60,000 hours at L90 and its more advanced optics, it is recommended that the City consider adopting the Eiko LED post top lamp as its new standard for future medium base globe lamps. Exact lamp wattage used should be determined by field tests. It is also recommended, however, that the available

LED lamp products and technologies available at the time of the streetscape enhancement project be re-evaluated to ensure the best, long-lasting lamp solution.

Long-Term Analysis

A long-term cost analysis will compare the capital investment costs of an LED retrofit lamp to the expenses of the continuing use of the baseline CFL lamp. A cost effective decision on lamp type could then be made while considering factors such as maintenance costs, quantity of lamp changes and energy costs. Table 4.4b presents a running total of estimated capital costs at a variety of future dates.

All 268 lamps in the Downtown streetscape area are maintained and purchased by City. In addition to the cost of the lamp, an estimated labor fee of $37 per lamp change was used to cover electrician labor and equipment costs. This value was confirmed by City staff. An LED retrofit lamp would provide a life span 6-times that of the existing CFL lamps presently being used. The longer lamp life will reduce the fixture wear and tear from excessive lamp replacements, ensure a more reliably illuminated Downtown, and reduce traffic disruptions due to lamp replacements by the electricians.

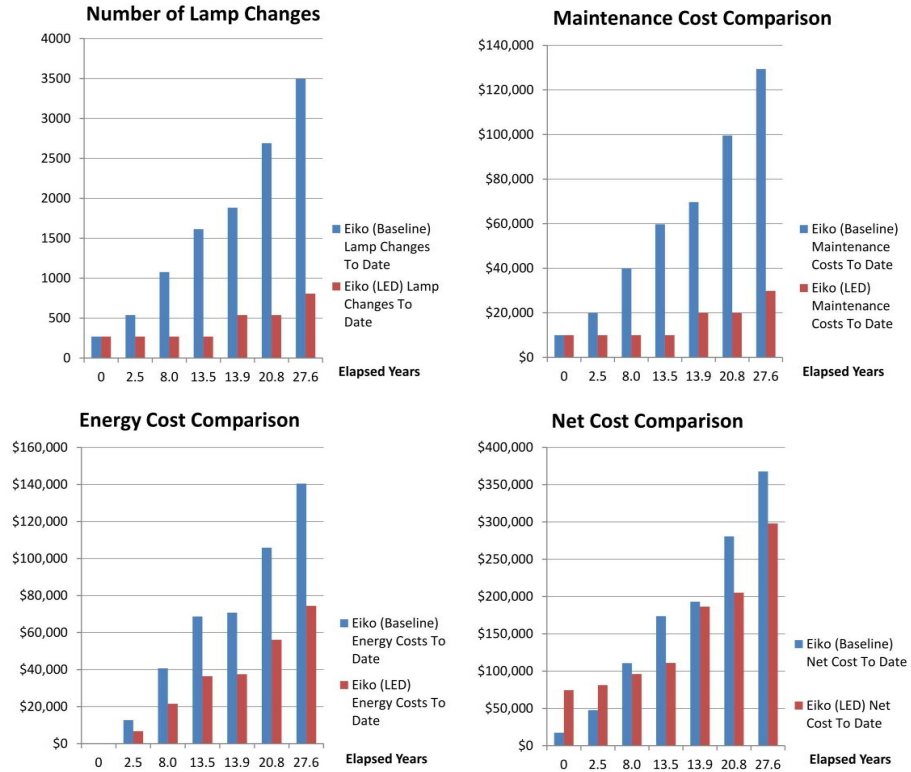


Figure 4.4a – Comparison charts highlighting the key differences between various costs and the quantity of lamp changes. These charts are a visual representation of the detailed quantities shown in Table 4.4b.

Table 4.4b – CFL vs. LED Long-Term Cost Analysis

Elapsed Time	Measurement	Manufacturer	
		Eiko (Baseline)	Eiko (LED)
0 hrs.	Initial Lamp Cost:	$7,504	$64,320
	Estimated Energy Costs to Date:	-	-
	Total Lamp Changes:	268	268
	Total Maintenance Costs to Date:	$9,916	$9,916
	Net Costs to Date:	$17,420	$74,236
11,000 hrs.[1] (2.5 yrs.)[2]	Total Lamp Costs to Date:	$15,008	$64,320
	Estimated Energy Costs to Date[3]:	$12,723	$6,743
	Total Lamp Changes to Date:	536	268
	Total Maintenance Costs to Date:	$19,832	$9,916
	Net Costs to Date:	$47,563	$80,979
35,000 hrs.[1] (8.0 yrs.)[2]	Total Lamp Costs to Date:	$30,016	$64,320
	Estimated Energy Costs to Date[3]:	$40,712	$21,577
	Total Lamp Changes to Date:	1,072	268
	Total Maintenance Costs to Date:	$39,664	$9,916
	Net Costs to Date:	$110,392	$95,813
59,000 hrs.[1] (13.5 yrs.)[2]	Total Lamp Costs to Date:	$45,024	$64,320
	Estimated Energy Costs to Date[3]:	$68,702	$36,412
	Total Lamp Changes to Date:	1,608	268
	Total Maintenance Costs to Date:	$59,496	$9,916
	Net Costs to Date:	$173,222	$110,648
61,000 hrs.[1] (13.9 yrs.)[2]	Total Lamp Costs to Date:	$52,528	$128,640
	Estimated Energy Costs to Date[3]:	$70,737	$37,491
	Total Lamp Changes to Date:	1,876	536
	Total Maintenance Costs to Date:	$69,412	$19,832
	Net Costs to Date:	$192,677	$185,963
91,000 hrs.[1] (20.8 yrs.)[2]	Total Lamp Costs to Date:	$75,040	$128,640
	Estimated Energy Costs to Date[3]:	$105,851	$56,101
	Total Lamp Changes to Date:	2,680	536
	Total Maintenance Costs to Date:	$99,160	$19,832
	Net Costs to Date:	$280,051	$204,573
121,000 hrs.[1] (27.6 yrs.)[2]	Total Lamp Costs to Date:	$97,552	$192,960
	Estimated Energy Costs to Date[3]:	$140,456	$74,442
	Total Lamp Changes to Date:	3,484	804
	Total Maintenance Costs to Date:	$128,908	$29,748
	Net Costs to Date:	$366,916	$297,150

Estimates rounded to the nearest dollar.

Assumes lamp costs remain constant.

Prices do not account for inflation, or potential future market value. Estimate based on 2014 prices.

[1] *Assumes all 268 lamps replaced after lifespan shown in table (worst-case).*

[2] *Assumes 4,380 hours of run time during the year.*

[3] *Based upon the Main/Market and Main/Front Street controllers. Main/Jefferson lighting is unmetered. Lighting costs based upon two-year utility average.*

Energy costs for the downtown street lights are estimated to be 47% less for the LED lamps than that of the existing CFL lamps. This is because the LED lamp provides a higher lumen-per-watt ratio than that of the CFL lamp.

Total net costs to date for the existing CFL lamps can be seen surpassing the LED net costs at approximately 7 years. Even after the LED lamps must be replaced for the first time at 61,000 hours, the net costs are still lower than the net costs-to-date of the CFL lamps. At 27.6 years, it is estimated that the net costs-to-date of the LED lamps could be approximately $70,000 less than that of the CFL lamp costs-to-date.

Recommendation

From this analysis, it is recommended that the City begin replacing its Downtown decorative street lights with compatible LED retrofit lamps within the next 1 to 2 years to take advantage of the

energy savings, 6 times fewer required lamp replacements and more controlled lamp optics to increase lighting efficiency. To preserve light uniformity, the compact fluorescent lamps should be replaced with the LED retrofit one street at a time. This will reduce the initial investment costs and allow the City to take advantage of the falling prices in the LED market. Consideration should also be made to install a surge suppression device at the electric service to each of the lighting control pedestals in an effort to protect the investment of the LED retrofit lamps.

4.5 Security

Overview
During the 2009 streetscape improvements project, considerations for infrastructure to support future security cameras were installed in two versions. The first was a separate 22' camera pole mounted at the intersections adjacent to a five-globe fixture. The second was the same pole, but with four decorative globes mounted lower on the pole. This allows the pole to serve a dual purpose, eliminating the need for multiple poles at a street corner.

Of the two variations installed, feedback from the Bloomington Police Department (BPD) indicated that the stand-alone camera poles mounted adjacent to the five-globe fixture interfere with the images much more than the combined globe/camera pole. The image was said to be much more washed out and can produce a glaring effect on the PTZ (Pan-Tilt-Zoom) camera image. The separate camera pole also requires a larger pole base than the adjacent light fixture, which can crowd an intersection and may not be able to be utilized at some of the smaller street corners. Another feedback item from the BPD was that a few of the streets Downtown seemed dimmer than before the decorative lighting was installed than with the previous utility lighting.

Recommendations
The addition of a dedicated roadway fixture as recommended in section 4.3 will help brighten

Figure 4.5a – A comparison between the two camera pole variations currently installed.

the streets and in turn, the images visible on the security cameras. Due to the nature of the globe fixtures, it will be impossible to eliminate all glares from the camera image. However, the addition of the directional down lighting will help reduce the contrast between the sidewalks and pavement, provide better uniformity and thereby increase visibility for the cameras.

In the completed areas, it is recommended that the City also experiment with lowering the PTZ camera to approximately 12 feet, or about 1 foot below the top of the globe. If the image is acceptable to the BPD, the City could then consider a wireless (or wired) PTZ camera that could be remotely mounted on any light pole in the downtown area once the infrastructure for the antennas and the wireless network is in place. Flexibility will then exist for security monitoring on an as-needed location basis.

In addition to the PTZ cameras, a wide angle fixed camera is also being utilized at the corner of Mulberry and Main Streets. This camera appears to handle the glare from the globe fixtures much better and has a clearer picture than the PTZ cameras. This fixed-type camera should continue to be utilized where an entire intersection needs to be monitored.

Finally, the City is using a third type of security camera that relies on the cell data network for connection to the City's computer system. This camera option does not require a hardwired connection to the City network and could prove to be a more flexible option. A hardwired network connection to a security camera, on the other hand, may prove to be more reliable and produce a better quality image. The type of camera needed at each location should be determined by the security needs of the BPD in coordination with the City Information Systems (IS) staff.

After coordinating with BPD, this study indicates instances where mounting arms will be needed for future security cameras. All camera locations will require a minimum 22-foot pole for the antenna to receive adequate signal. Coordination with Bloomington Information Services should be completed before each phase to determine if a wireless infrastructure will be required to each camera, or if a hardwired connection can be made at the lighting controller pedestal to service the cameras. According to the City IS staff, a hardwired connection is ideal as it is the more reliable of the two. Specific locations for security camera locations should also be made with the BPD prior to any construction phase to verify that the recommended locations remain accurate.

4.6 Lighting Special Effects

Overview
As lighting technologies improve, the ability for the end user to control the lighting system both manually and automatically is becoming a more standard feature. This is mainly due to the advances made with LED lighting. Section 4.4 recommends the replacement of the globe CFL lamps to the LED retrofits within 1 to 2 years, and in Section 4.3, the dedicated roadway luminaire is highly recommended to be LED. Controllable effects options include fixture dimming, timed fixture shutoff and RGB (Red Green Blue) color changing technology.

The activities in any given space and all safety concerns must first be weighed to determine if lighting controls will contribute a positive effect on the environment and occupants. The City of Bloomington Downtown area is a 24-hour area in which residents live, shop, dine and visit for entertainment. Extinguishing or dimming Downtown lighting would not only deter traffic, but would raise safety and security concerns for the residents who may be out on the sidewalks during the night.

The City occasionally installs red colored lamps in the five-globe fixtures around the Museum Square for Christmas and Valentine's Day. Many activities and concert events are also held Downtown in which color changing technology may provide additional aesthetic benefits. Many startup companies have just recently released RGB LED lamps that are controllable wirelessly via Internet routers or a Bluetooth mesh network. The only installation required is to simply install the medium base lamp. All color control and communication is done wirelessly through a smart phone application. This could be a simple, low cost option for future color changing effects and allows the City to take advantage due to the medium base sockets in the existing decorative globes. Hardwired DMX controllers and RGB retrofit optics are very costly and would most likely require a rack-mounted controller inside a nearby building.

Recommendations
Maintaining a 24-hour environment in a Downtown area means that both pedestrian and roadway areas should remain well lit throughout the night. Timer controlled shut-offs or dimmer controlled globe lights or pendant lights is not recommended for this reason. It would be possible for a brighter LED pendant light than required to be installed with a 0-10V dimming driver, thereby allowing the City to dim these fixtures, via a dimmer mounted in the lighting control pedestal, down to an appropriate level. A benefit of this type of operation would result in a longer lifespan for the LED fixture. The City would then increase the dimming level for the fixtures as

the LEDs naturally degrade light throughout their lifespan. For simplicity, however, it is recommended that lighting calculations for each construction phase dictate the sizing of the LED roadway fixtures instead. Finally, the technology for secure wireless RGB lighting is not yet available at a reasonable cost or effective lumen output for consideration in this study. In addition, retrofitting existing decorative lighting with the RGB optics is not recommended as the existing fixtures serve as roadway illumination. It would be possible for RGB color optics to be ordered as an option from Sternberg for future installations of the decorative globes, but is only recommended for areas with a dedicated pedestrian globe fixture or where the changes in color could affect visibility of the roadway for drivers. In addition, annually substituting red colored lamps in the decorative fixtures around the Museum Square is not recommended due to excessive wear on the globe fixtures. It is recommended that the City pursue installing "smart" RGB LED lamps when the technology becomes available for any color changing effects.

4.7 Phasing Opportunities

Phasing

The decorative lighting in Downtown Bloomington is a continuous and unifying streetscape element. Because of the large area of Downtown Bloomington, this work must be planned out to be completed in smaller individual phases. On the following page, Map 4.7a, "Downtown Light Fixture Locations and Phasing Map," lays out the vision for the locations of future lighting control pedestals and the streets that will be served by these pedestals. Each street has been given a controller designation with the first letter corresponding to the serving lighting controller and a number. The proposed lights were assigned a background color purely as a visual aid in distinguishing which lights are to be fed from which controller. Controllers that utilize this same background color are not related in any way.

The actual project scope and budget available for future streetscape improvement projects will dictate how many street lighting phases are to be completed, however, a recommended prioritized list is shown in Table 4.7, "Decorative Lighting Phase Priority." Details and recommendations on a street-by-street level are available in Section 7.0 of this report.

Many factors were taken into consideration for the creation of the phase priority list including the continuation of any existing decorative lighting, under lit or high-pedestrian traffic areas that would benefit from additional lighting and existing utility street light circuiting. Although Ameren presently does not charge for street lighting re-circuiting or removal, it is best to coordinate street lighting phases to avoid the need for adding additional overhead wiring support poles to span any completed streetscape areas. The phasing pattern must always be a continuous and outward extension of the existing decorative lighting. The color of the light from the decorative option is whiter in color than that of the amber high pressure sodium utility street lights. It is recommended to maintain a single transition of color wherever possible in order to have the least impact on driver visibility. It is recommended that when it becomes available, the City consider the LED option for any remaining utility street lights within the Downtown area so that the variance in lighting colors remains minimal.

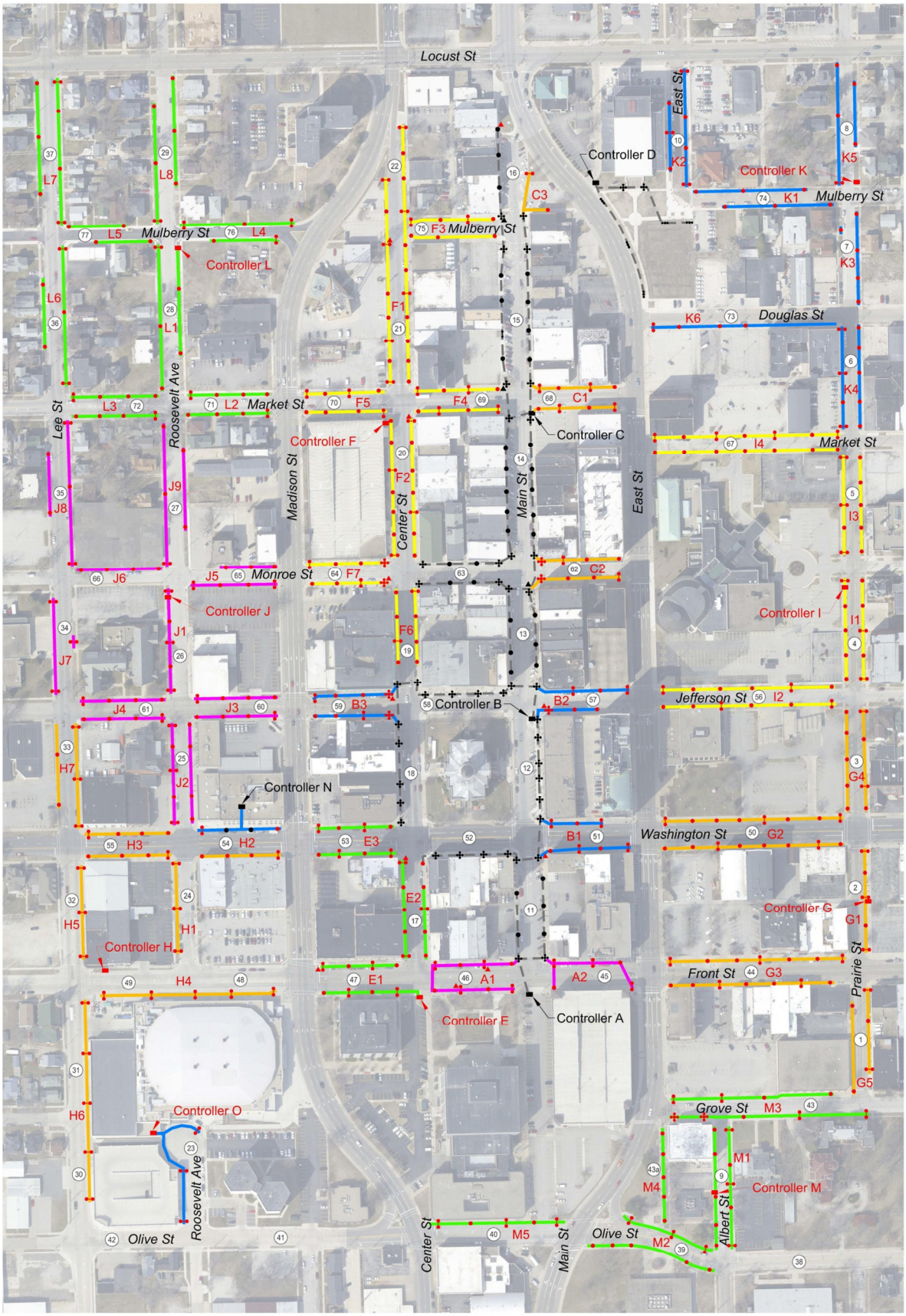
A separate lighting project is recommended to provide upgraded lighting on U.S. Business 51 northbound (East Street) and southbound (Madison Street) within the study area. This option is recommended to be completed at any point after all interior streets to U.S. Business 51 have been completed in decorative lighting. More information on this topic and its requirements are available in Section 4.9 of this report.

Table 4.7 – Decorative Lighting Phase Priority

Recommended prioritized list of future decorative lighting phases.

Phase Number	Controller Designation	Corresponding Street Number (per Section 7.0)	Used Controller
1	A1, A2	46, 45	Use Existing (A)
2	E1, E2 [1]	47, 17	Install New (E)
3	F1, F3	21,22,75	Install New (F)
4	F2, F4	20, 69	Use Existing (F)
5	F6	19	Use Existing (F)
6	C1, F5, C3	68, 70, 16	Use Existing (C) & (F)
7	B1, E3	51, 53	Use Existing (B) & (E)
8	B2, B3	57,59	Use Existing (B)
9	C2, F7	62, 64	Use Existing (C) & (F)
Interior of Business U.S. 51 Complete (Excluding Olive St.)			
10	G1, G2	2, 50	Install New (G)
11	G3	44	Use Existing (G)
12	H4, H1	49, 48, 24	Install New (H)
13	*US Business 51 and ILL Rt 9 Downtown Lighting Project* [2]		
14	H2, H3	54, 55	Use Existing (H)
15	G4, G5	3, 1	Use Existing (G)
16	I1, I2	4, 56	Install New (I)
17	I3, I4	5, 67	Use Existing (I)
18	H5, H6	32, 31, 30	Use Existing (H)
19	O1	23	Install New (O)
20	M1, M3	9, 43	Install New (M)
21	M2, M4	39, 43a	Use Existing (M)
22	H7, M5	33, 40	Use Existing (H) & (M)
23	J1, J2	26, 25	Install New (J)
24	J3, J4	60, 61	Use Existing (J)
25	J5, J6	65, 66	Use Existing (J)
26	J7, J8	34, 35	Use Existing (J)
27	J9	27	Use Existing (J)
28	L1, L2, L3	28, 71, 72	Install New (L)
29	K1, K2	74, 10	Install New (K)
30	K3, K4, K6	7, 6, 73	Use Existing (K)
31	L4, L5	76, 77	Use Existing (L)
32	L6, L7	36, 37	Use Existing (L)
33	K5, L8	8, 29	Use Existing (K) & (L)

[1] Must be completed during the same phase due to Utility street lighting circuiting.
[2] This project could occur at any time but is recommended to occur after all the interior streets have been completed.



Legend:

- Existing Single Globe Fixture
- Existing Multi-Globe Fixture (2-5)
- Proposed Single Globe Fixture
- Proposed Roadway/Pedestrian Fixture
- Proposed Multi-Globe Fixture (4-5)
- Existing Lighting Controller Pedestal
- Proposed Lighting Controller Pedestal
- Street Reference Number
- Existing / Proposed Camera Locations

City of Bloomington

Map 4.7a - Downtown Light Fixture Locations and Phasing Map

Farnsworth GROUP

4.8 Typical Design Considerations

Lighting Control Pedestals
The service point for a lighting controller is recommended to be a stainless steel pedestal mounted on a 6" concrete pad. One 24" wide by 24" long by 18" deep in-grade junction boxes should be installed adjacent to each controller with conduits connecting the controller to the serviced decorative lights. It is recommended that the controller be supplied by a minimum 100 amp service and contain a 42-circuit panelboard with main breaker mounted behind a dead front panel door so that maintenance can toggle the branch breakers and control switches without being exposed to live electrical parts. Larger control pedestals serving more than five streets in high-traffic areas and six streets in low-traffic or residential areas should be provided with a 200 amp service and 60-circuit panelboard. Controllers should be sized accordingly based upon the City's needs for each area served. Other factors that may affect service size are potential electric vehicle charge stations, security control panels, outdoor convenience power for events or any other items the City wishes to power from their controller. These custom built controllers should also include a surge suppression device for the incoming electric service, separate contactors for lighting and receptacles, a photocell, hand-off-auto selector switch for lighting and receptacles, a ground bar, neutral bar and ground rod.

Figure 4.8a – A typical lighting control pedestal.

Table 4.8 – Utility Overhead Clearances

Type	Shield Wire; Neutral Conductors; Guys	Triplex or Quad Cables	Unguarded Rigid Live Parts 0 to 750V	Phase Conductors 0 to 750V; Shielded & Non-shielded cables w/ messenger over 750V	Unguarded Rigid Live Parts 750V to 22kV	Phase Conductors at 2.4 & 12kV
Horizontal Clearances	3 ft.	3.5 ft.	5 ft	5.5 ft.	7 ft.	7.5 ft.
Vertical Clearances	3 ft	3.5 ft.	5.5 ft.	6 ft.	7.5 ft.	8 ft.

A summary of overhead Utility clearances as provided by Ameren.

Existing controllers A (Front and Main streets), B (Jefferson and Main) and C (Market and Main) have spare capacity which will be utilized to service the adjacent side streets. The existing time clock in controller C is not being utilized and would need to be removed in order to make room for an additional 6 pole minimum lighting contactor. Controller N at The Pantagraph should be continued to be utilized for servicing the 4 decorative poles on the north side of Washington Street.

Circuiting
All circuiting requirements and loads to be serviced by each lighting controller shall be coordinated prior to sizing the controller. In general, it is recommended to estimate 2 circuits for lighting, 4 circuits for receptacles and 2 circuits for security requirements for each street. These numbers may be reduced in residential areas where light poles are fewer and spaced further apart. It is recommended that the lights on each side of the street be connected to their own dedicated circuit and that no more than 5 pole receptacles be connected to the same circuit.

Junction Boxes, Conduit and Poles
Each pole base installation should have an adjacent in-grade junction box installed in the sidewalk or grass for conduits and service to the light pole. The decorative lighting, pole receptacles and security equipment should be distributed via a minimum 3" PVC schedule 80 conduit buried 24" below grade with an additional 2" spare conduit for future needs. It is also recommended that the City connect adjacent junction boxes served by different controllers together for future flexibility in installing security cameras or to serve as an option for potential City fiber optic routes.

Figure 4.8b – A typical pole base installation with adjacent in-grade junction box.

Many previous decorative lighting phases have provided conduit stub outs from the last installed in-grade junction box for future lighting. It is recommended that the City utilize these stub outs when adding lighting to an existing controller. It is also recommended that all future lighting phases provide (2) 3" PVC conduit capped underneath the soil, sidewalk, or pavement of the adjacent streetscape improvement project to be completed so that the new areas will not be disturbed during the next phase. A locate cable should be installed in all conduits.

Road crossings should occur on the side of the street closest to the serving lighting controller. These crossings may be directionally bored or trenched and backfilled. Conduit routing should be planned in order to ensure the least amount of road crossings.

Existing pole bases for the 13-foot decorative poles may be utilized for the single or five-globe fixtures. A 26-foot combination pendant/pedestrian globe pole could not be installed on an existing 13-foot concrete base and would require a new base designed and installed due to greater wind loads of the taller pole and its accessories.

There are many instances in the downtown area where traffic signals are installed onto the existing Utility light poles. It is recommended that if the City identifies a signaled intersection in which a combination traffic signal and decorative light pole could be used, that they do so. This would ensure proper visibility of the traffic signal and help eliminate clutter of multiple poles and concrete pole bases at the street corners. Locations of where to use these combination traffic signal and street light decorative poles were not considered in this report and the City should have each pole reviewed for structural integrity in order to adequately support the weight of the traffic signal.

Clearances
The Illinois Department of Transportation (IDOT) requires a 1.5-foot horizontal setback for all roadway obstructions such as decorative light poles. In addition, the Public Right of Way Accessibility Guidelines (PROWAG) requires a minimum sidewalk clearance of 4 feet for public access ways (sidewalks). The City also has specific requirements for 6' sidewalks throughout the downtown area. Not all sidewalks in the study area were individually measured, and it would be the responsibility of the City to ensure that these clearances are maintained during future decorative lighting phases.

There are several areas in Downtown Bloomington where extensive overhead electric and communication distribution lines affect the layout and pattern of the recommended street light types and locations. In general, all locations of the recommended taller 26-foot decorative down light and single-globe fixture were not located underneath overhead Ameren electrical lines. Areas of suggested relocations of communications overhead wiring are available in the Street-by-Street analysis in Section 7.0 of this report. Table 4.8 shows the required clearances of overhead utility distribution wiring. Utility coordination is recommended before each lighting phase to ensure that these guidelines are met. Locations of the lighting controllers were acceptable to the local Ameren distribution engineer but should be confirmed before each construction phase. Utility supply voltage and phase will also need to be confirmed so that an adequate lighting control pedestal can be built.

4.9 IDOT Compliant Lighting Projects

Overview
Of the Downtown study area examined in this report, there are three instances of which the roadway rights-of-way (ROWs) fall under the requirements of the Illinois Department of Transportation (IDOT). New lighting systems installed in these areas must be approved by IDOT and designed per its lighting standards. These areas are Illinois 9 / U.S. 150 on Locust Street, southbound U.S. Business 51 on Madison Street and northbound U.S. Business 51 on East Street. IDOT requirements exist to ensure a uniform lighting design consistent with all U.S. and state routes throughout the state. The existing lighting on these routes consists of the standard Ameren high-pressure sodium, cobra head lighting on both sides of the street in a staggered pattern. Like all IDOT decorative lighting projects, the municipality would become the owners of the lighting system and would be required to perform any maintenance or repairs on it as necessary in the future.

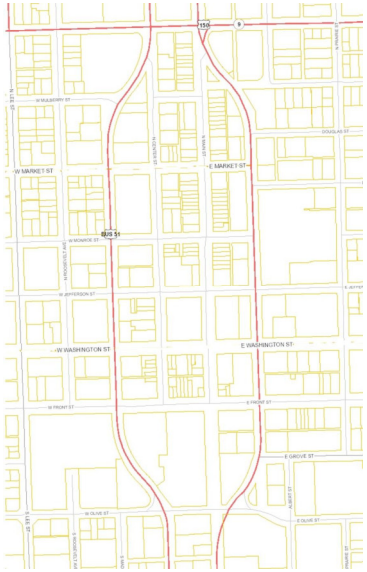


Figure 4.9a – U.S. and state route right-of-ways shown in red through the Downtown Bloomington area.

Design Requirements
A complete guide to lighting design requirements for roadways within IDOT ROWs is available in Chapter 56, "Highway Lighting," of the Bureau of Design and Environment Manual by IDOT. All installations must be approved by the IDOT authority having jurisdiction.

Section 56-2.15 states that "*ornamental lighting may be permitted by the Department on a State-maintained facility if the minimum requirements of the Department and ANSI/IESNA RP-8 are met and the local agency is 100% responsible for the construction, funding, ownership, electrical energy and maintenance of such lighting both during and after construction.*"

The recommended light source to install along these routes would be LED. However, IDOT has not yet approved this light source for use. Until such event happens, the installed light source would be high-pressure sodium.

For all IDOT lighting projects, a full set of plan sheets and electronic lighting calculations using AGi32 lighting software must be submitted for review. These plans must meet the requirements of section 56-6 "Lighting Design" of Chapter 56. In conjunction, all PROWAG and ADA requirements must also be satisfied. It is recommended that a staggered 30-foot decorative pole pattern be used along all IDOT ROWs utilizing decorative banners and a full cutoff pedestrian light fixture as well as a full cutoff roadway fixture. The decorative poles should be black in color to match the adjacent decorative poles recommended in this report.

Prior Studies
The "Main Street Transportation Improvement Feasibility Study" prepared for the McLean County Regional Planning Commission makes a few streetscape recommendations for the U.S. Business 51 northbound and southbound routes through the Downtown area. The report recommends pedestrian scale lighting as well as a conversion of one traffic lane along Madison and East Streets to a biking lane. The report also suggests opening up Locust Street from Lee Street to Main Street to two-way traffic and converting Locust Street east of Main Street into a 2-lane roadway with a parking/loading lane along the north side of the street. These recommendations should be considered and implemented as required before performing a streetscape improvements project. This would ensure that street lights and site amenities are placed in the appropriate locations.

5.0 Civil

5.1 General Overview

In addition to locations of decorative lighting and streetscape enhancements, we have identified opportunities for site improvements that are in part directly related to the work needed to install the lighting components or can be considered when budgeting for the overall streetscape improvements.

5.2 Opportunities

Each street segment within the study area was examined for appropriate placement of decorative lighting components and streetscape enhancements. Tools used to investigate each segment included aerial photographs, Google Earth™ imagery (dated 4/9/13), existing photographs and site visits.

A determination was made regarding condition of existing site improvements with regard to sidewalks, curbs, driveways and concrete removal. Components that appeared to be unsafe, not in compliance with ADA requirements or might otherwise qualify for maintenance were considered. Replacing these failed components will not only make the Downtown streets safer, but enhance the aesthetic quality as well.

Sidewalks considered for improvement should be evaluated from time to time against the City's PASER rating system and for updating changing sidewalk conditions before implementation.

Quantities of suggested improvements are represented in the cost estimates, and locations are shown in the street analysis section of this master planning report.

Examples for public street/sidewalk improvement opportunities may include:

1. ***Driveway removal and replacement.*** Figure 5.2a shows a deteriorated public alley driveway on the north side of Mulberry Street between Main and Center Streets. This plan only addresses public driveways such as this one. Private improvements within the public right-of-way that have been constructed by permit are not recommended for improvement under this master plan.

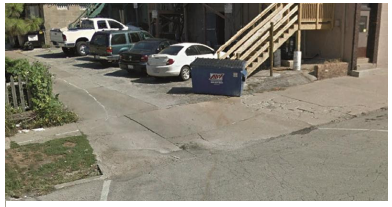


Figure 5.2a – Example of deteriorated driveway.

Figure 5.2b – Example of deteriorated sidewalk.

Figure 5.2c – Example of curb needing replacement.

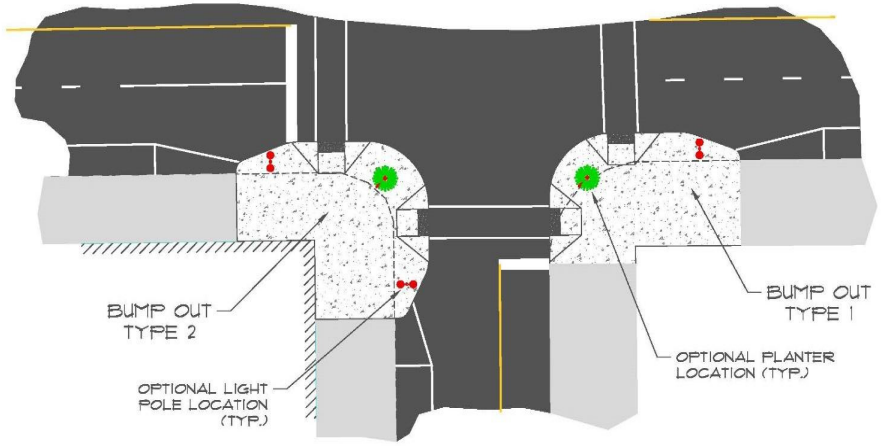


Figure 5.2d – Illustration of two different typical bump out designs.

2. ***Sidewalk removal and replacement.*** Figure 5.2b is representative of the typical condition of the sidewalk where recommendations have been made for removal and replacement, as part of the City's PASER rating.

3. ***Curb removal and replacement.*** The curb on Monroe Street from Madison Street to Roosevelt Avenue (Figure 5.2c) is virtually non-existent and represents typical curb improvements to be considered.

4. ***Bump Outs.*** Figure 5.2d illustrates the two types of bump outs considered at intersections throughout the Downtown area. In addition, Figure 3.2d in Section 3.2 shows a rendered version of the Type 2 bump out. Opportunities for bump outs exist at an intersection when there is parallel parking on one or both sides of the street.

   Bump outs provide areas to expand light pole locations and planters and serve to shorten the crossing distance for pedestrians.

   Other items to consider for the bump out improvement include:

   - The amount of existing sidewalk and pavement to be removed will vary upon location as will the extent of the bump out improvement itself.
   - Most bump out locations may require additional storm inlets to drain pockets of pavement created where the bump out ties back into the existing curb.
   - Sight distance and turning movements.
   - Cost.

   Any bump outs considered should include a detailed analysis of turning movements for delivery and emergency vehicles.

   Costs presented for bump outs in Section 8.0 of this report assume a larger-than-average size with an allowance for storm drainage.

5. ***ADA Ramps.*** Most ramp locations, although in compliance at the time of their installation, are not in compliance with the current ADA requirements. In areas where sidewalk removal and replacement are necessary it is required to bring curb ramps into compliance with new Public Rights of Way Accessibility Guide (PROWAG) guidelines.

Figure 5.2e – Example of deteriorated concrete.

6. ***Concrete removal.*** Several locations exist where areas between driveways were paved at one time and neglected for maintenance, as shown in Figure 5.2e. These areas can be removed and planted with grass seed or trees to help beautify the street. Consideration shall be given to parking needs where this condition exists. Also, areas with high foot traffic may warrant keeping the paved condition. This also would be an opportunity to establish a common policy for these areas to promote a common appearance throughout the Downtown.

Figure 5.2f – Example of brick pattern crosswalk.

7. ***Concrete imprinted crosswalks***. Brick pattern imprinted crosswalks (see Figure 5.2f) could add color and texture to the Downtown beautification. These features, which are discussed here in response to public input, could provide a cost-effective visual element that preserves the heritage of the downtown.

However, these types of crossings generally also are more expensive to install, can be costly to maintain and can result in a rougher surface that could be an issue with accessibility.

5.3 Vaults

Sidewalk vaults were common in many downtown areas. They were created for street access for items such as coal, material delivery, mechanical rooms and storage. A common sidewalk vault structure consists of an approximately 4-inch-thick slab of sidewalk concrete on top of a waterproofing membrane, supported by a structural slab 4 to 6 inches thick.

The entire sidewalk structure itself is supported by either a metal deck (common in recently built or replaced vaults) or (in most older buildings) by a series of steel cross beams and columns spanning between the structural members along the building line and a brick or concrete foundation wall that separates the vault space from the ground underneath the street.

A vault generally is as high as the adjacent basement and as wide as the sidewalk. Some vaults, however, may extend only part of the width of the sidewalk, while others can extend beyond the sidewalk and partly underneath the street. Vault space is commonly used for housing mechanical equipment, such as boilers, tanks, heaters and pipes. Some vaults are vented and may have access hatches with steps or mechanical hoists.

Vaults originally were constructed to serve the adjacent building and as such are the responsibility of the building owner for maintenance. These vaults could have been constructed within public right-of-way by permit.

These vaults are not to be confused with power utility vaults that exist throughout the Downtown area. Ameren owns and maintains several such vaults in the Downtown area.

Figure 5.3a – Example of an under-sidewalk vault space.

In addition to vaults, existing stairwells that provide access to lower level doorways or businesses (see Figure 5.3b) also can pose problems for lighting locations. Such businesses as restaurants, barbers shops and shoe repair services are typical owners of these stairwells.

New light pole locations in the vicinity of a known or unknown vault location will require further investigation to determine if the light can be located outside the confirmed vault limits, if the vault can be mitigated or if the light pole can be mounted on the vault ceiling.

Mitigation of vaults and/or stairwells can be costly, especially if removal of hazardous materials such as asbestos is required.

5.4 Priorities/Recommendations

Many of the opportunities for site enhancements should be considered when they can be constructed cost-effectively with other planned elements. Some of the items listed here may be part of an alternate City budget (50/50 Facade Program and 50/50 sidewalk programs) and when planned together with the lighting and streetscape improvements could help to keep costs down in addition to minimizing the disturbance of street segments.

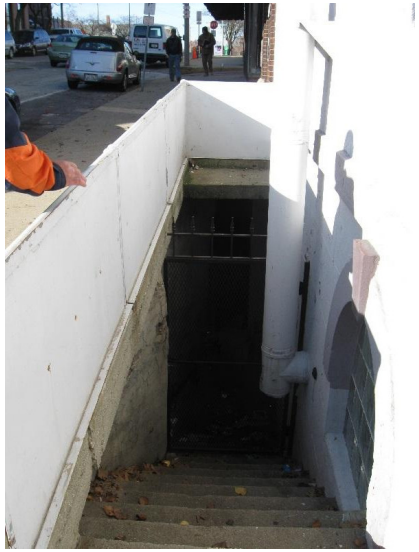


Figure 5.3b – Example of a stairwell to a lower-level doorway.

Another approach for these enhancements may be a focused effort on certain aspects such as sidewalk replacement throughout the Downtown study area. Any time these enhancements are performed, the total streetscape improvements for the area must be considered to maximize efficiency and reduce duplication of efforts.

6.0 Amenities

6.1 General Overview

In addition to street lighting, successful streetscapes also incorporate a variety of site amenities and features that help to enhance the pedestrian experience and reinforce a sense of place. Downtown Bloomington already includes a wide variety of timeless site amenities, landscaping, signage and other features that should be utilized for future streetscape enhancement projects.

The proposed Downtown Streetscape Lighting Master Plan has been designed to allow future site amenities to be incorporated seamlessly, without disrupting the lighting design. These amenities can be incorporated into the streetscapes over time, as funding and resources become available.

6.2 Opportunities

There are many opportunities to incorporate site amenities into the Downtown streetscape. These amenities, along with the existing and proposed street lighting, will help to solidify the Downtown Bloomington "brand" and make it a memorable and vibrant place.

Some of these opportunities may include:

1. ***Signature metal banners at gateways and high-visibility corridors.*** The utilization of unique, colorful, weatherproof and permanent metal banners on taller streetlights at intersections could help to establish a unique and memorable identity to Downtown. The banners could incorporate a Downtown logo or distinctive artwork theme.

2. ***Fabric banners.*** Where metal banners are not used, fabric banners may be incorporated into the streetscape. These banners can include event information or sponsor names, or simply provide some color to help reinforce the brand of Downtown. It should be noted that some of the banner arms on the existing street lights have been removed due to vandalism. Final locations of any new banner arms should be reviewed on a block-by-block basis.

Figure 6.2a - Signature metal street banner on a historic light fixture.

3. ***Benches.*** Benches throughout the Downtown provide inviting spaces for people to gather. They also reinforce a unified streetscape appearance. Downtown currently utilizes a black bench manufactured by Victor Stanley. This bench would be utilized on all future phases of streetscape enhancements. Benches can be placed within future bump outs or in areas that do not impede the pedestrian zones of sidewalks and window displays. While benches should mainly populate the Downtown core, they also can be incorporated in high-visibility corridors and spaces around the U.S. Cellular Coliseum arena.

4. ***Litter bins.*** The provision of an adequate amount of litter bins in high-volume pedestrian locations and gathering spots plays a vital role in maintaining a clean Downtown. Downtown currently utilizes a black litter bin manufactured by Victor Stanley. This litter bin should be utilized on all future phases of streetscape enhancements. To reinforce corridors, litter bins also can be placed along key gateways and along high-visibility streets into the Downtown, including the spaces around the arena.

5. ***Bicycle Racks.*** A complete Downtown should ensure that there is an adequate amount of bicycle racks properly dispersed throughout the area. Downtown currently utilizes a black bicycle rack manufactured by Victor Stanley. This bicycle rack should be utilized on all future phases of streetscape enhancements.

   Racks should be located in areas of high demand and around key destinations, such as the Coliseum. Other areas of placement include street corners and midblock sites next to high-traffic locations.

   The local advocacy group Bike BloNo has created a master plan for bike paths and racks. This plan should be referenced as projects progress.

6. ***Ash trays.*** Providing an adequate amount of ash trays in areas that are prone to accommodate smokers is critical to ensuring a clean Downtown. The City should continue to utilize the ash trays that affix to the top of the existing litter bins. These should be located on a case-by-case basis. Private store owners can and will also provide their own ash trays. Efforts by the City should be made to ensure these private fixtures are black to match the Victor Stanley site amenity package.

7. ***Landscape pots.*** Landscape pots provide a unique opportunity to soften the urban environment with rotating seasonal plantings. Currently, there are a variety of pots in different shapes, sizes and materials in the Downtown area. These existing pots should begin being phased out to introduce a singular, durable pot that reflects the historic feel of Downtown. These replacement pots should be located at all intersections within the Downtown core, at key gateways, and along high-visibility corridors into Downtown.

Figure 6.2b - Precast landscape pots with historic banding.

8. ***Street trees.*** A proper amount of street trees is vital to complement the proposed street lights and existing architecture of Downtown. Street trees are generally recommended to occur on all streets within the Downtown core and between light fixtures when feasible. Proposed tree species shall provide an adequate canopy size without blocking views to stores and regulatory signs, or impeding the function of street lights and security cameras. In sidewalk situations, street trees will be "mulched in" and not include tree grates.

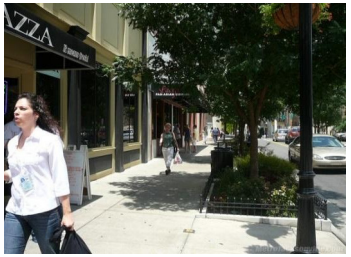


Figure 6.2c - Street trees help soften urban spaces.

Figure 6.2d - Murals on buildings can promote the history of Bloomington and play a vital role in tourism efforts.

9. ***Murals on facades.*** A simple way to add another layer of detail to the brand of Downtown is through the use of wall murals. Blank facades within the Downtown core, at key gateways, and along high-visibility corridors are ideal spots for murals. These murals could promote the history of Bloomington, complement tourism efforts or provide a bit of contemporary whimsy throughout downtown. Efforts to engage local artists and the public in the creation and implementation of murals are strongly encouraged.

Figure 6.2e - Logo incorporated into bicycle rack.

10. ***Downtown logos.*** The introduction of a Downtown or district logo could add another layer of detail to the overall branding effort of Downtown Bloomington. Logos can be incorporated into site amenities (benches and litter bins), on metal banners affixed to street lights, or sometimes as paving inlays at key intersections.

11. ***Signage***. Downtown currently utilizes a variety of directional and interpretive signage. Future informational signage (kiosks) should match the black signs found throughout various parts of Downtown.

    Some key signage elements to consider include the following:

    - Locate an informational kiosk sign at the Coliseum.
    - Parking regulation signage should be prominent and not be blocked by trees or other streetscape elements which may result in unforeseen fines and violations for motorists.
    - Directional signage for parking decks should be prominent to ensure motorists can find and utilize these facilities.

12. ***Traffic sign trim.*** A simple and inexpensive way to coordinate site amenities, street lights and street sign is to utilize traffic sign trim.

Figure 6.2f - Black trim can unify street lights, site amenities, and traffic signage.

13. ***Public art.*** In addition to murals, other forms of public art could be introduced throughout Downtown. Sculptures and other artistic elements easily can be added to bump outs, gathering spaces and other high-visibility areas in the Downtown core and the roads leading into Downtown. A sophisticated public art program could complement tourism and branding efforts.

14. ***Transit stops.*** Bus stops can provide unique opportunities to reinforce the Downtown brand while fulfilling the basic needs of the people utilizing them. Artwork, logos and even advertisements can be incorporated into them. If future bus stop replacements need to occur, or new bus stops are needed, the utilization of a black metal bus stop would complement the other site amenities.

6.3 Recommendations

As identified, there are many opportunities to enhance a Downtown environment with amenities that range from subtle to overt. We would encourage the City to consider these opportunities to begin a consistent theme utilizing these amenities. This will leave a memorable impression on visitors and daily users. A vision for these amenities should be part of the streetscape lighting planning.

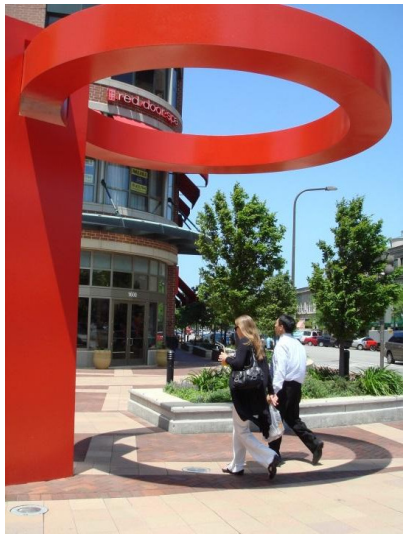
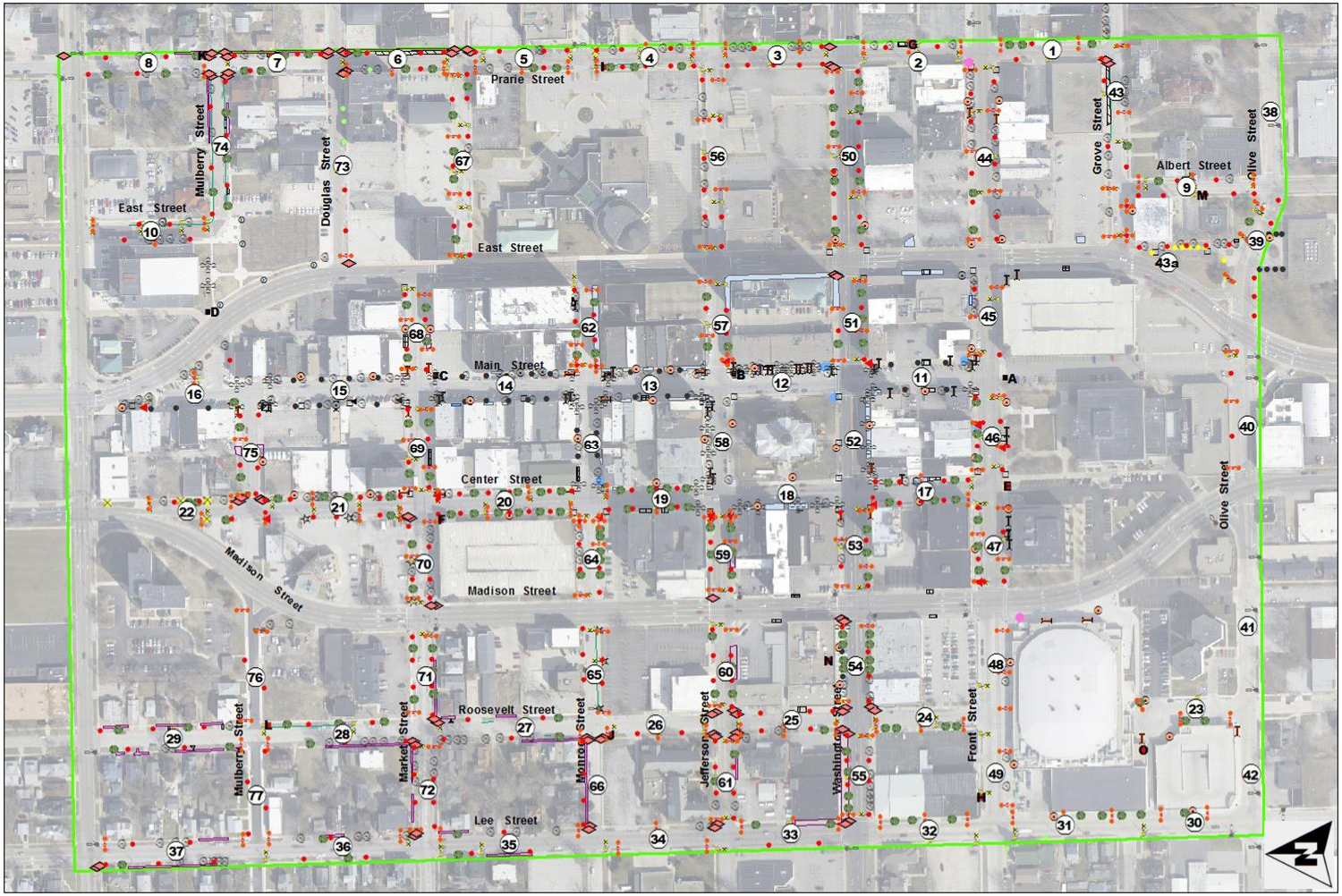


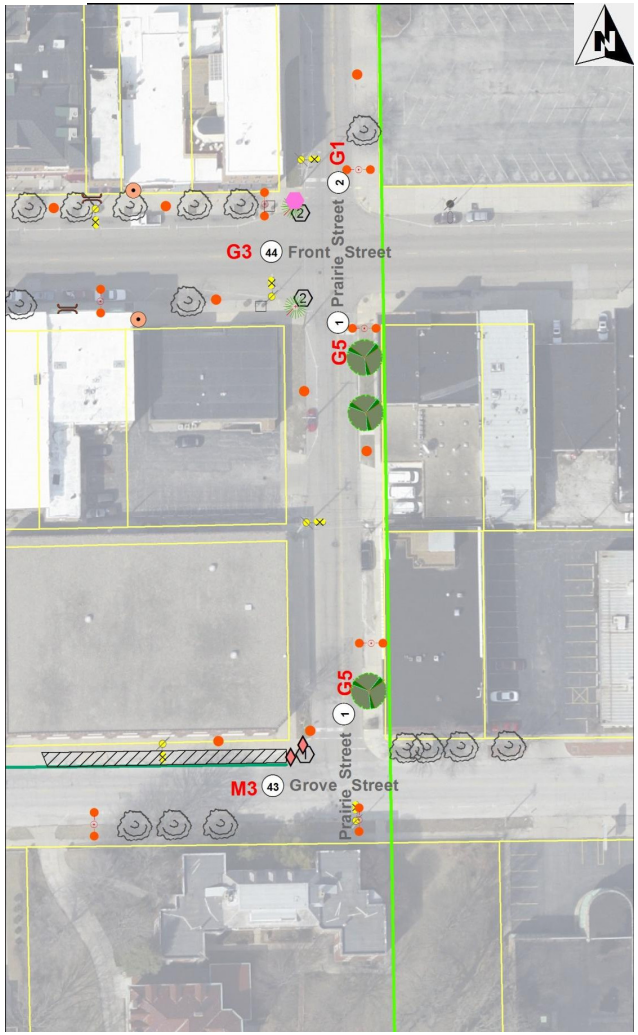
Figure 6.2g - Sculpture and other artwork can add another layer of visual interest to the streetscape experience.

7.0 Implementation – Street by Street

Map 7.0 – Summary of Street Segments



1 100 Block of S. Prairie Street (from Grove Street to Front Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the west side of this street, limiting the use of the taller decorative roadway fixtures to the east side. Multiple alley entrances and driveways prevent staggered or opposite light pole patterns.

Civil

Replace curb ramps on west side at Grove Street.

Landscape

Opportunities exist to provide parkway trees along the east side of Prairie Street. These may occur in existing grass parkways or in areas of existing sidewalks. Overhead electrical lines on the west side of the street will prohibit parkway trees in this area.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Intersection of Prairie Street and Grove Street, looking north.

Intersection of Prairie Street and Front Street looking south.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

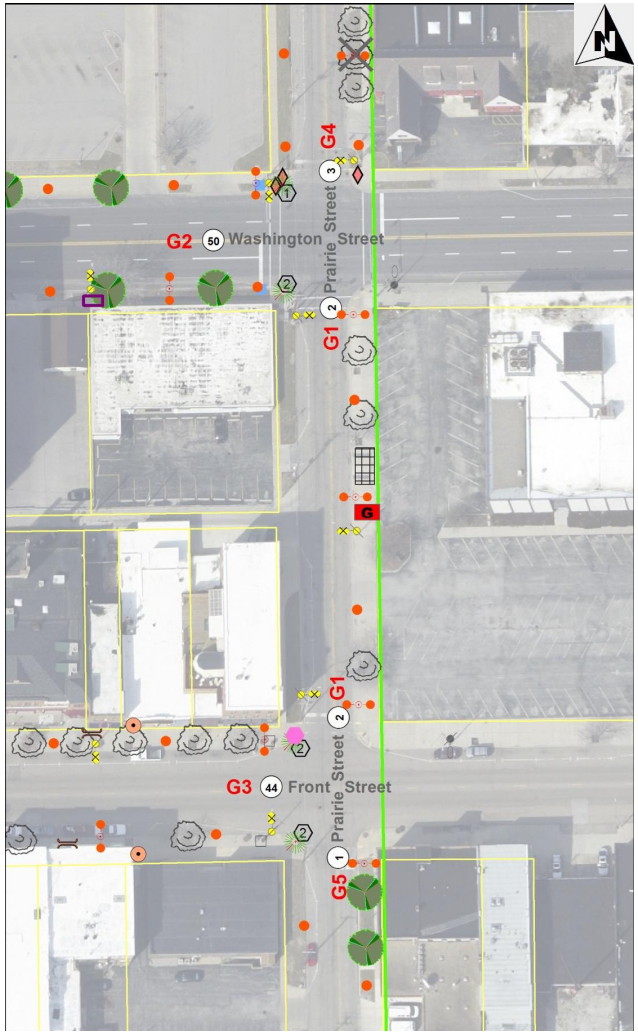
Street: **Prairie St.**
From: Grove to Front *Street Segment No.:* 1
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$55,700.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
461	LF	PVC Conduit & Wire	$17.00	$7,837.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$44,362.00
Landscaping					
1	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$1,500.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,900.00
				Street Segment Total=	**$104,962.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

2 100 Block of N. Prairie Street (from Front Street to Washington Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the west side of this street, limiting the use of the taller decorative roadway fixtures to the east side. Multiple driveways and an alley entrance are also on the west. Fixtures are able to be evenly spaced on the open sidewalk on the east side of Prairie. Lighting controller G to be installed mid-block on the east side of Prairie Street parallel to the street with approximately a 1.5-foot setback from the face of the curb. Three dedicated roadway fixtures ensure even illumination of the street, which connects the higher traffic Washington Street to the businesses on Front Street.

Landscape

Existing trees on the east side of the street are sufficient to define the street. Overhead electrical lines on the west side of the street will prohibit parkway trees in this area.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Intersection of Prairie Street and Front Street, looking north.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Prairie St.**
From: Front to Washington *Street Segment No.:* 2
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$45,800.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
240	LF	PVC Conduit & Wire	$17.00	$4,080.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$62,690.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$2,000.00
				Street Segment Total=	**$110,490.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

3 200 Block of N. Prairie Street (from Washington Street to Jefferson Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the west side of this street, limiting the use of the taller decorative roadway fixtures to the east side. Multiple driveway entrances affect the light pole layout along the east side of the street. The wider grass median to the west permits the poles to be mounted with a larger set back of 2 to 3 feet to allow additional room for parallel parking and plowed snow.

Civil

Replace curb ramps on east and west sides at Washington Street.

Landscape

Existing trees on the east side of the street are sufficient to define the street. One tree will need to be removed to locate a light fixture. Overhead electrical lines on the west side of the street will prohibit parkway trees in this area.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Southwest corner of Prairie Street, looking north. Wider grass median and overhead utilities are visible.

Farnsworth GROUP

Opinion of Probable Cost

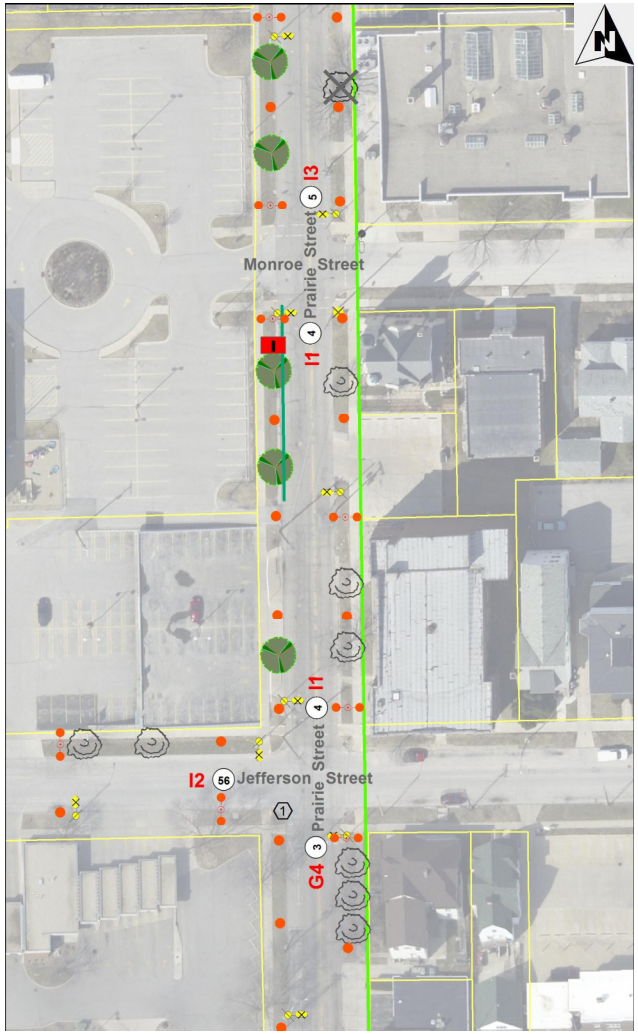
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Prairie St.**
From: Washington to Jefferson *Street Segment No.:* 3
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
180	SY	Class D Patch, Type IV [5]	$200.00	$36,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
3	EA	Handicap Ramps	$1,200.00	$3,600.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
2	LS	Bump Out- Type 1	$3,500.00	$7,000.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$54,400.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
515	LF	PVC Conduit & Wire	$17.00	$8,755.00	
7	EA	13' Pole Concrete Base [4]	$1,000.00	$7,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
7	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$20,125.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
9	EA	Light Pole Installation and Connection	$1,000.00	$9,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$67,420.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$1,000.00
				Street Segment Total=	**$122,820.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

4 300 Block of N. Prairie Street (from Jefferson Street to Monroe Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the southwest side of this street and then shift to the east side approximately mid-block. This limits the use of the taller decorative roadway fixtures to the non-occupied space. The wider grass median to the east and west permit the poles to have a setback of 2 to 3 feet or approximately at the midpoint of the median. Three evenly spaced down lights ensure even illumination on this street, which serves as a main entryway to Second Presbyterian Church.

Civil

Recommend removal of existing walk/curb on the west side of the street and replacing it with curb and gutter.

Landscape

Existing trees on the east side of the street are sufficient to define the street. One tree will need to be removed to locate a light fixture. Trees are suggested for the west side of the street to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Southwest of Prairie Street, looking northeast, showing widened grass median and overhead utilities crossing the street to the east.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

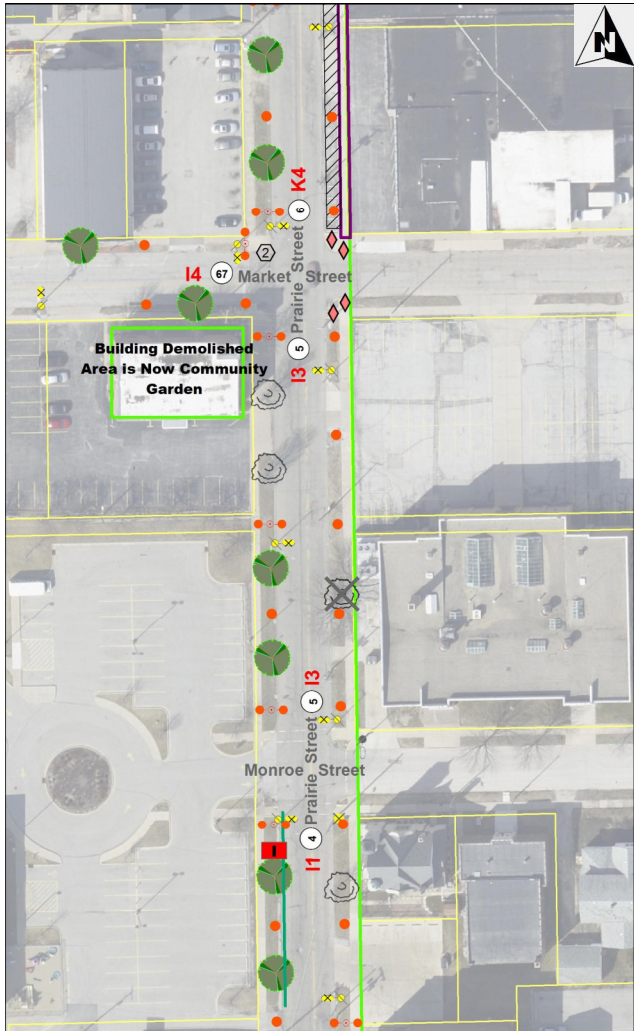
Street: **Prairie St.**
From: Jefferson to Monroe *Street Segment No.:* 4
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
415	SF	Pavement Removal Seeded Restoration	$20.00	$8,300.00	
115	LF	Curb Removal & Replacement	$40.00	$4,600.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$48,700.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
500	LF	PVC Conduit & Wire	$17.00	$8,500.00	
7	EA	13' Pole Concrete Base [4]	$1,000.00	$7,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
11	EA	Ground Rod	$60.00	$660.00	
11	EA	In-Grade Junction Box	$600.00	$6,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
7	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$20,125.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
10	EA	Light Pole Installation and Connection	$1,000.00	$10,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$94,785.00
Landscaping					
1	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$1,500.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,900.00
				Street Segment Total=	**$147,385.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

5 Block 5 – 400 Block of N. Prairie Street (from Monroe Street to Market Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the east side of the street, limiting the use of the taller decorative roadway fixtures to the west side. The wider grass medians to the east and west permit the poles to have a setback of 2 to 3 feet or approximately at the midpoint of the median. A driveway entrance into the northwest parking lot prevents a continuous opposite pole pattern. Three evenly spaced roadway fixtures provide even illumination of this street, which borders Second Presbyterian Church to the northeast.

Civil

Replace curb ramps on east side at Market Street.

Landscape

One tree on the east side of the street will need to be removed to locate a light fixture. New trees are suggested for the west side of the street to better define the street corridor, along with the preservation of existing parkway trees.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

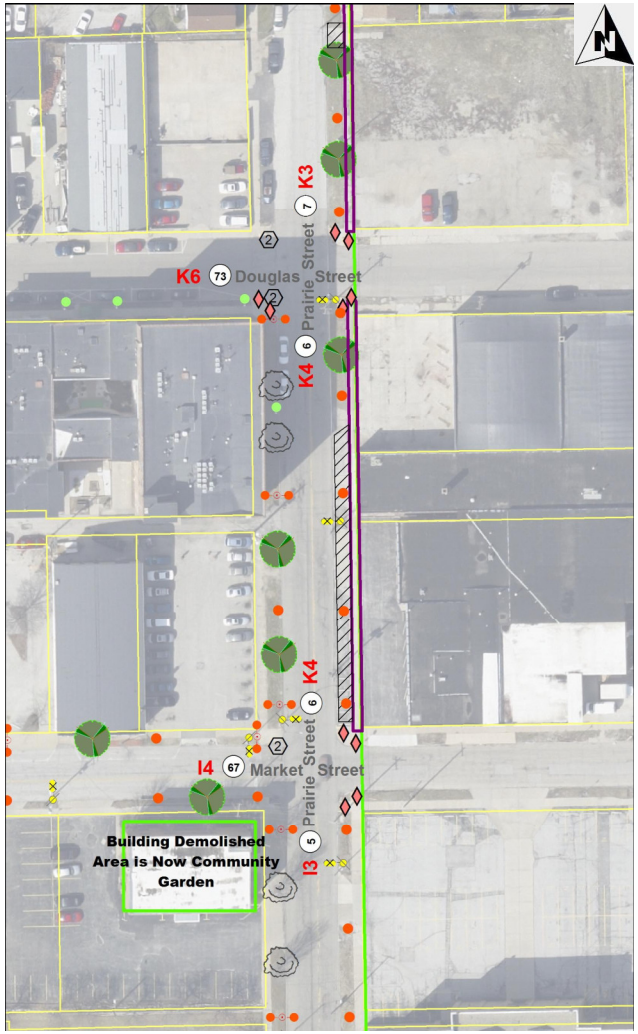
Street: **Prairie St.**
From: Monroe to Market *Street Segment No.:* 5
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
190	SY	Class D Patch, Type IV [5]	$200.00	$38,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$48,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
540	LF	PVC Conduit & Wire	$17.00	$9,180.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
9	EA	Light Pole Installation and Connection	$1,000.00	$9,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$72,270.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$2,400.00
				Street Segment Total=	**$122,870.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

6 500 Block of N. Prairie Street (from Market Street to Douglas Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the east side of the street, limiting use of the taller decorative roadway fixtures to the west side. Existing decorative lighting exists outside the Douglas Street Apartments. Field observations suggest they are non-functioning, and it is recommended that they be repaired or replaced and connected to the proposed decorative lights to ensure consistent pedestrian illumination. Single-globes and a taller decorative roadway pole complete the pattern around the existing light. A consistent opposite light pole arrangement ensures symmetry, and three dedicated roadway fixtures provide evenly distributed light onto this business park street.

Civil

Remove and replace sidewalk on east side and remove pavement between curb and face of walk. Replace curb ramps on both sides at Douglas Street and on east side at Market Street.

Landscape

Opportunities exist to incorporate new trees on both sides of the street. Existing trees on the west side of the street also should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing decorative light fixture in front of the Douglas Street Apartments building.

Northeast corner of Prairie, looking south, showing overhead utilities on the east side of the street and sidewalks in need of replacement.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

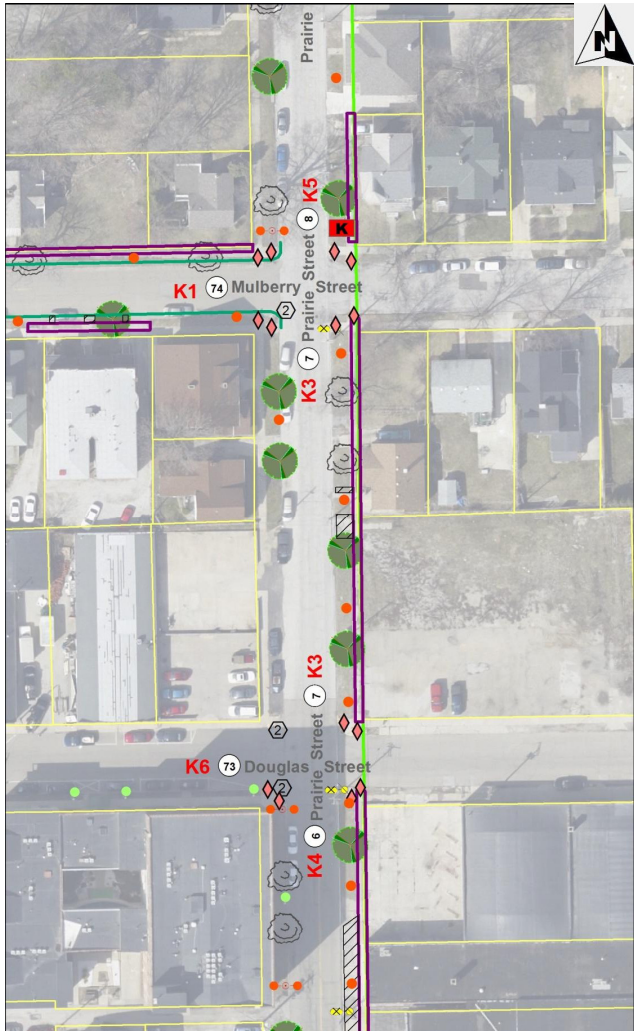
Street: **Prairie St.**
From: Market to Douglas *Street Segment No.:* 6
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1300	SF	Sidewalk Removal & Replacement	$12.00	$15,600.00	
1500	SF	Pavement Removal Seeded Restoration	$20.00	$30,000.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
180	SY	Class D Patch, Type IV [5]	$200.00	$36,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
6	EA	Handicap Ramps	$1,200.00	$7,200.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$112,600.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
550	LF	PVC Conduit & Wire	$17.00	$9,350.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
10	EA	Light Pole Installation and Connection	$1,000.00	$10,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$73,440.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
3	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$3,600.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,600.00
				Street Segment Total=	**$189,640.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

7 600 Block of N. Prairie Street (from Douglas Street to Mulberry Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the east side of the street, limiting use of the taller decorative roadway fixtures to the west side. A lack of sidewalk width and adjacent parallel parking restrict the ability to add lighting to the southwest sidewalk. The grass median between the sidewalk and street curb expands at approximately mid-block on the west side. The wider grass median to the east and west permit the poles to have a setback of 2 to 3 feet or approximately at the midpoint of the median. Single-globe poles are spaced farther apart than the streets to the south, and a staggered pattern begins as more residential properties occupy this street. A 65-watt compact fluorescent lamp or LED equivalent is recommended to be used here for the single globes as this street transitions into residential properties.

Civil

Remove and replace sidewalk on east side and remove section of pavement and sidewalk between curb and face of walk. Replace curb ramps on both sides at Mulberry Street and on the east side at Douglas Street.

Landscape

Opportunities exist to incorporate new trees on both sides of the street. Existing trees on the east side of the street also should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

North Prairie Street, looking southeast. Overhead utilities border the east side of the street.

Farnsworth GROUP

Opinion of Probable Cost

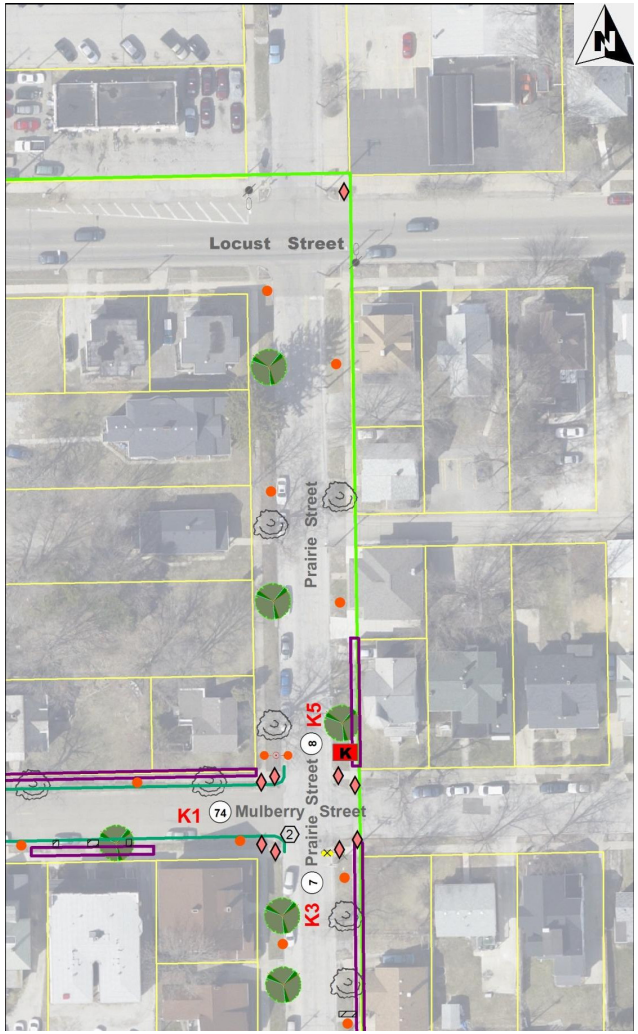
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Prairie St.**
From: Douglas to Mullberry *Street Segment No.:* 7
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1100	SF	Sidewalk Removal & Replacement	$12.00	$13,200.00	
175	SF	Pavement Removal Seeded Restoration	$20.00	$3,500.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
100	SY	Class D Patch, Type IV [5]	$200.00	$20,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
6	EA	Handicap Ramps	$1,200.00	$7,200.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$67,700.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
370	LF	PVC Conduit & Wire	$17.00	$6,290.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$33,965.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
4	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$4,800.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,800.00
				Street Segment Total=	**$106,465.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

8 700 Block of N. Prairie Street (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

A continuation of the 13-foot single-globe poles is recommended along this street, spaced in a staggered pattern approximately 60-80 feet apart. Overhead electric and communication utilities continue along the east side of the street limiting the single taller decorative roadway fixture to the west side. Wider grass medians permit a larger pole setback off the road if required. Since all properties in this area are residential, a 65-watt compact fluorescent lamp or LED equivalent is recommended to be used in this area. Controller K is suggested to be installed on this street to service the surrounding mixed residential and business properties.

Civil

Replace sidewalk on east side at Mulberry Street. Replace curb ramps on both sides at Mulberry Street.

Landscape

Opportunities exist to incorporate new trees on both sides of the street. Existing trees on the east and west sides of the street also should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Prairie St.**
From: Mulberry to Locust *Street Segment No.:* 8
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
360	SF	Sidewalk Removal & Replacement	$12.00	$4,320.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
190	SY	Class D Patch, Type IV [5]	$200.00	$38,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
4	EA	Handicap Ramps	$1,200.00	$4,800.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$54,920.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
590	LF	PVC Conduit & Wire	$17.00	$10,030.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$59,790.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
3	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$3,600.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,600.00
				Street Segment Total=	**$118,310.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
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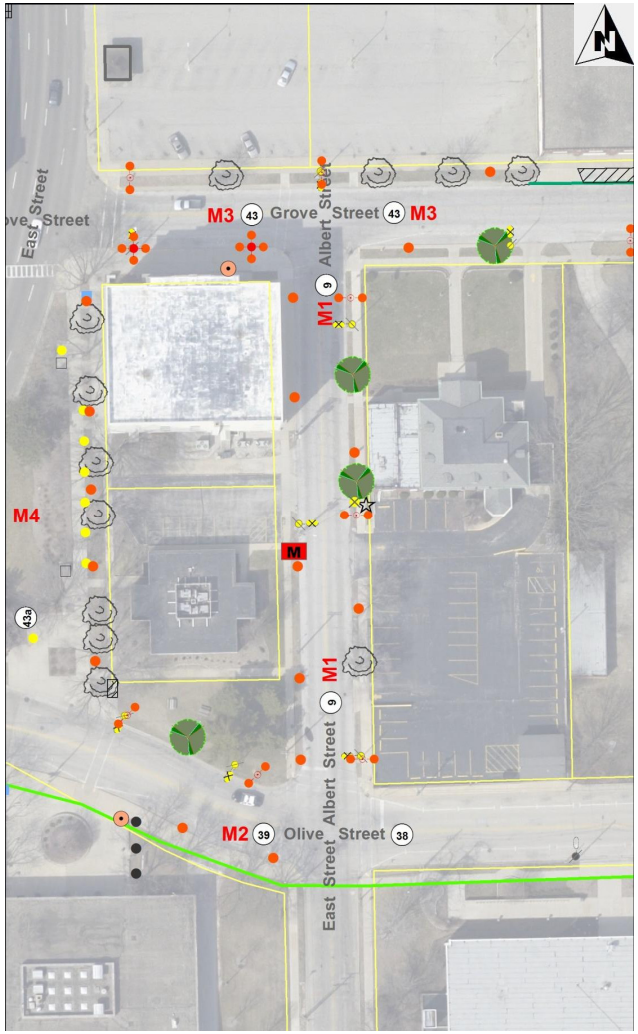
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

9 Albert Street (from Olive Street to Grove Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities occupy the west side of the street, and an overhead communications line extends over the southeast sidewalk and crosses to the west at approximately mid-block. Both the electric and communications serving Utility should trench these lines underground or have it relocated to the power poles on the west side of the street. This will open up the east for the taller decorative roadway fixtures. Drive entrances into the adjacent parking lots prompt a staggered pole pattern with one on each corner at the ends of the street in order to allow for two lights next to the McBarnes building to the northwest. Controller M is suggested to be installed on this street approximately mid-block to the west.

Landscape

Opportunities exist to incorporate new trees on the east side of the street. An existing tree on the east side of the street also should be preserved. The west side of the street is not conducive for parkway trees due to overhead power lines and tight setbacks.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

South Albert Street, looking north, shows the communications utility on the east (right) and the overhead power lines to the west.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Albert St.**
From: Olive to Grove *Street Segment No.:* 9
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
235	SY	Class D Patch, Type IV [5]	$200.00	$47,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$54,800.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
585	LF	PVC Conduit & Wire	$17.00	$9,945.00	
7	EA	13' Pole Concrete Base [4]	$1,000.00	$7,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
11	EA	Ground Rod	$60.00	$660.00	
11	EA	In-Grade Junction Box	$600.00	$6,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
7	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$20,125.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
10	EA	Light Pole Installation and Connection	$1,000.00	$10,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
1	LS	Utility Relocation	$20,000.00	$20,000.00	$116,230.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$2,400.00
				Street Segment Total=	**$173,430.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
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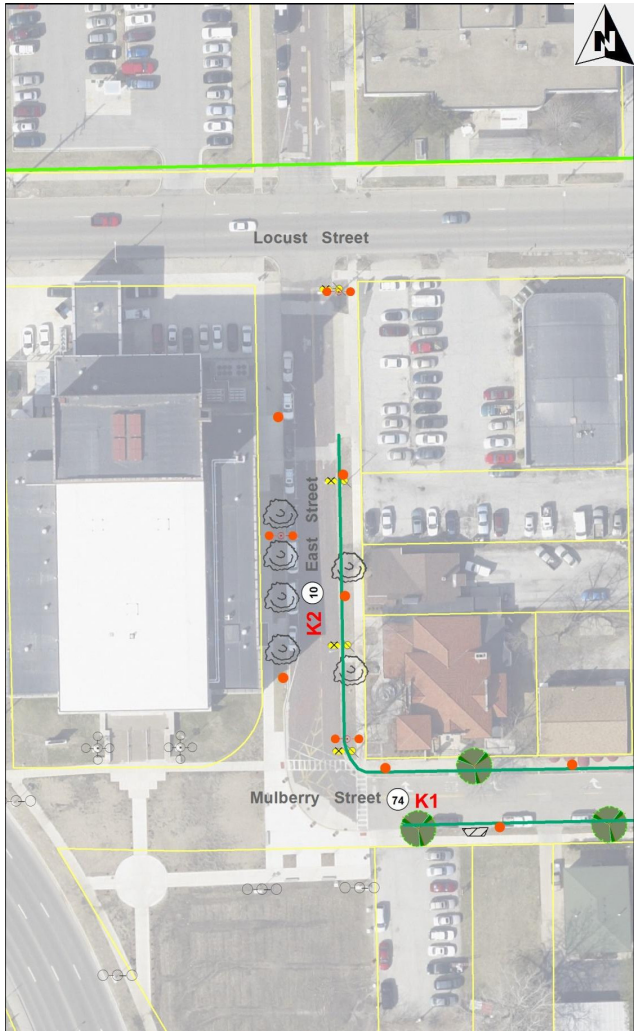
All costs shown are as of 2014.

10 600 Block of N. East Street (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Three dedicated roadway down lights ensure even illumination of the brick paving, and four 13-foot single globe lights illuminate the surrounding walkways about the Bloomington Center for the Performing Arts (BCPA). A staggered spacing was required due to large drive entrances to the north. A 2- to 3-foot setback for the light poles on the west should be considered in anticipation for bus loading or large vehicle parking adjacent to the BCPA.

Civil

Replace curb on east side from south of large driveway.

Landscape

Existing trees on both sides of the street should be preserved and are sufficient to clearly define the street corridor.

East Street and Mulberry Street crosswalk, looking north. The tall building facade of the BCPA is to the west.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

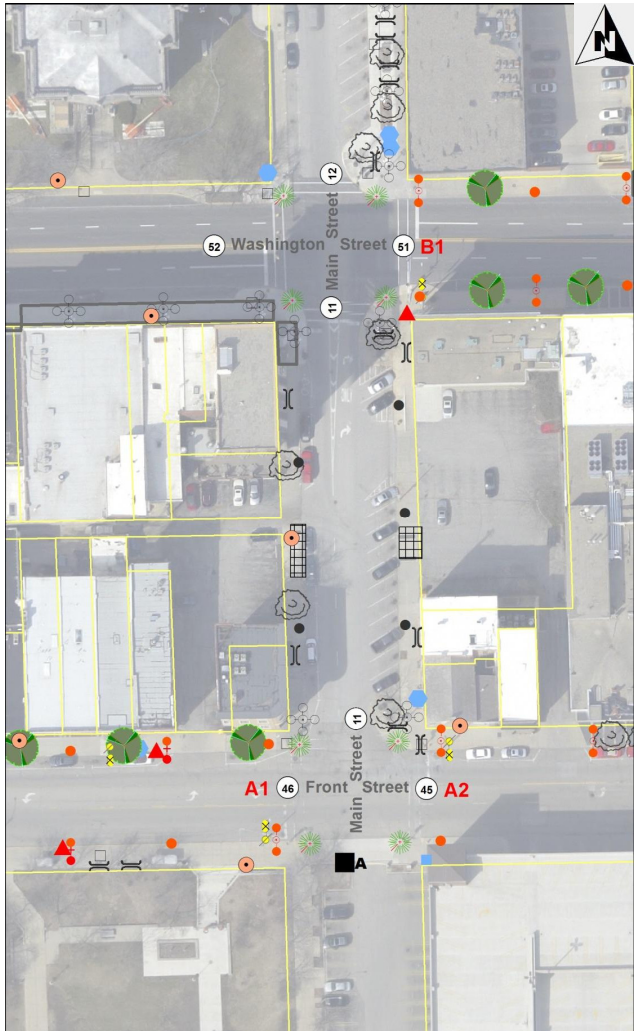
Street: **East St.**
From: Mulberry to Locust *Street Segment No.:* 10
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
200	LF	Curb Removal & Replacement	$40.00	$8,000.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
160	SY	Class D Patch, Type IV [5]	$200.00	$32,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$47,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
500	LF	PVC Conduit & Wire	$17.00	$8,500.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
7	EA	Ground Rod	$60.00	$420.00	
7	EA	In-Grade Junction Box	$600.00	$4,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
7	EA	Light Pole Installation and Connection	$1,000.00	$7,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,520.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$108,320.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

11 100 Block of N. Main Street (from Front Street to Washington Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street was upgraded in 2007 with decorative lighting fed from the controller to the south across Front Street. No additional decorative lighting is recommended at this time.

Landscape

Existing trees and site amenities should be maintained in their current locations. A bike rack is proposed on the west side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing southeast corner of the 100 block of N. Main Street, showing a bump out, decorative bench and light fixtures.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

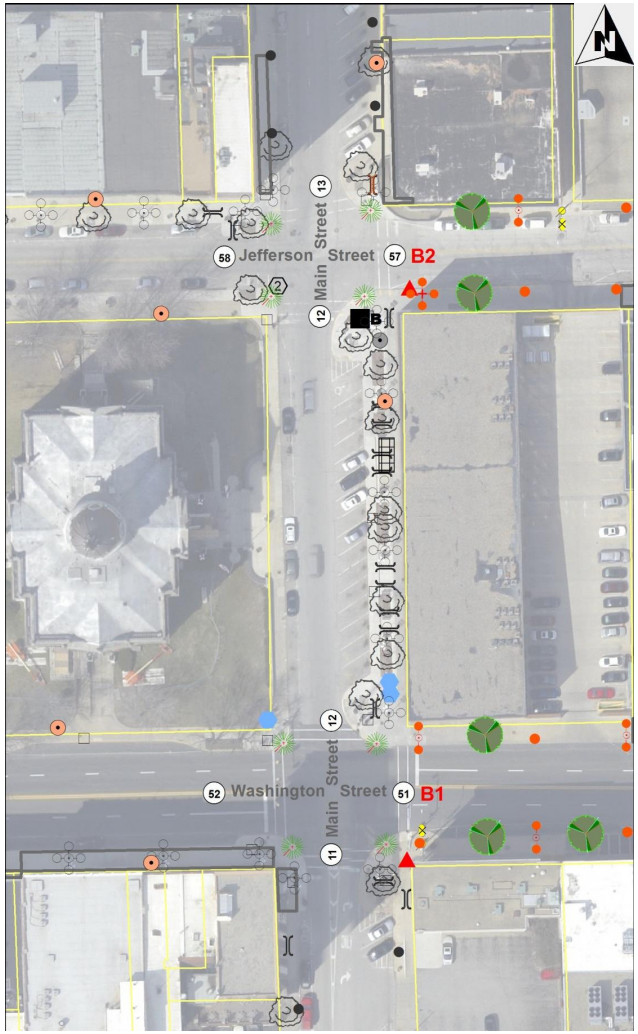
Street: **Main St.**
From: Front to Washington *Street Segment No.:* 11
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,800.00
				Street Segment Total=	**$4,800.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

12 200 Block of N. Main Street (from Washington Street to Jefferson Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

The 200 block of N. Main Street is one of four streets surrounding the Museum Square that was upgraded as a part of the 2003 streetscape improvements project. Six five-globe fixtures line the east side of Main Street. Existing lighting controller B is on the northeast corner. This controller is to be utilized for future lighting upgrades to the adjacent streets. No additional decorative lighting is recommended for this street at this time.

Landscape

Existing trees and site amenities should be maintained in their current locations. An additional bike rack is proposed on the east side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

This view shows the streetscape upgrades to east side of Main Street, including decorative lights, benches and planters.

The northeast intersection and the existing lighting controller.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Main St.**
From: Washington to Jefferson *Street Segment No.:* 12
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,800.00
				Street Segment Total=	**$4,800.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

13 300 Block of N. Main Street (from Jefferson Street to Monroe Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street was upgraded in 2009 during the Main and Monroe Streetscape Project. Five-globe fixtures were installed at the ends of the street on each side with single-globe fixtures spaced approximately 40 to 55 feet in-between. No additional decorative lighting is recommended at this time.

An example of the illuminated five-globe fixture at night.

Landscape

Existing trees and site amenities should be maintained in their current locations. One new bike rack is proposed on the west side of the street, while two others are proposed on the east side. In addition, a new bench is proposed on the each side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of installed site amenities adjacent to a decorative pole base.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Main St.**
From: Jefferson to Monroe *Street Segment No.:* 13
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
3	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$2,400.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$12,400.00
				Street Segment Total=	**$12,400.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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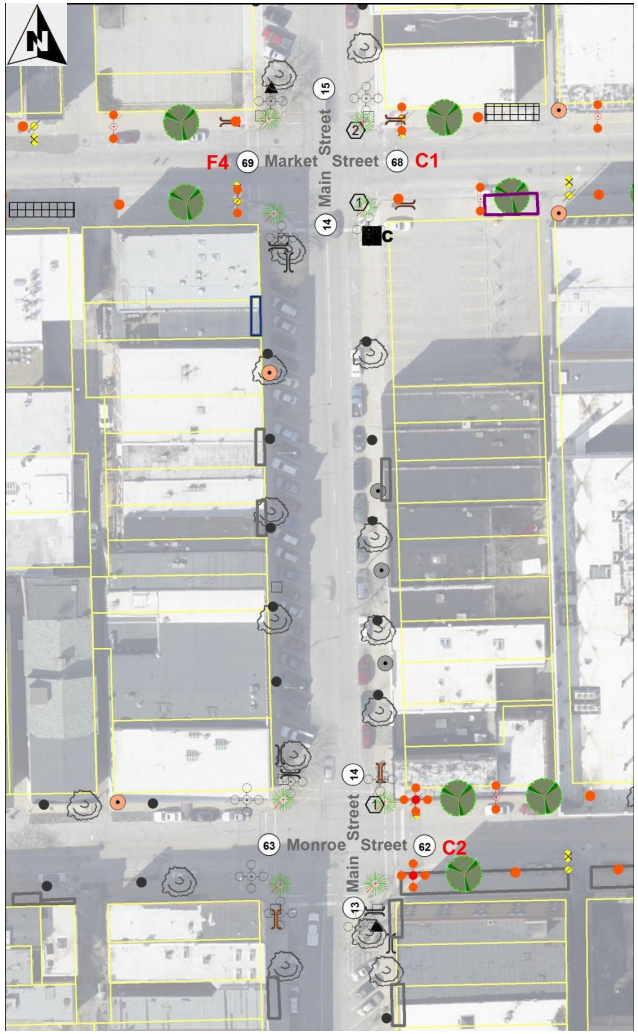
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

14 400 Block of N. Main Street (from Monroe Street to Market Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street was upgraded in 2009 during the Main and Monroe Streetscape Project. Five-globe fixtures were installed at the ends of the street on each side with single-globe fixtures spaced approximately 40 to 55 feet in-between. Existing lighting controller C sits at the northeast corner of this street. This controller will be utilized for future lighting of adjacent streets. No additional decorative lighting is recommended at this time.

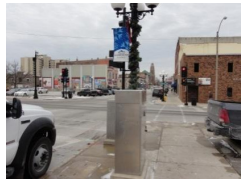


Photo of the existing lighting controller at the northeast corner of the street.

Landscape

Existing trees and site amenities should be maintained in their current locations. One new bike rack is proposed on the west side of the street. In addition, a new bench is proposed on the east side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing in-grade junction box in front of the lighting control pedestal. Connection into this box for lighting of the adjacent streets will be required.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

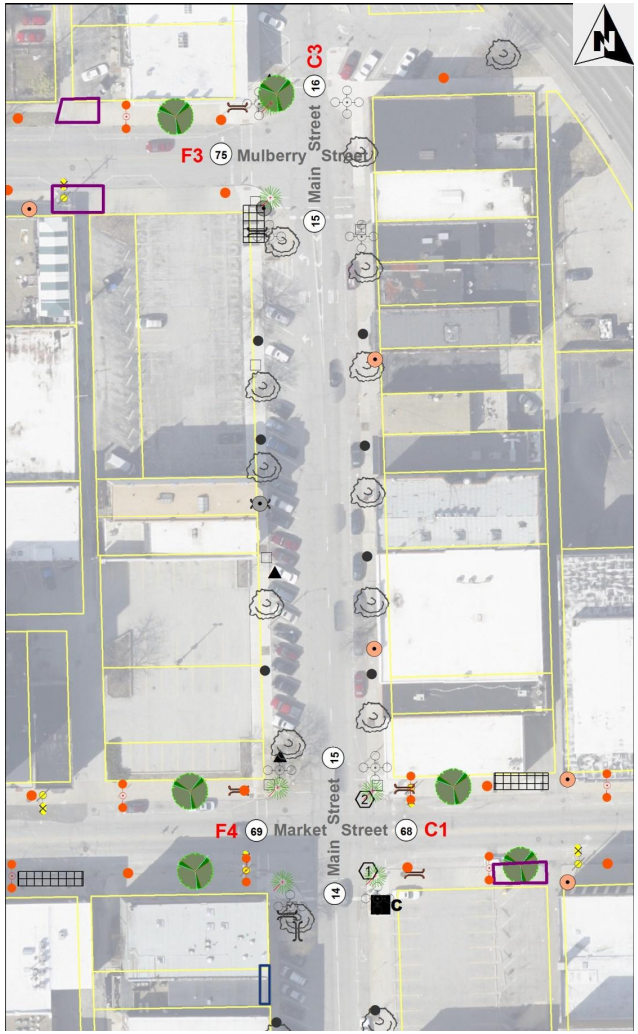
Street: **Main St.**
From: Monroe to Market *Street Segment No.:* 14
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
2	LS	Bump Out- Type 1	$3,500.00	$7,000.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$9,500.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
1	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$3,000.00	
	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$7,800.00
				Street Segment Total=	**$17,300.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

15 500 Block of N. Main Street (from Market Street to Mulberry Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street was upgraded in 2009 during the Main and Monroe Streetscape Project. Five-globe fixtures were installed at the ends of the street on each side with single-globe fixtures spaced approximately 40 to 55 feet in-between. No additional decorative lighting is recommended at this time.

Landscape

Existing trees and site amenities should be maintained in their current locations. Two new bike racks are proposed on the east side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo showing the decorative light fixture and amenities at the northwest corner bump out on this street.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

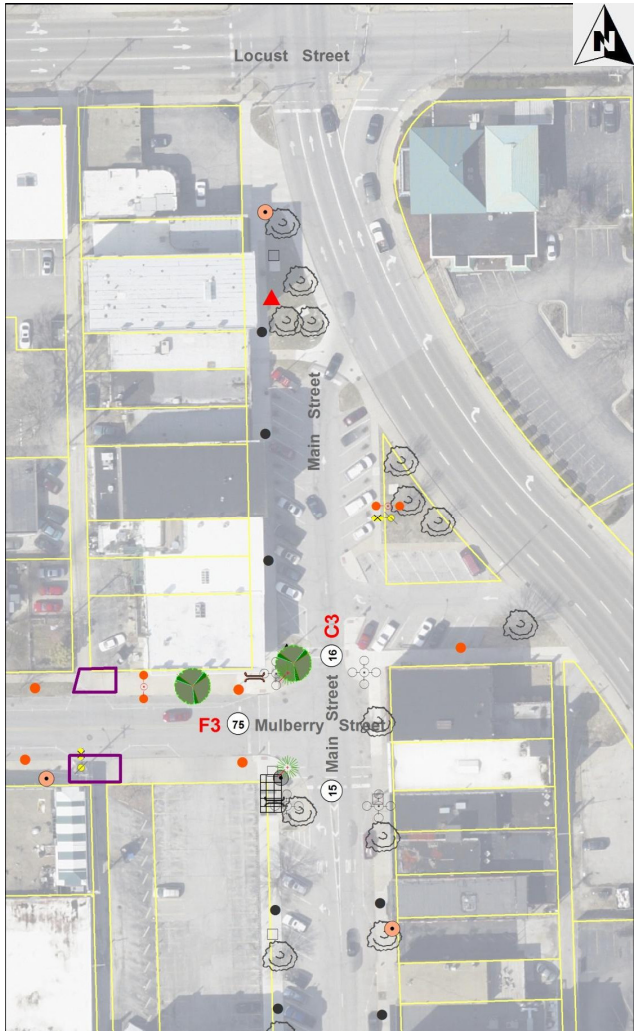
Street: **Main St.**
From: Market to Mulberry *Street Segment No.:* 15
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$10,500.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
3	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$3,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,600.00
				Street Segment Total=	**$15,100.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

16 600 Block of N. Main Street (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street was upgraded by the City in 2012 as an extension of the Main and Monroe Streetscape Project. A five-globe fixture and a four-globe 22' camera pole were installed at the south end of the street, and single-globe fixtures were spaced approximately 40 to 55 feet extending to the north. An existing utility cobra head still exists in the island just east of the parking area. It is recommended to replace this utility light with a taller decorative roadway and single-globe fixture. An additional globe on the southeast sidewalk will brighten this walkway and help tie in the Downtown area with the pedestrian traffic leading to and from the Bloomington Center for the Performing Arts.

The Bloomington Police Department has requested a future camera location at the north end of this street due to the camera at the southwest corner being unable to see clearly past the existing globe fixtures. The best option would be a remote PTZ (pan-tilt-zoom) camera to the mounted just below the farthest single-globe fixture to the northwest. This camera could then be hardwired via existing conduits to the 22' four-globe / camera combination pole.

Landscape

Existing trees and site amenities should be maintained in their current locations. One new bike rack is proposed on the west side of the street. A new tree could be located near the bump out at the intersection with Mulberry Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo showing the existing combination four-globe and camera pole at the southwest corner.

The southeast corner showing the decorative five-globe fixture and the sidewalk extending to the east towards the BCPA. This sidewalk is cast in a shadow due to the five-globe fixture being mounted around the corner of the building.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

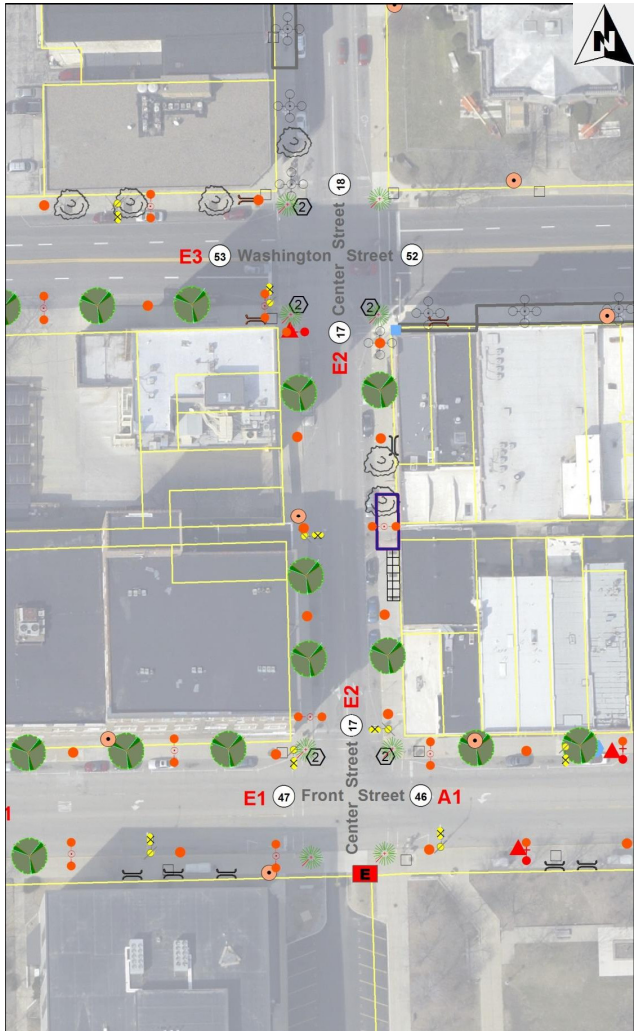
Street: **Main St.**
From: Mulberry to Locust *Street Segment No.:* 16
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
50	SY	Class D Patch, Type IV [5]	$200.00	$10,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$17,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
160	LF	PVC Conduit & Wire	$17.00	$2,720.00	
1	EA	13' Pole Concrete Base [4]	$1,000.00	$1,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
0	EA	Utility Cost	$5,000.00	$0.00	
2	EA	Ground Rod	$60.00	$120.00	
2	EA	In-Grade Junction Box	$600.00	$1,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
1	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$2,875.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
1	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$1,500.00	
2	EA	Light Pole Installation and Connection	$1,000.00	$2,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$19,715.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,000.00
				Street Segment Total=	**$40,515.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

17 100 Block of N. Center Street (from Front Street to Washington Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

The one-way Center Street from Front Street to Washington Street is key in connecting the two higher-traffic routes together. A taller decorative roadway and single-globe fixture is recommended for the northwest corner of this street. The existing five-globe fixture on the northeast corner is recommended to be moved elsewhere and replaced with a single-globe fixture. Additional single globes are installed every 45-60 feet, which is typical spacing in the Downtown core area. Two more dedicated roadway lights provide increased visibility to drivers.

The Bloomington Police Department has requested that the Washington Street and Center Street intersection be considered for a future camera location. A 22' four-globe camera pole should be mounted at the northwest corner of this street.

Civil

On the east side of the street, replace driveway at alley and adjacent sidewalk to the north.

Landscape

Existing trees and site amenities should be maintained in their current locations. Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A bike rack is proposed on the west side of the street, while a litter bin is recommended for the southeast corner of Center Street and Washington Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing decorative five-globe fixture at the northeast corner.

Center Street between Washington Street and Front Street provides a one-way connection route between these two high-traffic streets.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

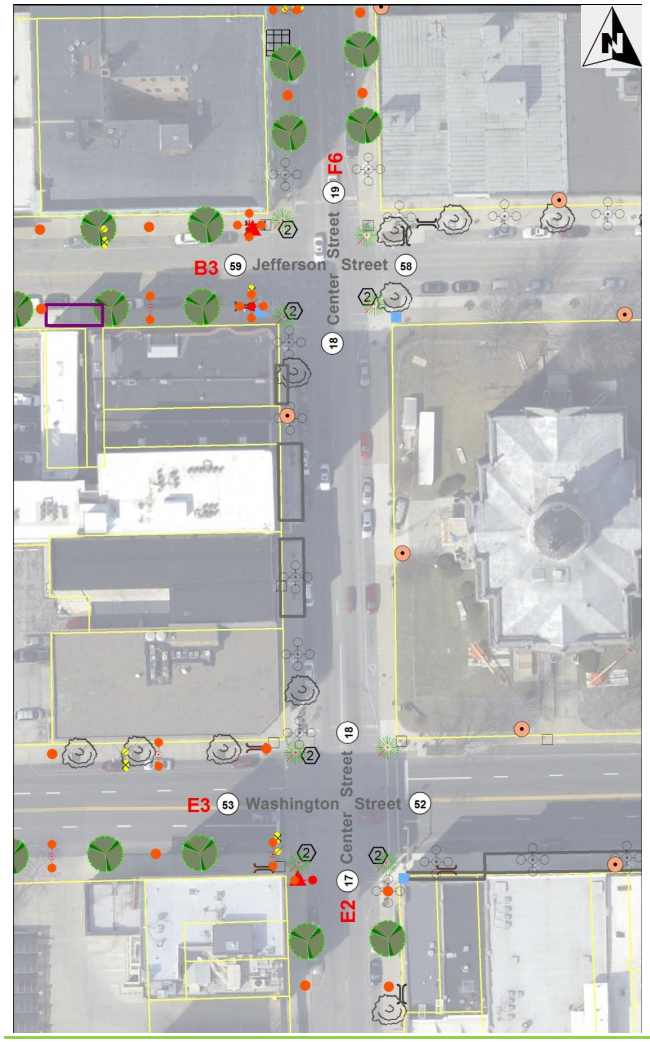
Street: **Center St.**
From: Front to Washington *Street Segment No.:* 17
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
320	SF	Sidewalk Removal & Replacement	$12.00	$3,840.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
200	SY	Class D Patch, Type IV [5]	$200.00	$40,000.00	
100	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$6,000.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
4	LS	Bump Out- Type 2	$8,000.00	$32,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$89,640.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
450	LF	PVC Conduit & Wire	$17.00	$7,650.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
1	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$7,475.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
10	EA	Light Pole Installation and Connection	$1,000.00	$10,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$72,315.00
Landscaping					
5	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$7,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$14,500.00
				Street Segment Total=	**$176,455.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

18 200 Block of N. Center Street (from Washington Street to Jefferson Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

The 200 block of North Center Street is one of four streets surrounding the Museum Square that was updated as a part of the 2003 streetscape improvements project. Five five-globe fixtures line the west side of Center Street. No additional decorative lighting is recommended at this time.

Landscape

Existing trees and site amenities should be maintained in their current locations. Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A bike rack is proposed on each side of the street, while a litter bin is recommended for the southeast corner of Center Street and Washington Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

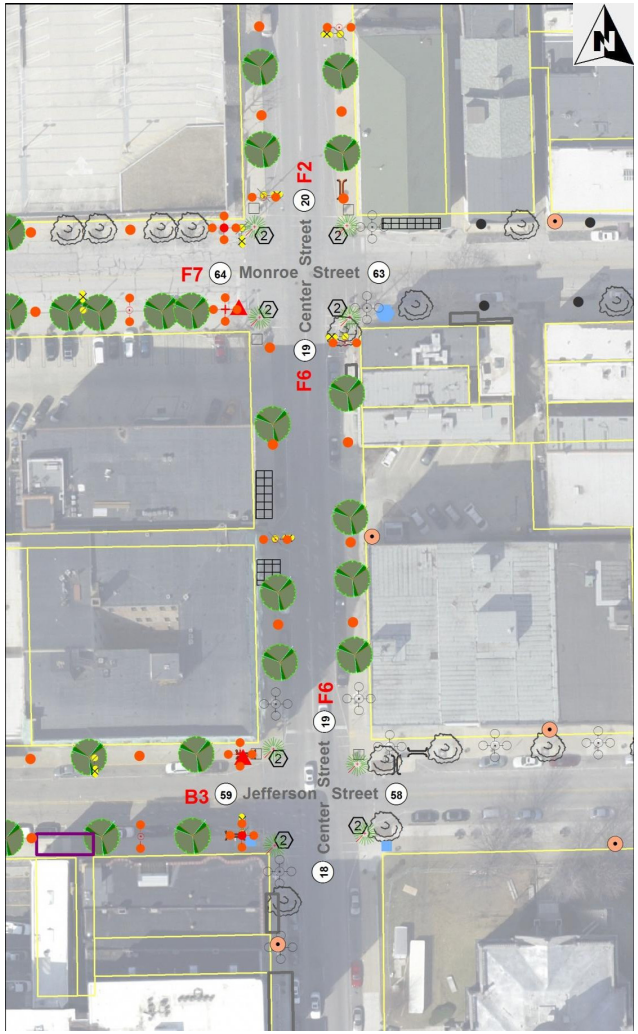
Street: **Center St.**
From: Washington to Jefferson *Street Segment No.:* 18
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
3	LS	Bump Out- Type 2	$8,000.00	$24,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$26,500.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$5,600.00
				Street Segment Total=	**$32,100.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

19 300 Block of N. Center Street (from Jefferson Street to Monroe Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion is a continuation of the southbound Center Street gateway into Downtown. A decorative overhead roadway fixture at the north intersection will help illuminate the Monroe Street and Center Street intersection and help mitigate the glare from the adjacent five-globe fixtures. An additional roadway fixture at mid-block will help transition the lighting atmosphere back to that of the five-globe fixtures surrounding the Museum Square. Multiple Ameren transformer vaults will need to be avoided on the west side of the street.

Installing a conduit connection into the existing in-grade junction boxes installed during the 2003 project at the south end of the street could be beneficial for future flexibility in routing City electrical, security or fiber optic cabling. If connected, an underground network of conduits would exist from all streets served by the proposed lighting controller F on Market Street and Center Street adjacent to the parking garage, to all streets served by the existing lighting controller B around the Museum Square.

Landscape

Existing site amenities should be maintained in their current locations. Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A bike rack is proposed on the east side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the sidewalk and the existing utility light pole along the west side of Center Street. Vaults exist on both the north and south side of this pole.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Center St.**
From: Jefferson to Monroe *Street Segment No.:* 19
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
3	LS	Bump Out- Type 2	$8,000.00	$24,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$59,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
420	LF	PVC Conduit & Wire	$17.00	$7,140.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
1	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$1,500.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$61,770.00
Landscaping					
7	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$10,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$18,300.00
				Street Segment Total=	**$139,870.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

20 400 Block of N. Center Street (from Monroe Street to Market Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Center Street serves as a gateway into the Downtown area. Higher pedestrian and vehicle traffic exists in these areas surrounding the parking structure. Four taller decorative roadway down lights spaced evenly along this street would provide uniform light distribution. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape. Single-globe pedestrian fixtures are spaced evenly between the taller poles.

Controller F would be installed in the northwest corner of this street adjacent to the parking structure but could also be installed in a corner bump out.

The Bloomington Police Department has requested that the Market Street and Center Street intersection be considered for a future camera location. It is recommended that the northeast decorative roadway fixture be equipped with mounting arms for any required security equipment.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A bike rack is proposed on the west side of the street, while a litter bin is recommended for the southwest corner of the Market Street intersection. Benches are also recommended for the southeast corner of the Market Street intersection and the northeast corner at Monroe Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the east side of Center Street viewing to the north.

Photo of the northwest corner of Center Street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Center St.**
From: Monroe to Market *Street Segment No.:* 20
Street Side: East/West

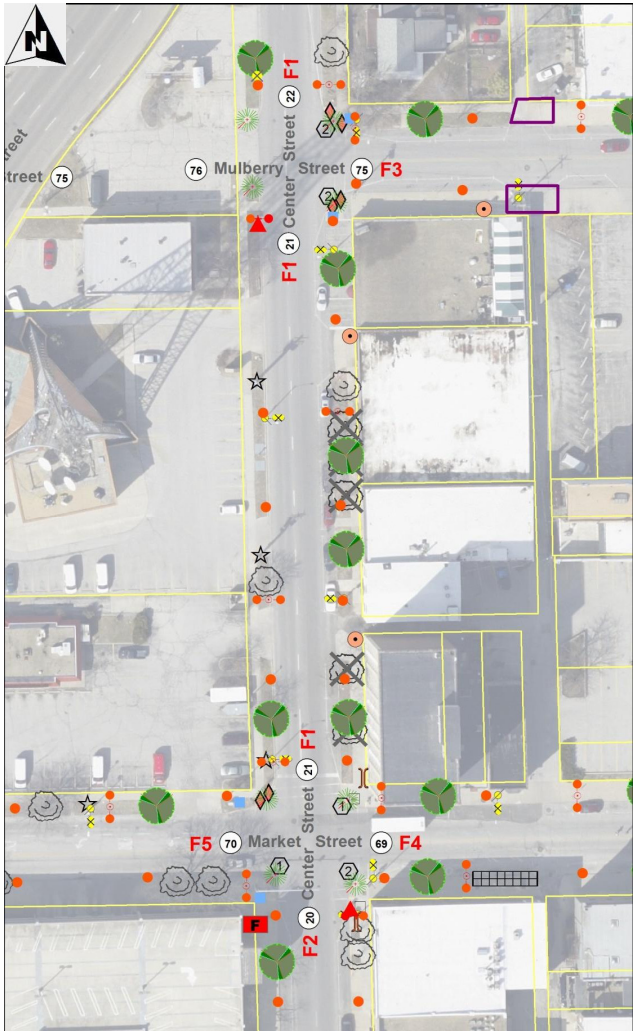
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
250	SY	Class D Patch, Type IV [5]	$200.00	$50,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
3	LS	Bump Out- Type 2	$8,000.00	$24,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$85,300.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
670	LF	PVC Conduit & Wire	$17.00	$11,390.00	
10	EA	13' Pole Concrete Base [4]	$1,000.00	$10,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
15	EA	Ground Rod	$60.00	$900.00	
15	EA	In-Grade Junction Box	$600.00	$9,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
10	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$28,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
1	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$9,200.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
14	EA	Light Pole Installation and Connection	$1,000.00	$14,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$126,540.00
Landscaping					
11	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$16,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
1	EA	Tree grate removal	$500.00	$500.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$33,800.00
				Street Segment Total=	**$245,640.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

21 500 Block of N. Center Street (from Market Street to Mulberry Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Center Street serves as a gateway into the Downtown area. Higher pedestrian and vehicle traffic exists in these areas surrounding the parking structure and neighboring businesses. Four roadway down lights spaced evenly along this street would provide uniform light distribution. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Ameren customer lighting exists for the business lots on the west side of Center Street. Two of the customer lights will remain on Ameren utility poles. However, it is required that the utility light pole at the southwest corner be removed to utilize the location for a decorative pole. One solution is to mount an additional LED fixture to the taller decorative pole to be installed in its place, but this would mean the City would be paying for site lighting of this property. Another solution would be for the property owner to refurbish their existing site lighting poles and supply their own site lighting solution. This would allow the City install the decorative lighting on this street. Two more instances of this occur on the south side of this property on Market Street.

The Bloomington Police Department has requested that the Center Street and Mulberry Street intersection be considered for a future camera location. It is recommended that the northwest decorative roadway fixture be equipped with mounting arms for any required security equipment.

Civil

Replace curb ramp on the west side of the street at Market Street and on the east side at Mulberry Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Two bike racks are proposed on the east side of the street, while a litter bin is recommended for the northwest corner of Center Street and Market Street. A bench is also recommended for the northeast corner at Market Street.

Photo of the existing utility street light with attached customer site lighting fixture.

Photo of Center Street, which serves as a gateway entrance into the Downtown area and Market Street parking structure.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

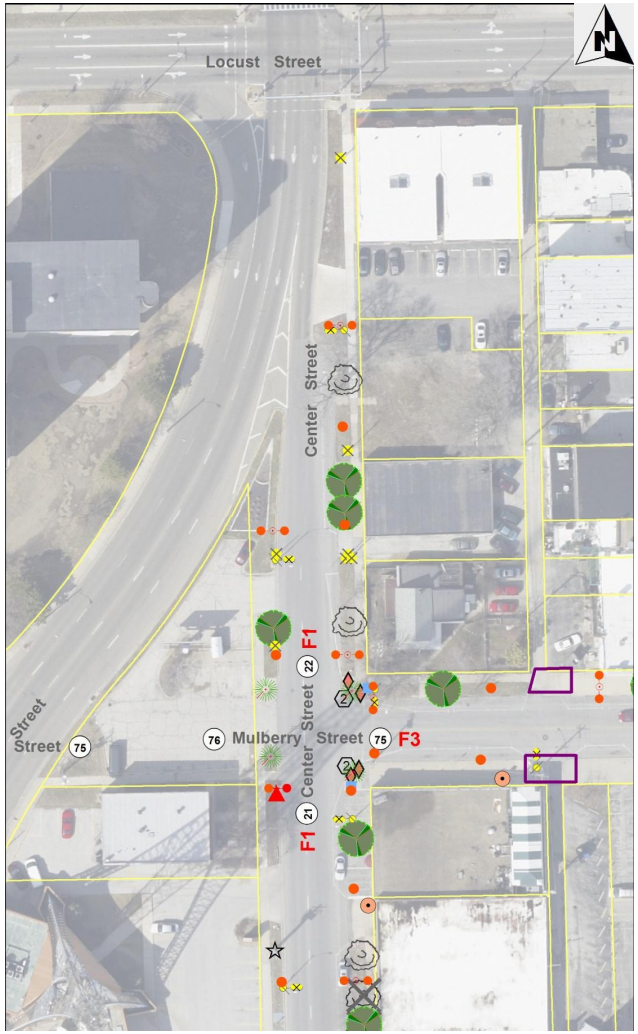
Street: **Center St.**
From: Market to Mulberry *Street Segment No.:* 21
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
260	SY	Class D Patch, Type IV [5]	$200.00	$52,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$81,700.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
690	LF	PVC Conduit & Wire	$17.00	$11,730.00	
9	EA	13' Pole Concrete Base [4]	$1,000.00	$9,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
13	EA	Ground Rod	$60.00	$780.00	
13	EA	In-Grade Junction Box	$600.00	$7,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
9	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$25,875.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
13	EA	Light Pole Installation and Connection	$1,000.00	$13,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$101,385.00
Landscaping					
1	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$1,500.00	
4	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$4,800.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
1	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$3,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
4	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$4,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$20,900.00
				Street Segment Total=	**$203,985.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

22 600 Block of N. Center Street (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Center Street serves as the main gateway entrance to the Downtown area. This half-block is illuminated with three decorative roadway fixtures, which will provide even and welcoming illumination for any vehicle traffic. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape. Higher pedestrian traffic at the Center Street and Mulberry Street intersection will be highly visible with several roadway fixtures to illuminate the area.

Several utility poles, including wooden poles used to support a communications service to the building at the northeast corner of this street, unused City sign poles, and wooden poles used to support banners should be removed to provide a cleaner and more attractive entrance into Downtown. The overhead communication line extends from a utility pole at the southeast corner of this street segment along the east side of the road to the building. It is recommended to trench this service underground to allow removal of the wooden utility poles. It is possible that the spare conduit to be installed by the City during the decorative lighting phase for this street could be used as a partial underground route for this service pending utility approval.

Civil

Replace curb ramps on east side of the street at Mulberry Street. Remove sidewalk on the east side.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing gateway entrance into Downtown with several overhead lines and wooden utility poles.

A northeast view of the overhead lighting circuit and communications line to the adjacent building.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

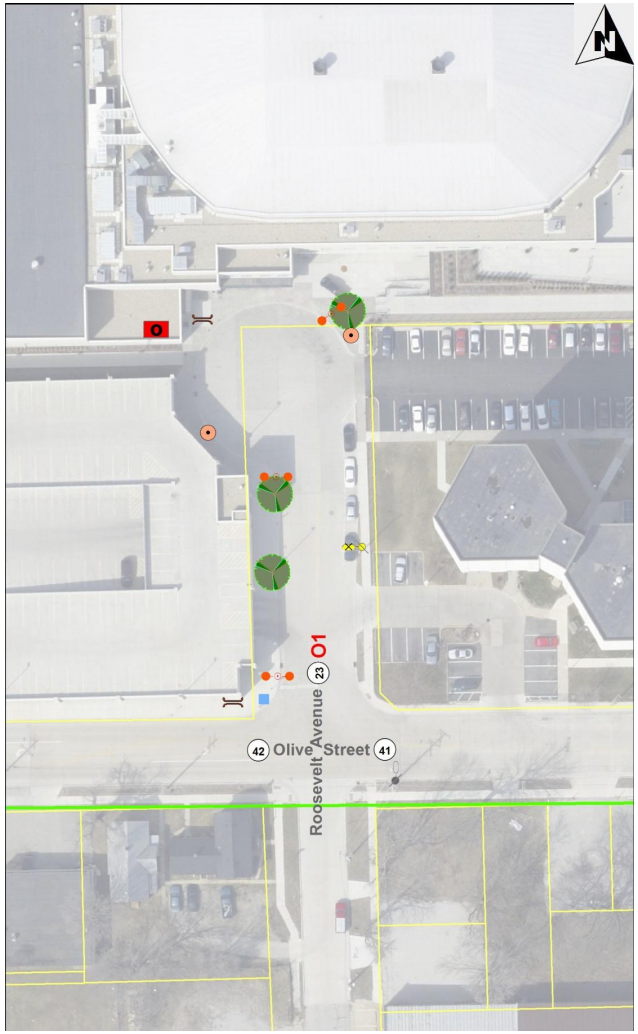
Street: **Center St.**
From: Mulberry to Locust *Street Segment No.:* 22
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
60	SF	Pavement Removal Seeded Restoration	$20.00	$1,200.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
120	SY	Class D Patch, Type IV [5]	$200.00	$24,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$49,000.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
370	LF	PVC Conduit & Wire	$17.00	$6,290.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
6	EA	Light Pole Installation and Connection	$1,000.00	$6,000.00	
7	EA	Remove Utility Pole	$400.00	$2,800.00	
1	LS	Utility Relocation	$20,000.00	$20,000.00	$75,575.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
3	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$3,600.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
3	EA	Metal Street Banners (Tall Poles)	$1,500.00	$4,500.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$10,100.00
				Street Segment Total=	**$134,675.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

23 200 Block of S. Roosevelt Avenue (from Olive Street to U.S. Cellular Coliseum)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

One utility light pole is currently installed in this cul-de-sac for the Coliseum and Pepsi Ice Center. Pedestrian and facade lighting is currently installed along the exterior walls of the Coliseum. A 25- to 30-foot decorative pendant fixture and pole could be chosen for this street and the surrounding Coliseum streets. The existing utility light does not do justice in enhancing the iconic Coliseum structure, but the decorative globes would not complement the modern architecture of the building. Providing an alternate fixture for this area as opposed to that of the rest of the historic Downtown will still provide enhanced and welcoming illumination while setting the structure apart as a destination for visitors.

Building-mounted luminaires are found all around the Coliseum as well as the west side of the Pepsi Ice Center on Lee Street. These fixtures are unsealed, causing dirt and debris to build up internally and making the surrounding pedestrian areas to appear dark. These should be replaced with more illuminant, weatherproof fixtures. A combination up/down lighting similar to the existing is recommended as it enhances the modern architecture of the Coliseum.

Due to the secluded nature of this street from the City lighting controllers, the best alternative is to feed the new decorative light poles from a nearby building source such as the Coliseum, Pepsi Ice Center or the parking structure.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Two bike racks, a litter bin, and two benches are proposed in this area to better accommodate pedestrians.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the Roosevelt cul-de-sac and existing utility pole.

Sample of the existing building-mounted luminaires collecting dirt inside the unsealed fixture on the Coliseum.

Example of a possible modern roadway / pedestrian fixture for use around the Coliseum.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

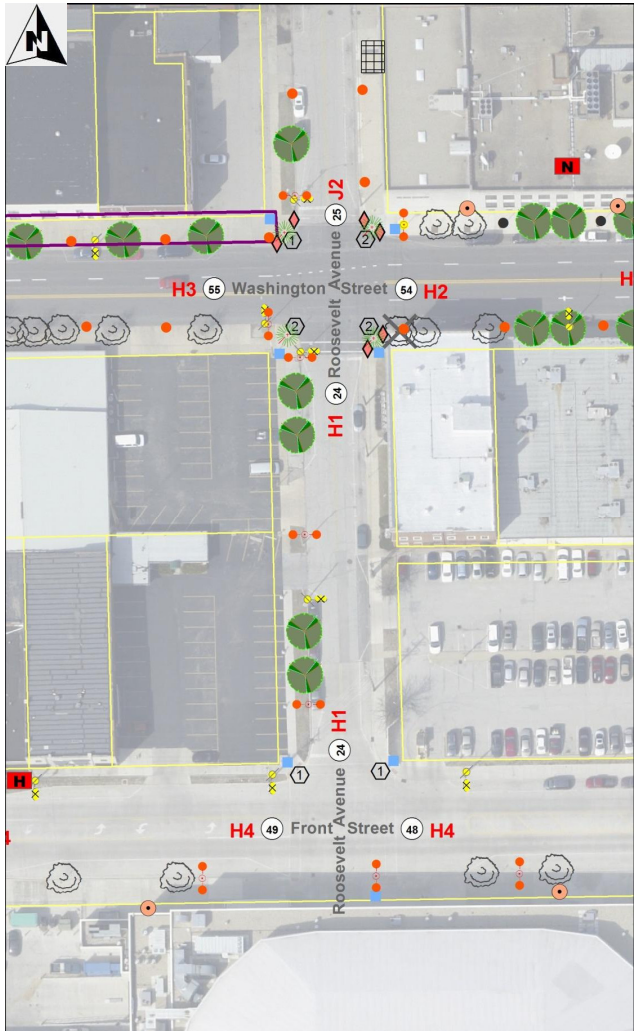
Street: **Roosevelt Ave.**
From: Olive to Coliseum *Street Segment No.:* 23
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$29,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
360	LF	PVC Conduit & Wire	$17.00	$6,120.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$41,000.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$8,300.00
				Street Segment Total=	**$79,100.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

24 100 Block of N. Roosevelt Avenue (from Front Street to Washington Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This section of Roosevelt Avenue connects traffic from the arterial Washington Street to the Coliseum. Proper illumination is important due to heavy pedestrian and vehicle traffic during events. Overhead electric and narrow sidewalks to the east limit the use of the roadway and pedestrian fixtures to the west side of Roosevelt Avenue. Driveways and utility pole guy wires prevent a standard 45- to 60-foot spacing of the single-globe poles.

The alternate pendant poles to be used around the Coliseum as described on Street 23 also could be used on this street (as long as a pedestrian fixture is included) in order to set the Coliseum and its adjacent streets apart from the rest of the historic Downtown.

Civil

Replace curb ramps on the east side at Washington Street.

Landscape

Opportunities exist for adding parkway trees on the west side of the street to better define the street corridor. Overhead utility lines on the east side prevent parkway trees. Two litter bins are proposed at Roosevelt Avenue and Front Street, and two litter bins are suggested at Washington Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Roosevelt Street, looking south to the Coliseum. Overhead triplex cable is seen on the east side of the street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Roosevelt Ave.**
From: Front to Washington *Street Segment No.:* 24
Street Side: East/West

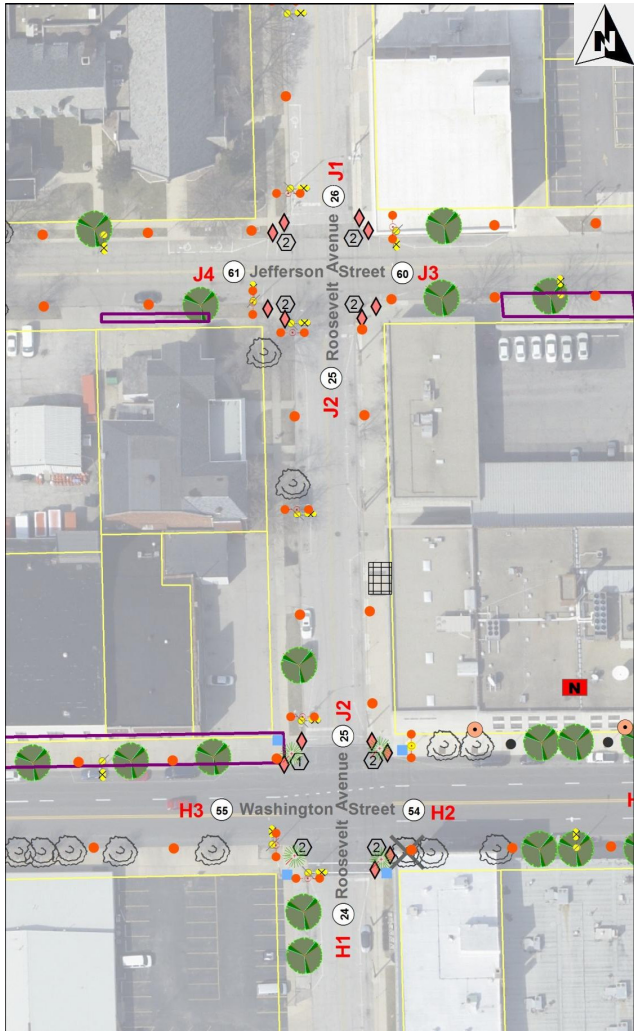
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
80	SY	Class D Patch, Type IV [5]	$200.00	$16,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
2	LS	Bump Out- Type 1	$3,500.00	$7,000.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$49,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
240	LF	PVC Conduit & Wire	$17.00	$4,080.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$33,960.00
Landscaping					
2	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$3,000.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
4	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$8,800.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$16,200.00
				Street Segment Total=	**$99,360.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

25 200 Block of N. Roosevelt Avenue (from Washington Street to Jefferson Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Roosevelt Avenue is adjacent to The Pantagraph building and connects the arterial Washington Street to First Christian Church one block north. A driveway entrance mid-block to the east prevents a continuous opposite pole pattern. An Ameren utility vault will need to be avoided approximately mid-block on the east sidewalk.

Civil

Replace curb ramps on both sides of the street at both ends of the block.

Landscape

Opportunities exist for adding a parkway tree on the east side of the street and preserving an existing tree. Two litter bins are proposed for the intersection of Roosevelt Avenue and Washington Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

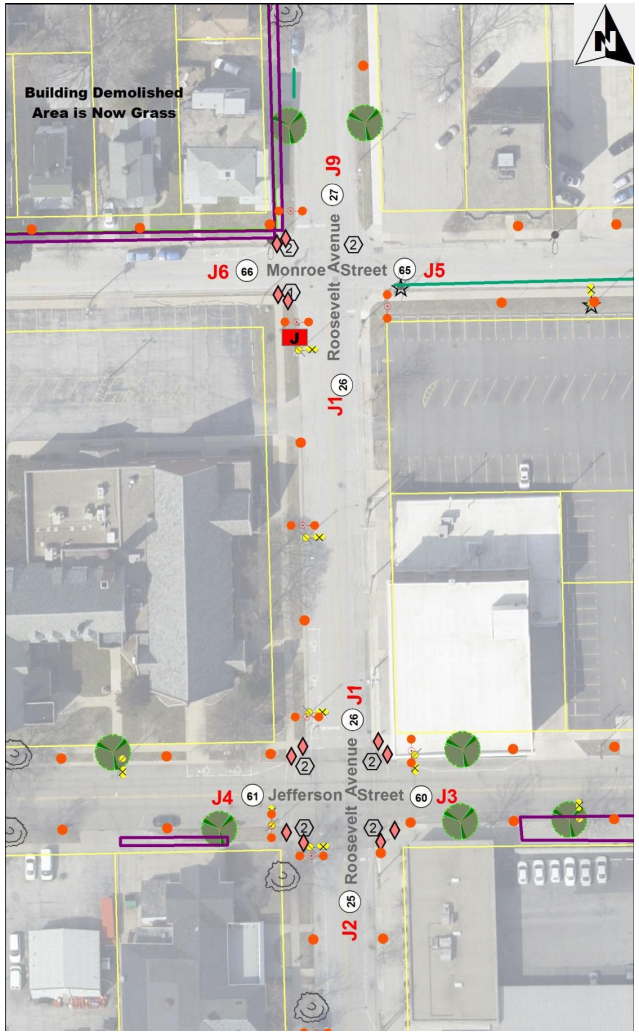
Street: **Roosevelt Ave.**
From: Washington to Jefferson *Street Segment No.:* 25
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
180	SY	Class D Patch, Type IV [5]	$200.00	$36,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
8	EA	Handicap Ramps	$1,200.00	$9,600.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
3	LS	Bump Out- Type 2	$8,000.00	$24,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$80,900.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
500	LF	PVC Conduit & Wire	$17.00	$8,500.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
9	EA	Light Pole Installation and Connection	$1,000.00	$9,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$71,590.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,200.00
				Street Segment Total=	**$155,690.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

26 300 Block of N. Roosevelt Avenue (from Jefferson Street to Monroe Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Roosevelt Avenue from Jefferson to Monroe Streets is adjacent to First Christian Church. Overhead utilities, narrow sidewalks and extensive driveways on the east side of the street limit the use of decorative light poles to the west side. Controller J is recommended to be installed on the northwest corner of this street in the right of way.

Civil

Replace curb ramps on both sides of the street at Jefferson Street and on the west side at Monroe Street.

Landscape

Existing parkway trees should be preserved.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

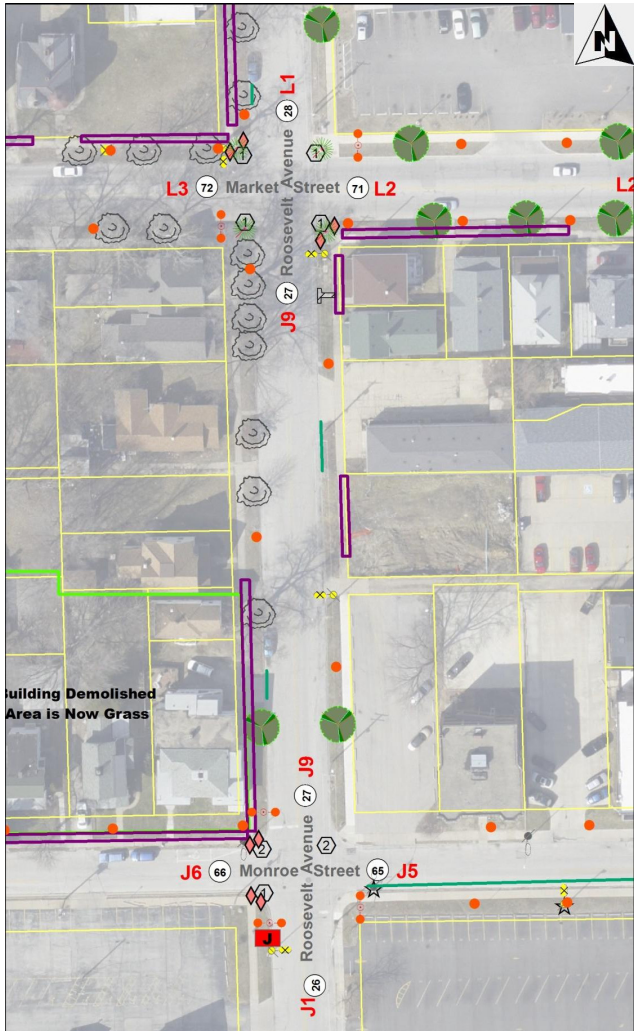
Street: **Roosevelt Ave.**
From: Jefferson to Monroe *Street Segment No.:* 26
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
6	EA	Handicap Ramps	$1,200.00	$7,200.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$56,500.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
240	LF	PVC Conduit & Wire	$17.00	$4,080.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$62,690.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$119,190.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

27 400 Block of N. Roosevelt Avenue (from Monroe Street to Market Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Roosevelt Avenue from Monroe Street to Market Street transitions into residential properties. The spacing of the single-globe poles is increased and moved into a staggered pattern.

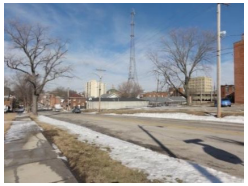
Civil

Replace partial curb and sidewalk on east and west sides of the street. Replace curb ramps on the west side at Monroe Street and on the east side at Market Street. Remove partial sidewalk on east side.

Landscape

Opportunities exist for adding parkway trees on both sides of the street, and preserving existing parkway trees to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.



Roosevelt Street, looking northeast.

Consideration for tree removal may be needed at the northwest corner of the street.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Roosevelt Ave.**
From: Monroe to Market *Street Segment No.:* 27
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1100	SF	Sidewalk Removal & Replacement	$12.00	$13,200.00	
50	SF	Pavement Removal Seeded Restoration	$20.00	$1,000.00	
30	LF	Curb Removal & Replacement	$40.00	$1,200.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
210	SY	Class D Patch, Type IV [5]	$200.00	$42,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
4	EA	Handicap Ramps	$1,200.00	$4,800.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
2	LS	Bump Out- Type 1	$3,500.00	$7,000.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$93,000.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
630	LF	PVC Conduit & Wire	$17.00	$10,710.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$42,810.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,400.00
				Street Segment Total=	**$140,210.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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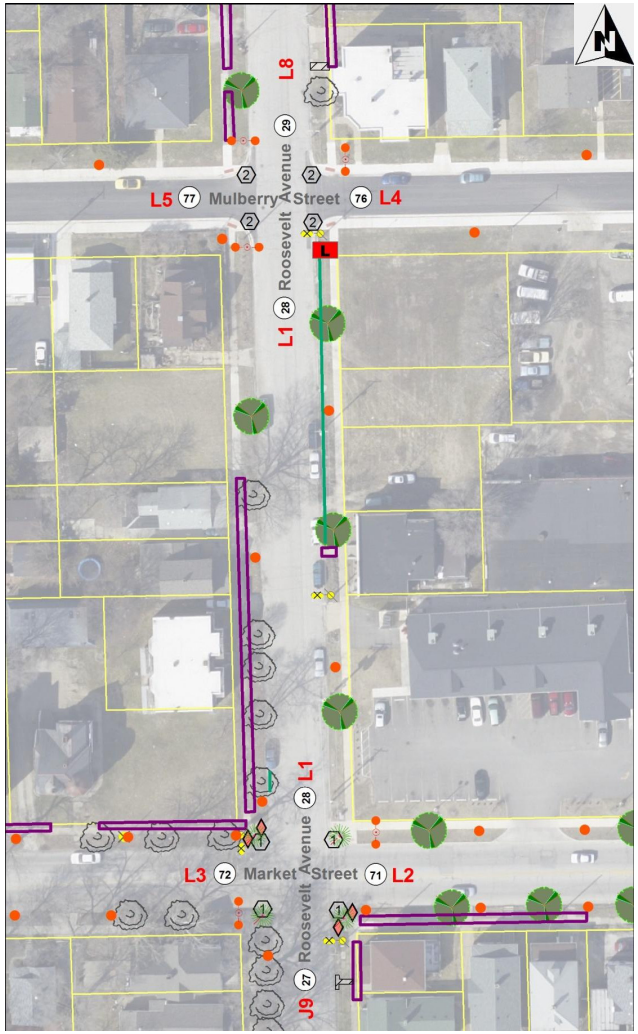
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

28 500 Block of N. Roosevelt Avenue (from Market Street to Mulberry Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

A staggered pattern of single-globe fixtures spaced 60 to 80 feet apart is recommended for this residential area. Lighting controller L is recommended to be installed at the southeast corner to serve the lighting in the surrounding areas. There are overhead utilities along the east side of the street, and all utility clearance requirements will need to be satisfied. The wider grass right-of-way could be utilized between the curb and sidewalk to offset the 13-foot decorative poles from the overhead lines. Trenching the communication utility lines underground also may prove to be an effective solution to obtaining any required clearances.

Civil

Replace partial curb and sidewalk on east and west sides of the street. Replace curb ramps on the west side at Market Street. Remove partial sidewalk on the east side.

Landscape

Opportunities exist for adding parkway trees on both sides of the street, and preserving existing parkway trees to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Roosevelt Avenue, looking north, with overhead utilities to be cautious around on the east side of the road.

Adjustments to landscaping and an overhead communications service may be required to permit the roadway fixture at the northwest corner of the street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

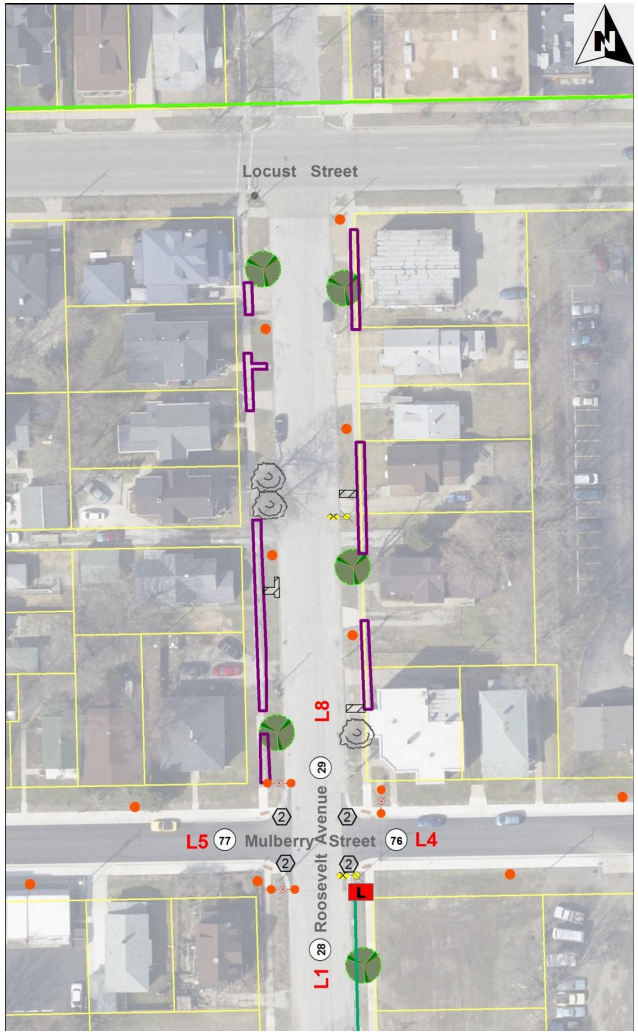
Street: **Roosevelt Ave.**
From: Market to Mulberry *Street Segment No.:* 28
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1050	SF	Sidewalk Removal & Replacement	$12.00	$12,600.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
180	LF	Curb Removal & Replacement	$40.00	$7,200.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
230	SY	Class D Patch, Type IV [5]	$200.00	$46,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
2	LS	Bump Out- Type 1	$3,500.00	$7,000.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$99,000.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
625	LF	PVC Conduit & Wire	$17.00	$10,625.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,385.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
4	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$4,800.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$6,800.00
				Street Segment Total=	**$166,185.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

29 600 Block of N. Roosevelt Avenue (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Roosevelt Avenue is purely residential, and single-globe fixtures are recommended at a spacing of 60 to 80 feet. A decorative roadway luminaire is shown at the south intersection. The north intersection is with the well-lit Illinois Route 9 (Locust Street). Overhead utilities continue along the east side of the street, and the wider median would allow a deeper 2- to 3-foot setback of the poles, creating an offset from the overhead utility lines.

Civil

Replace partial sidewalks on both sides of the street. Remove partial sidewalks on both sides.

Landscape

Opportunities exist for adding parkway trees on both sides of the street, and preserving existing parkway trees to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

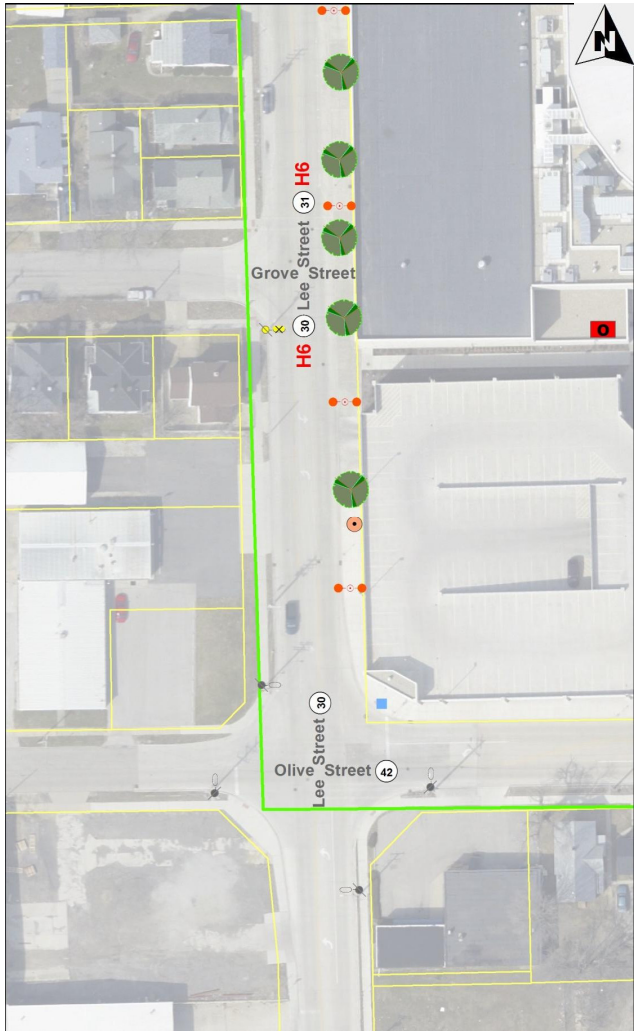
Street: **Roosevelt Ave.**
From: Mulberry to Locust *Street Segment No.:* 29
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1700	SF	Sidewalk Removal & Replacement	$12.00	$20,400.00	
150	SF	Pavement Removal Seeded Restoration	$20.00	$3,000.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
200	SY	Class D Patch, Type IV [5]	$200.00	$40,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
2	LS	Bump Out- Type 2	$8,000.00	$16,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$87,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
660	LF	PVC Conduit & Wire	$17.00	$11,220.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
0	EA	Utility Cost	$5,000.00	$0.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
6	EA	Light Pole Installation and Connection	$1,000.00	$6,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$48,855.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
4	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$4,800.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,800.00
				Street Segment Total=	**$140,855.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

30 200 Block of S. Lee Street (from Olive Street to Grove Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Lee Street a mix of residential and business properties, including the parking structure for the Pepsi Ice Center. Pedestrian and facade lighting is currently installed along the exterior walls of the Pepsi Ice Center but not the parking structure. Two 25- to 30-foot decorative pendant fixtures and poles could be installed along the east sidewalk for illuminating the street and sidewalk. The alternate pendant fixtures to be used around the Coliseum as described on Street 23 are also recommended to be used along this street to set the Coliseum and its adjacent streets apart from the rest of the historic Downtown. This roadway pendant would continue the full length of the Pepsi Ice Center on Lee Street. Providing an alternate fixture for this area as opposed to that of the rest of the historic Downtown still will provide enhanced and welcoming illumination while also setting the structure apart as a destination for visitors.

Landscape

Opportunities exist for adding parkway trees on the east side of the street to better define the street corridor and to enhance the pedestrian experience. A bike rack is also recommended for the east side of the street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

This view shows the widened sidewalk along the east side of the street adjacent to the parking structure.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

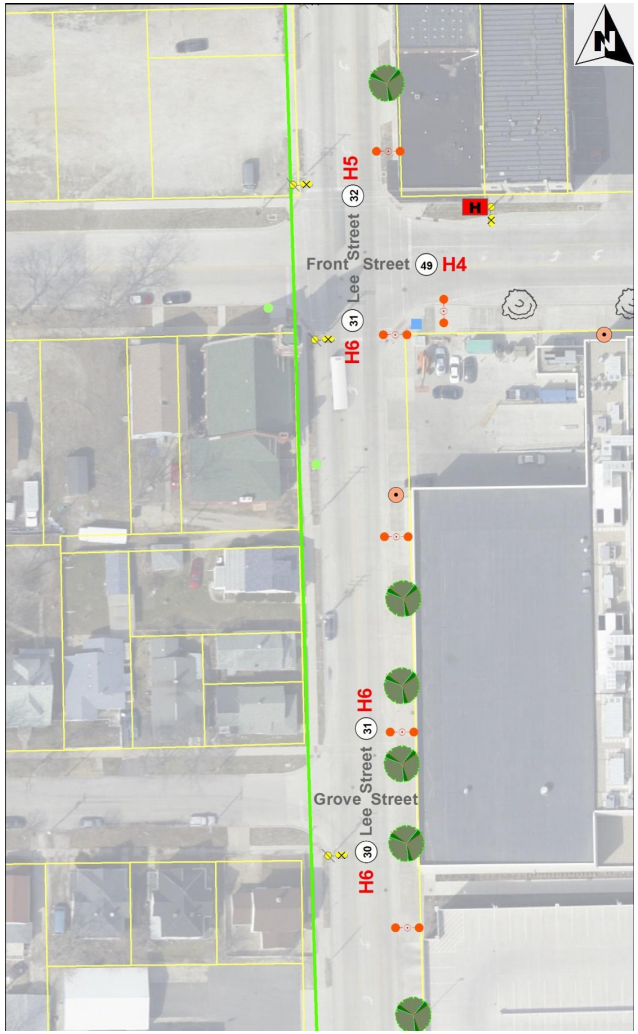
Street: **Lee St.**
From: Olive to Grove *Street Segment No.:* 30
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
70	SY	Class D Patch, Type IV [5]	$200.00	$14,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$21,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
220	LF	PVC Conduit & Wire	$17.00	$3,740.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
2	EA	Ground Rod	$60.00	$120.00	
2	EA	In-Grade Junction Box	$600.00	$1,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
2	EA	Light Pole Installation and Connection	$1,000.00	$2,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$23,660.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$7,500.00
				Street Segment Total=	**$52,960.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

31 100 Block of S. Lee Street (from Grove Street to Front Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Lee Street a mix of residential and business properties, including the rear of the Pepsi Ice Center. Pedestrian and facade lighting is currently installed along the exterior walls of the Pepsi Ice Center. The decorative roadway pendants would continue along this street spaced approximately 100 to 120 feet. Providing an alternate fixture for this area as described on Street 23 would still provide enhanced and welcoming illumination but will also help set the structure apart as a destination for visitors. It is recommended to space the street lighting poles at the center point between the building-mounted luminaires as best as possible. Light intensity from these decorative roadway fixtures would need to be controlled to maintain a reasonable illumination for the residential properties across the street.

Building-mounted luminaires are found all around the Coliseum as well as the along the west side of the Pepsi Ice Center on Lee Street. These fixtures are unsealed, causing dirt and debris to build up internally and settle on the lower lens and making the surrounding pedestrian areas to appear dark. These should be replaced with more illuminant, weatherproof fixtures. A combination up/down lighting similar to the existing is recommended, as it enhances the modern architecture of the Coliseum.

These fixtures would be fed from the new controller H just around the corner on Front Street.

Landscape

Opportunities exist for adding parkway trees on the east side of the street to better define the street corridor and to enhance the pedestrian experience. A bike rack is also recommended for the east side of the street, along with a litter bin at the southeast corner of Front Street and Lee Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

The east sidewalk stands bare along the rear of the Pepsi Ice Center.

An existing unsealed building mounted luminaire almost completely blocked internally by dirt and debris.

Opinion of Probable Cost

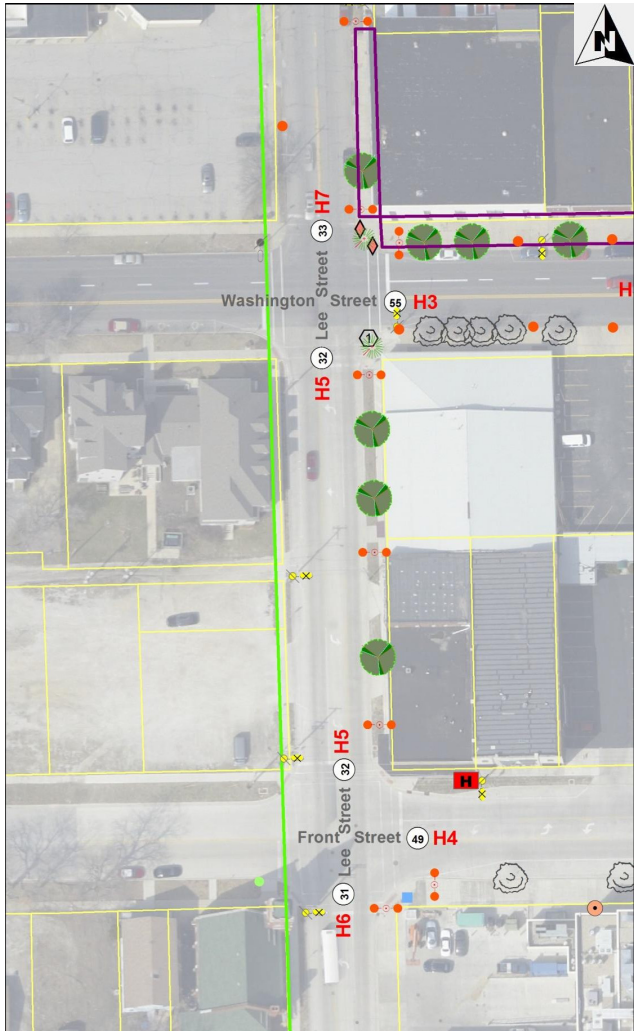
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Lee St.**
From: Grove to Front *Street Segment No.:* 31
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$29,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
250	LF	PVC Conduit & Wire	$17.00	$4,250.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$34,130.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$7,500.00
				Street Segment Total=	**$71,430.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

32 100 Block of N. Lee Street (from Front Street to Washington Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Lee Street brings the heavier traffic from the arterial Washington Street to the Coliseum and parking structure for events. Lee Street is also a collector street itself and brings traffic to the additional event parking lots located on this block. Three decorative roadway and pedestrian fixture combinations are suggested for the east side of the street due to narrow sidewalks and overhead utilities occupying the west side.

The alternate pendant poles to be used around the Coliseum as described on Street 23 could also be used on this street (as long as a pedestrian fixture is included) in order to set the Coliseum and its adjacent streets apart from the rest of the historic Downtown.

Landscape

Opportunities exist for adding parkway trees on the east side of the street to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Northeast corner of Lee Street, looking south.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

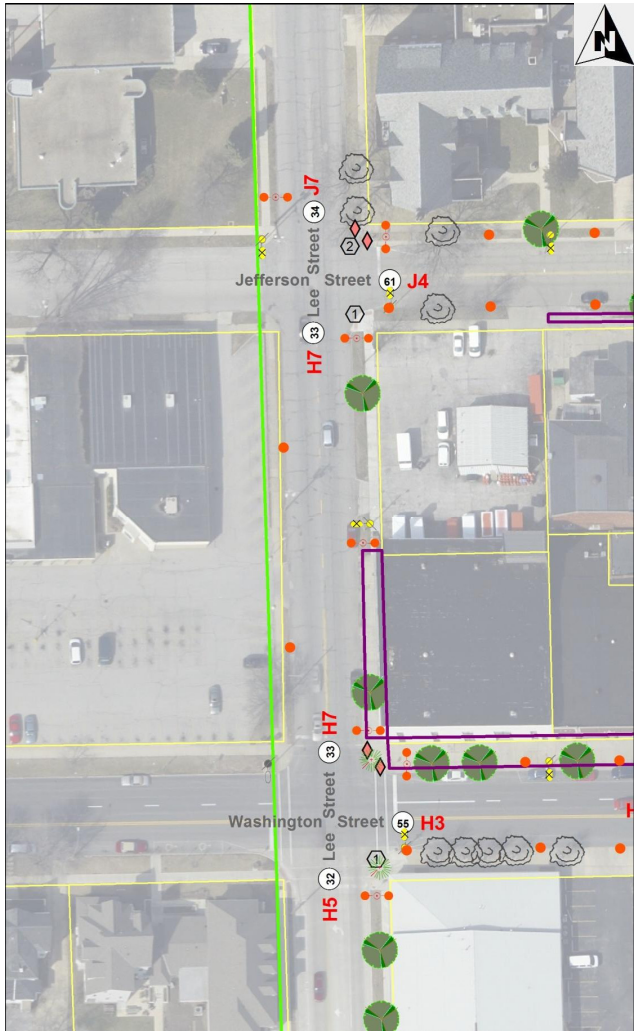
Street: **Lee St.**
From: Front to Washington *Street Segment No.:* 32
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$33,300.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
270	LF	PVC Conduit & Wire	$17.00	$4,590.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$34,470.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
3	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$3,600.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,600.00
				Street Segment Total=	**$72,370.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

33 200 Block of N. Lee Street (from Washington Street to Jefferson Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead utilities along the west side of this street limit the use of the decorative roadway fixtures to the east side. A staggered spacing would be ideal for pedestrian illumination. However, a narrow right-of-way between the sidewalk and curb along the west side of Lee Street may require the two pedestrian fixtures to move to the east side. Three roadway luminaires would provide uniform pavement illumination for this street, which connects both First Christian Church and the Fire Headquarters Station to the arterial road of Washington Street.

Civil

Replace the partial sidewalk on the east side of the street. Replace curb ramps on the east side at Washington Street.

Landscape

Opportunities exist for adding parkway trees on the east side of the street to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

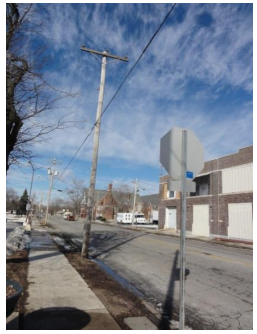


Photo of the west side of Lee Street with overhead utilities and a narrow right-of-way.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

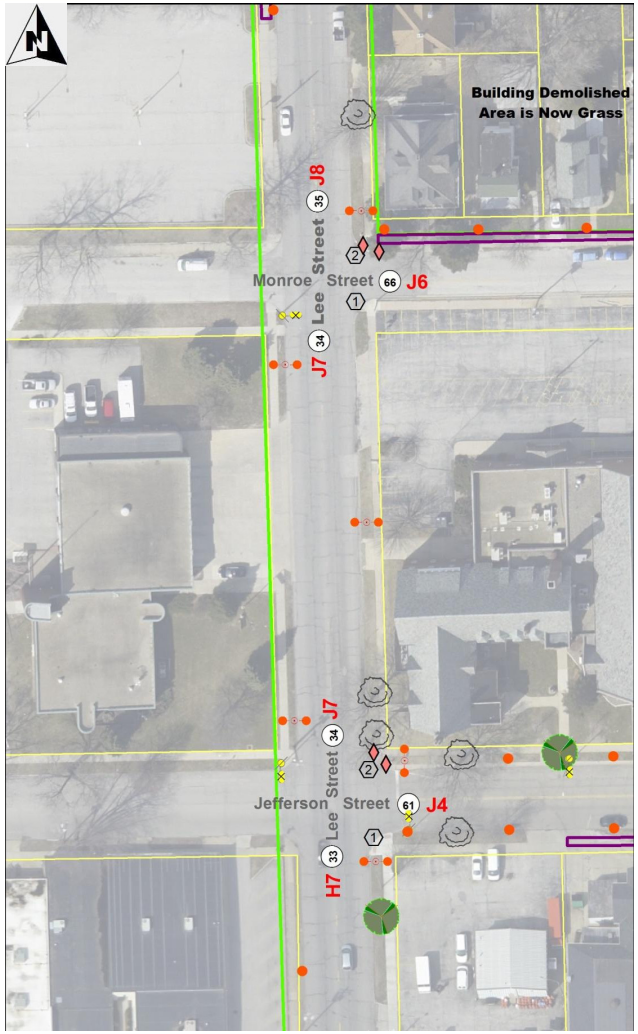
Street: **Lee St.**
From: Washington to Jefferson *Street Segment No.:* 33
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1300	SF	Sidewalk Removal & Replacement	$12.00	$15,600.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
180	SY	Class D Patch, Type IV [5]	$200.00	$36,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$61,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
460	LF	PVC Conduit & Wire	$17.00	$7,820.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$48,770.00
Landscaping					
1	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$1,500.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,700.00
				Street Segment Total=	**$114,270.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

34 300 Block of N. Lee Street (from Jefferson Street to Monroe Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

The large driveway for the Fire Headquarters Station and two driveways for First Christian Church limit the spacing of the pedestrian fixtures to only three for this street. It is visible at both the northwest and southwest corners of this street that the overhead utilities are trenched underground for the fire station driveway. While a staggered space is recommended for the decorative roadway and pedestrian fixtures, the placement of these underground electric and communication lines may conflict with the pole bases of the 25- to 30-foot poles. Therefore, an alternative option would be to install all three fixtures along the east side of the street.

Civil

Replace curb ramps on the east side at Jefferson Street.

Landscape

Existing parkway trees on the east side of the road should be preserved.

Photo of the east side of Lee Street, looking south adjacent to First Christian Church.

The southwest corner of the street shows utility lines going underground to provide a clear overhead for the Fire Headquarters Station.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Lee St.**
From: Jefferson to Monroe *Street Segment No.:* 34
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$41,300.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
415	LF	PVC Conduit & Wire	$17.00	$7,055.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$36,935.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$78,235.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

35 400 Block of N. Lee Street (from Monroe Street to Market Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street contains mostly residential properties as well as a satellite parking lot for First Christian Church. Single-globe fixtures spaced 60 to 80 feet apart in a staggered pattern would be recommended. One roadway fixture at each intersection is also recommended due to Lee Street being a collector street. Overhead utilities to the west limit the use of taller decorative roadway fixtures to the east side of the street.

Civil

Replace partial sidewalks on both sides of the street. Replace curb ramps on the east side at Monroe Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. In addition, existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

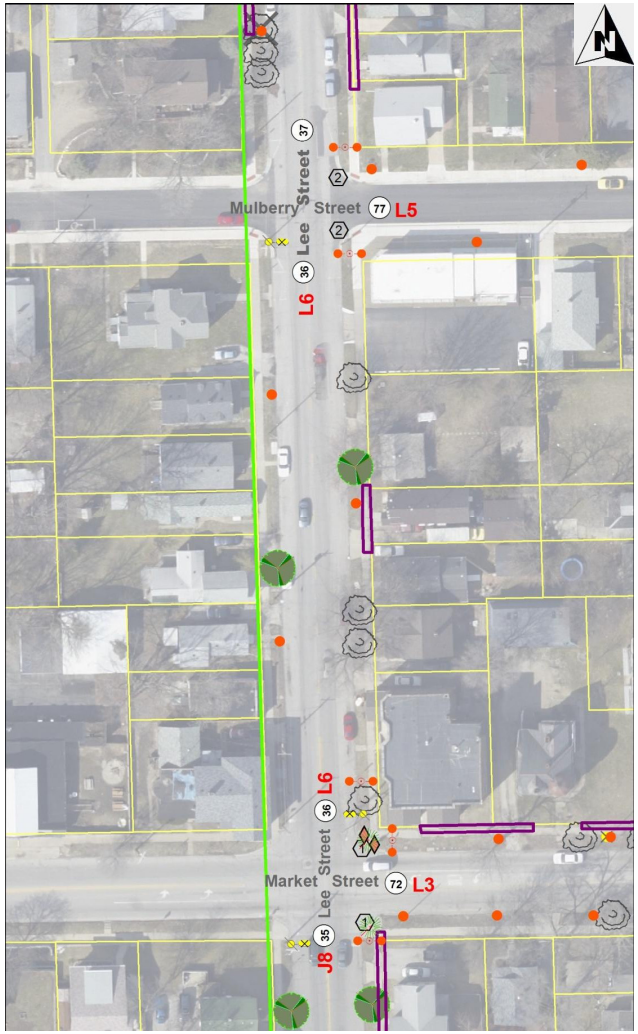
Street: **Lee St.**
From: Monroe to Market *Street Segment No.:* 35
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
550	SF	Sidewalk Removal & Replacement	$12.00	$6,600.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
180	SY	Class D Patch, Type IV [5]	$200.00	$36,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$61,900.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
650	LF	PVC Conduit & Wire	$17.00	$11,050.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$47,575.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,400.00
				Street Segment Total=	**$112,875.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

36 500 Block of N. Lee Street (from Market Street to Mulberry Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street contains residential and business properties. Single-globe fixtures spaced 60 to 80 feet in a staggered pattern would be recommended, as well as one roadway fixture at each intersection. Overhead utilities to the west limit the use of taller decorative roadway fixtures to the east side of the street.

Civil

Replace the partial sidewalk on the east side of the street. Replace curb ramps on the east side at Market Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. In addition, existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Lee St.**
From: Grove St. to Front St. *Street Segment No.:* 36
Street Side: East/West

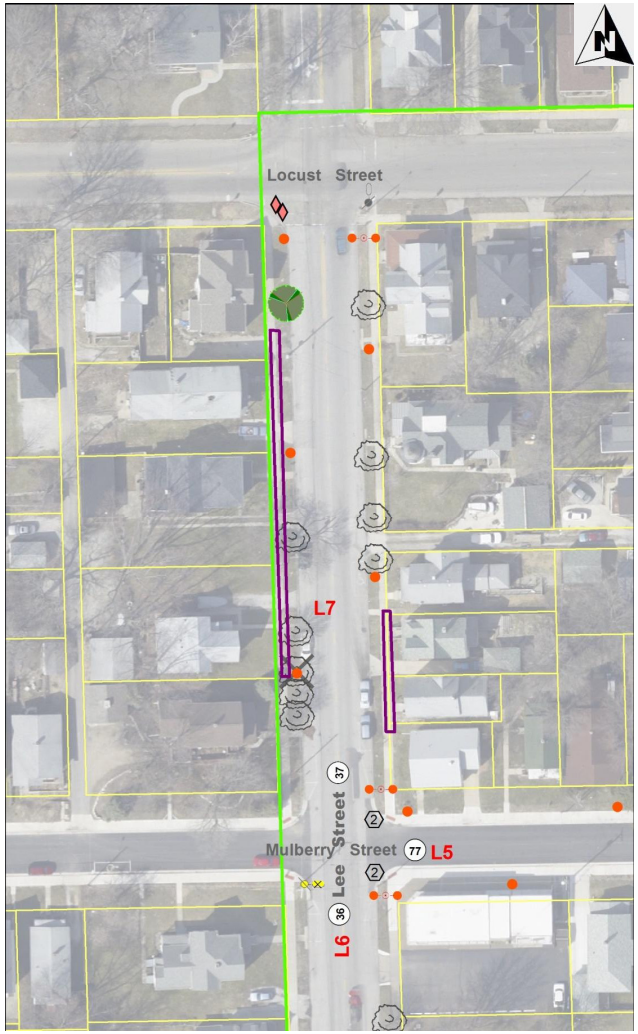
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
200	SF	Sidewalk Removal & Replacement	$12.00	$2,400.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
200	SY	Class D Patch, Type IV [5]	$200.00	$40,000.00	
230	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$13,800.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
1	LS	Bump Out- Type 1	$3,500.00	$3,500.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$75,500.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
600	LF	PVC Conduit & Wire	$17.00	$10,200.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$46,725.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	TRUE	
0	EA	Tree grate removal	$500.00	TRUE	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
1	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$1,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,400.00
				Street Segment Total=	**$125,625.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

37 600 Block of N. Lee Street (from Mulberry Street to Locust Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This street contains residential properties. Single-globe fixtures spaced 60 to 80 feet apart in a staggered pattern would be recommended. One roadway fixture at each intersection would also be recommended due to Lee Street being a collector street. This block intersects with Illinois Route 9 (Locust Street) on the north end. Overhead utilities to the west limit the use of taller decorative roadway fixtures to the east side of the street.

Civil

Replace partial sidewalks on both sides of the street. Replace curb ramps on the west side at Locust Street.

Landscape

An opportunity exists for adding a parkway tree on the west side of the street to better define the street corridor. In addition, existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Lee St.**
From: Mulberry to Locust *Street Segment No.:* 37
Street Side: East/West

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1400	SF	Sidewalk Removal & Replacement	$12.00	$16,800.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
200	SY	Class D Patch, Type IV [5]	$200.00	$40,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
1	LS	Bump Out- Type 2	$8,000.00	$8,000.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$75,000.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
655	LF	PVC Conduit & Wire	$17.00	$11,135.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
7	EA	Ground Rod	$60.00	$420.00	
7	EA	In-Grade Junction Box	$600.00	$4,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
7	EA	Light Pole Installation and Connection	$1,000.00	$7,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$58,730.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$1,200.00
				Street Segment Total=	**$134,930.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

38 200 Block of E. Olive Street (from Prairie Street to Albert Street / East Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Bloomington Public Library on the south side of Olive Street was recently renovated with modern, decorative light fixtures installed in the front courtyard area all along the south side of the block. These fixtures provide pedestrian illumination along the south sidewalk. Two overhead utility street lights mounted on overhead power poles provide illumination to this street. Overhead utilities run along both the north and south sides of this street. In order to properly illuminate a non-residential roadway such as this, a minimum of two 25- to 30-foot down lights are recommended. The current overhead utilities will not allow for the addition of any taller decorative light poles without violating clearance requirements. Additionally, the sidewalk along the north side of the street is approximately 4 feet wide and the installation of a pole base in this area would violate ADA requirements. This street is not a good candidate to be retrofit with decorative street lighting unless the overhead utilities are trenched underground.

East side of Olive Street, looking northwest. There are overhead utilities on both sides of the street.

Existing modern decorative lighting along the south side of the street provides illumination to the sidewalk.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Olive St.**
From: Prairie to Albert *Street Segment No.:* 38
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$0.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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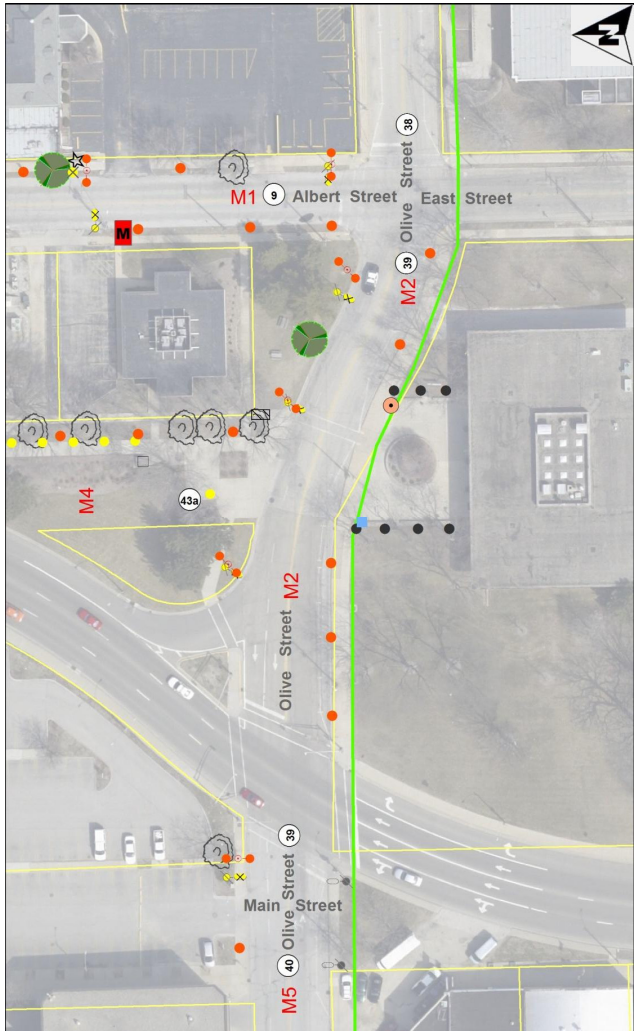
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

39 100 Block of E. Olive Street (from Albert Street / East Street to Main Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead electric and communication utilities along the south side of the street limit the use of the taller decorative roadway fixtures to the north side. Three decorative roadway fixtures will replace the existing utility lights and the pedestrian globes will be expanded along the south sidewalk adjacent to City Hall.

Landscape

A parkway tree can be added on the north side of the street to better define the street corridor. In addition, existing parkway trees should be preserved. A bike rack is proposed in the plaza area at City Hall.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Olive Street, looking east. Roadway fixtures to be installed to the north will avoid overhead power lines, and additional pedestrian globes to the south will illuminate the sidewalk around City Hall.

Farnsworth GROUP

Opinion of Probable Cost

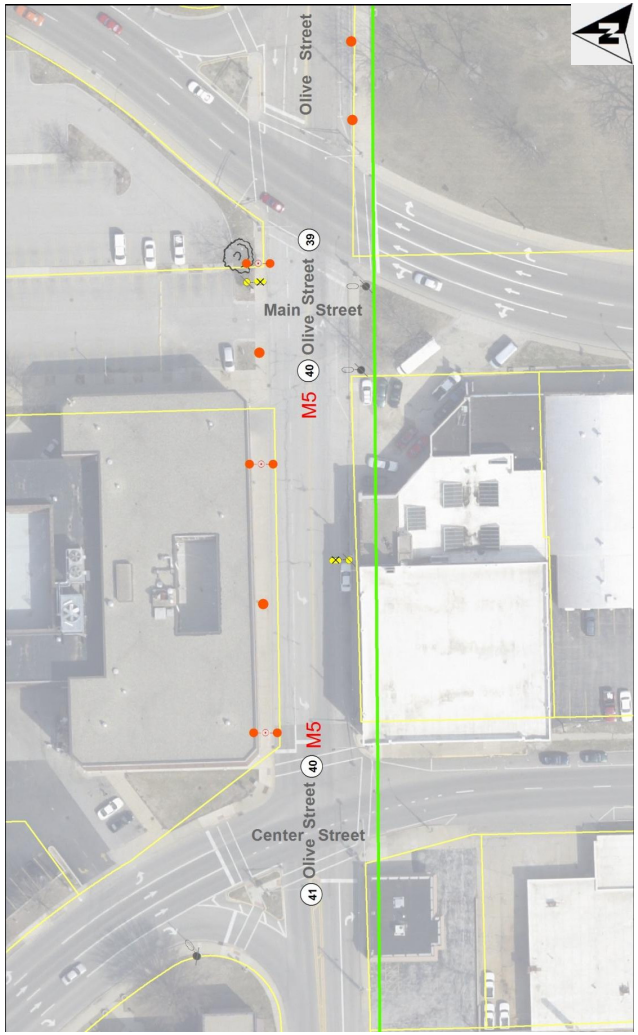
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Olive St.**
From: Albert to Main *Street Segment No.:* 39
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
190	SY	Class D Patch, Type IV [5]	$200.00	$38,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$45,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
560	LF	PVC Conduit & Wire	$17.00	$9,520.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$67,075.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,200.00
				Street Segment Total=	**$117,075.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

40 100 Block of W. Olive Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This section of Olive Street would require a wider sidewalk at the northeast corner for approximately 85 feet. When completed, three combination down light and pedestrian fixtures and two 13' pedestrian fixtures could be evenly spaced along the north side of the street. Overhead utilities and narrow sidewalks along the south side of the street would not allow the placement of any decorative light fixtures.

Due to the Downtown layout and location of this street, no adjacent streets are recommended for decorative lighting except to the east across East Street. If trenching under East Street is not preferred, another option is to trench a feeder from the existing controller A located at Front Street and Main Street. The trench would run through the McLean County Law and Justice Center parking area to provide power to these Olive Street light poles. However, since the Law and Justice Center parking area is also currently being lit by the amber-colored utility high-pressure sodium lamps, it would be more aesthetically pleasing to provide LED decorative lighting in these parking areas at the same time as Olive Street. This would maintain the white 4100 degree Kelvin lights throughout the area. Upgrading the lighting in the Front Street parking garage from high-pressure sodium to LED would also help maintain a constant color temperature in the area, as well as save energy costs.

Limited sidewalk widths and overhead utilities along the south side of Olive Street prevent decorative lighting to be placed here.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Olive St.**
From: Main to Center *Street Segment No.:* 40
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
1	LS	East Street Jack/Bore Conduit	$80,000.00	$80,000.00	$109,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
810	LF	PVC Conduit & Wire	$17.00	$13,770.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$54,720.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$164,520.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

41 200 and 300 Blocks of W. Olive Street (from Center Street to Roosevelt Avenue)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Narrow sidewalks to the north and overhead utilities to the south do not make this street a good candidate for retrofitting with decorative lighting. The north sidewalks would need to be widened to a minimum of 6 feet plus a 6-inch curb, or the overhead utilities to the south must be trenched, in order to maintain the proper clearance required per ADA and Ameren.

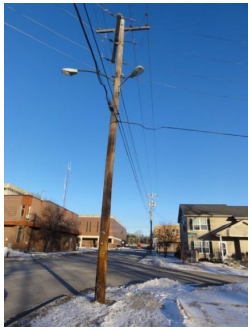
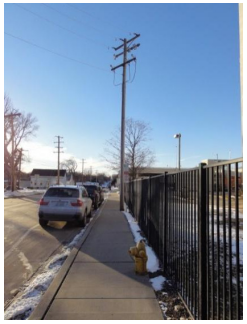


Photo of the south side of Olive Street showing the overhead utility lines.



Narrow sidewalks on the north side of Olive Street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Olive St.**
From: Center to Roosevelt *Street Segment No.:* 41
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$0.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

42 400 Block of W. Olive Street (from Roosevelt Avenue to Lee Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Overhead utilities to the south limit the ability to add decorative roadway fixtures to this streetscape. The sidewalk to the north is a high pedestrian traffic area due to the adjacent parking structure to the Pepsi Ice Center and Coliseum. Light spillover from the first floor of the parking structure provides illumination for this sidewalk. It is recommended to keep this sidewalk clear for pedestrian traffic and not create bottleneck traffic areas in the sidewalk with light pole bases. This street is not recommended as a candidate for a decorative lighting retrofit.

Landscape

Litter bins are proposed along the north side of the street. In addition, a bench is proposed at the northwest corner of the intersection of Olive Street and Roosevelt Avenue.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Extensive overhead electric lines along the south side of Olive Street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Olive St.**
From: Roosevelt to Lee *Street Segment No.:* 42
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$6,000.00
				Street Segment Total=	**$6,000.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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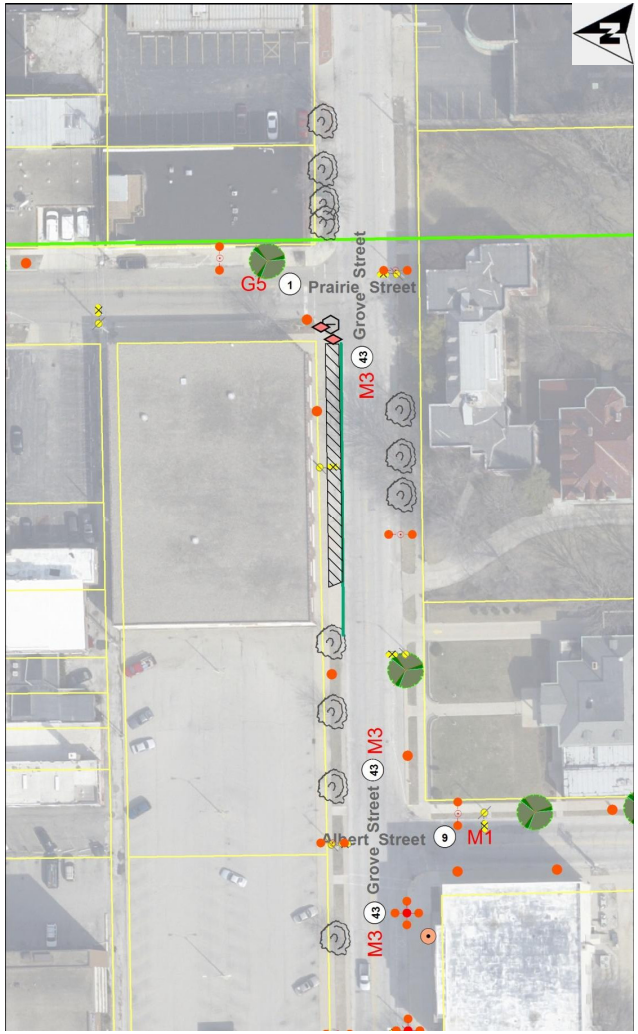
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

43 200 Block of E. Grove Street (from Prairie Street to East Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Grove Street is a collector street that ties the residential and additional businesses to the east to U.S. Business 51. Down lighting and pedestrian globe lighting is recommended for this area in a staggered pattern.

The northeast corner of the McBarnes building along the south side of Grove Street is an ideal location for a five-globe fixture to illuminate this structure at night. The existing five-globe fixtures in front of The Pantagraph on Washington Street (Street 54) differ slightly from the City standard five-globes. Because this study calls for the removal of both of the five-globe fixtures at that location, it is recommended to reuse them here in front of the McBarnes Building.

Civil

Remove pavement on west side of Grove Street and restore with seeded turf.

Landscape

A parkway tree can be added on the south side of the road to better define the street corridor. In addition, existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of Grove Street, looking east. Curb enhancements and definitive parallel parking pavement are recommended for the protection of the decorative poles.

Photo of the McBarnes Building with a utility street light mounted in the front sidewalk.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Grove St.**
From: Prairie to East *Street Segment No.:* 43
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
1200	SF	Pavement Removal Seeded Restoration	$20.00	$24,000.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
150	LF	Combination Concrete Curb & Gutter	$25.00	$3,750.00	
290	SY	Class D Patch, Type IV [5]	$200.00	$58,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$93,550.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
935	LF	PVC Conduit & Wire	$17.00	$15,895.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
9	EA	Light Pole Installation and Connection	$1,000.00	$9,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$77,660.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$1,200.00
				Street Segment Total=	**$172,410.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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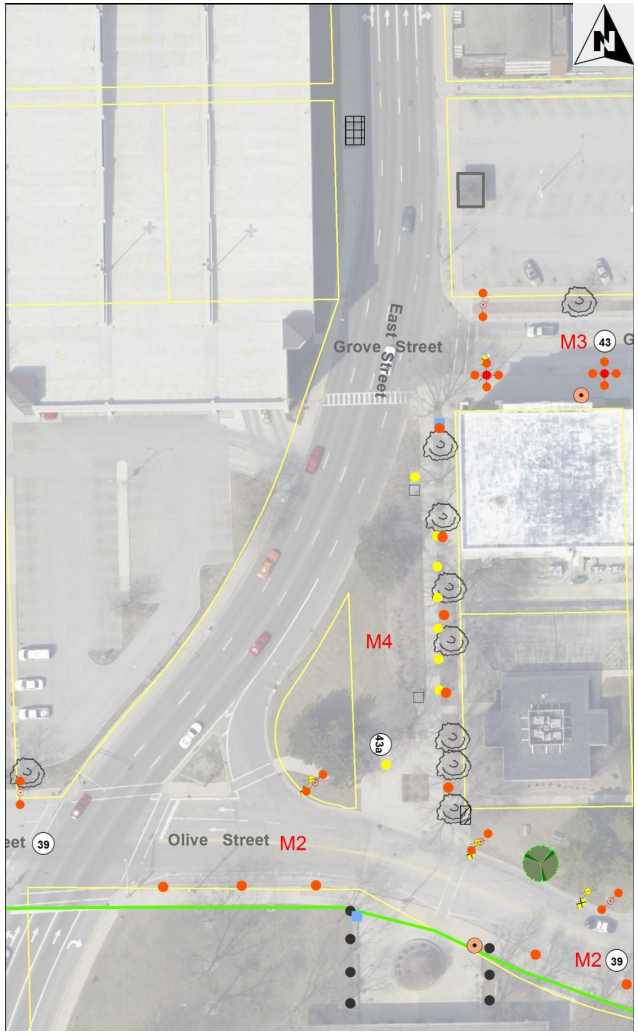
43a Area east of Main/East Street from Olive Street to Grove Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Street 43a is an extension of the landscape and walkway areas around the McBarnes Building. Existing sidewalk lighting is not functional. Matching the decorative lighting to that of the surrounding area would be recommended.

Five decorative single-globe fixtures will illuminate this area and allow for the removal of the older and damaged sidewalk lighting.

Landscape

Existing trees should be preserved in this key pedestrian corridor.

Photo of the existing south sidewalk lighting.

Existing sidewalk on the west side of the McBarnes Building.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Sidewalk**
From: West of Albert St. (Olive St to Grove St.) *Street Segment No.:* 43a
Street Side: North/South

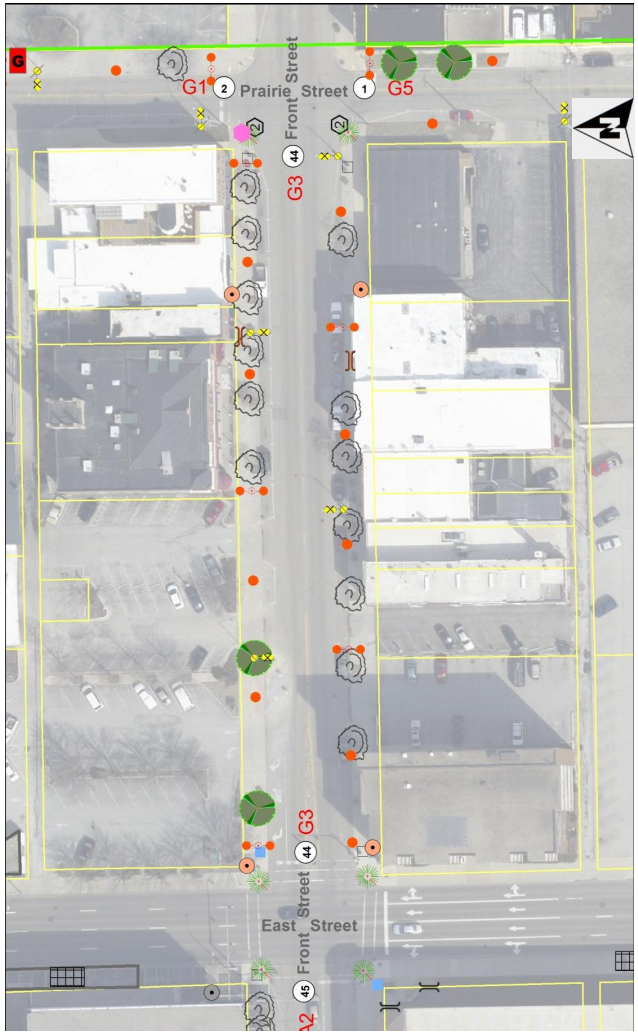
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$2,500.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
250	LF	PVC Conduit & Wire	$17.00	$4,250.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$31,925.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$34,425.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

44 200 Block of E. Front Street (from Prairie Street to East Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Front Street between Prairie and East Streets is a shopping and entertainment area similar to that of Downtown Main Street. Multiple driveways into private lots to the northwest of this street force a staggered pattern with the decorative fixtures. Combination roadway and pedestrian fixtures alternate with single-globe pedestrian fixtures. A down light is provided at each end of the street as well to illuminate the crosswalk and the stop stripes on the pavement. Decorative banners on the taller poles would be an inviting feature and would also help bring color to the streetscape.

Additional decorative street lighting could be provided 1 to 2 blocks farther east on Front Street to expand the decorative lighting corridor toward more existing businesses.

Landscape

Opportunities exist for adding parkway trees on the north side of the street to better define the street corridor. In addition, existing parkway trees should be preserved. Four bike racks are recommended (two per side), and two benches are recommended (one per side). An opportunity exists for informational signage at the northwest corner of Front Street and Prairie Street, and a litter bin at the northeast corner of Front Street and East Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing Front Street with historical storefronts and multiple existing streetscape trees.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Front St.**
From: Prairie to East *Street Segment No.:* 44
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
310	SY	Class D Patch, Type IV [5]	$200.00	$62,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$69,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
870	LF	PVC Conduit & Wire	$17.00	$14,790.00	
9	EA	13' Pole Concrete Base [4]	$1,000.00	$9,000.00	
5	EA	26' Pole Concrete Base [4]	$1,400.00	$7,000.00	
0	EA	Utility Cost	$5,000.00	$0.00	
14	EA	Ground Rod	$60.00	$840.00	
14	EA	In-Grade Junction Box	$600.00	$8,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
9	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$25,875.00	
5	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$34,500.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
14	EA	Light Pole Installation and Connection	$1,000.00	$14,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$114,405.00
Landscaping					
2	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$3,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
4	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$3,200.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
5	EA	Tree grate removal	$500.00	$2,500.00	
5	EA	Metal Street Banners (Tall Poles)	$1,500.00	$7,500.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
1	EA	Kiosk Signs	$2,500.00	$2,500.00	$28,900.00
				Street Segment Total=	**$213,105.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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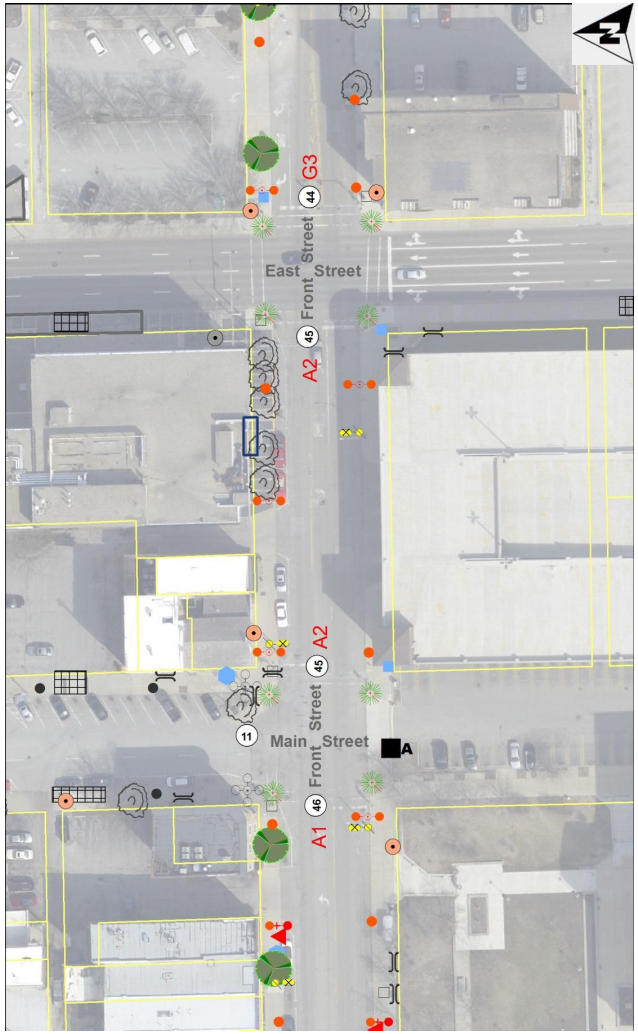
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

45 100 Block of E. Front Street (from East Street to Main Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

The wide access drives in and out of the parking structure on the south side of this street does not allow for consistent opposite spacing of the decorative light poles. Three roadway fixtures are recommended to fully illuminate this high traffic conflict area. A down light at the west crosswalk will provide illumination for pedestrian traffic at this traffic signal intersection. Decorative banners on the taller poles would be an inviting feature and would bring color to the streetscape.

New decorative lighting fixtures could utilize spare conduits stubbed off the existing five-globe fixture at the northwest corner of this street or can be trenched into the existing in-grade junction box adjacent to the existing lighting controller A.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. In addition, existing parkway trees should be preserved. One bike rack is recommended on the south side of the street along with one litter bin.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing trees and water pipes create conflict areas for a decorative street light on the street's northeast corner.

The long entrance driveway to the parking structure on the south side of the street limits the decorative lighting spacing pattern.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Front St.**
From: East to Main *Street Segment No.:* 45
Street Side: North/South

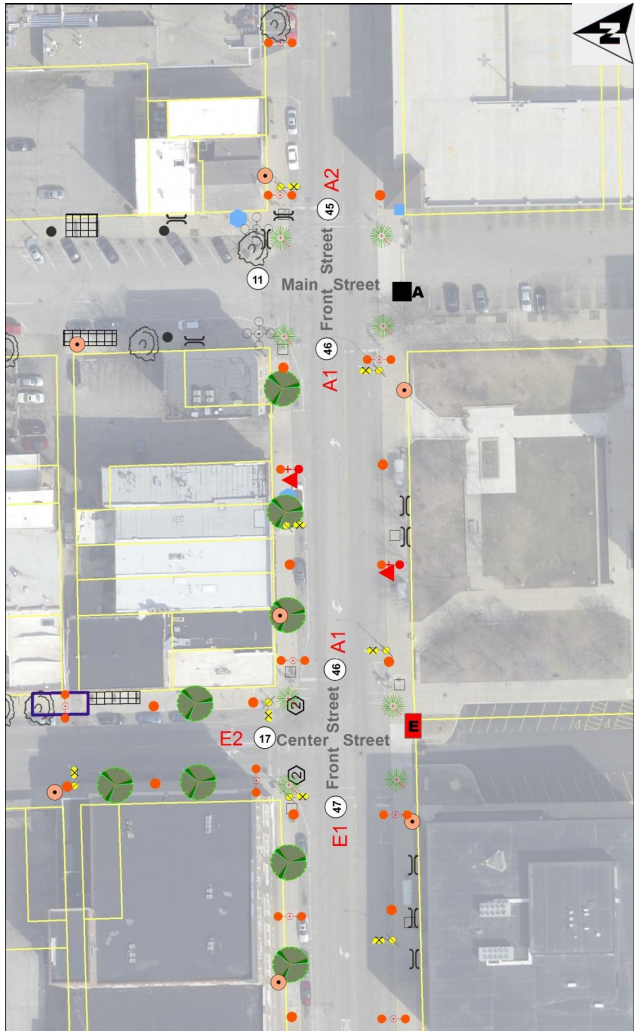
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
105	SY	Class D Patch, Type IV [5]	$200.00	$21,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$28,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
411	LF	PVC Conduit & Wire	$17.00	$6,987.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
1	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$1,500.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$49,437.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
5	EA	Tree grate removal	$500.00	$2,500.00	
3	EA	Metal Street Banners (Tall Poles)	$1,500.00	$4,500.00	
3	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$3,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$19,700.00
				Street Segment Total=	**$97,937.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

46 100 Block of W. Front Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Front Street between Main and Center serves as a center point of the Law and Justice Center green space and supports the high pedestrian, vehicle and public transportation traffic. During events at the Coliseum, this area is heavily populated with attendees who utilize the Front Street parking structure. High illumination is recommended for this area to maintain public safety and security. It also must serve as a decorative and welcoming street to attract visitors and event goers into the other areas of Downtown. Front Street from East Street to Madison Street should be one of the most decorated areas in the Downtown.

Four staggered roadway fixtures are recommended to fully illuminate this high traffic conflict area. A down light at each crosswalk will provide illumination for pedestrian traffic at these traffic signal intersections. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Decorative lighting fixtures could utilize spare conduits stubbed off the existing five-globe fixture at the northeast corner of this street or can be trenched into the existing in-grade junction box adjacent to the existing lighting controller A.

Landscape

Opportunities exist for adding parkway trees on the north side of the street to better define the street corridor. In addition, existing parkway trees on the south should be preserved. One bike rack is recommended on the south side of the street at the plaza in front of the McLean County Law and Justice Center.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of Front Street in front of the Law and Justice Center's green space.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

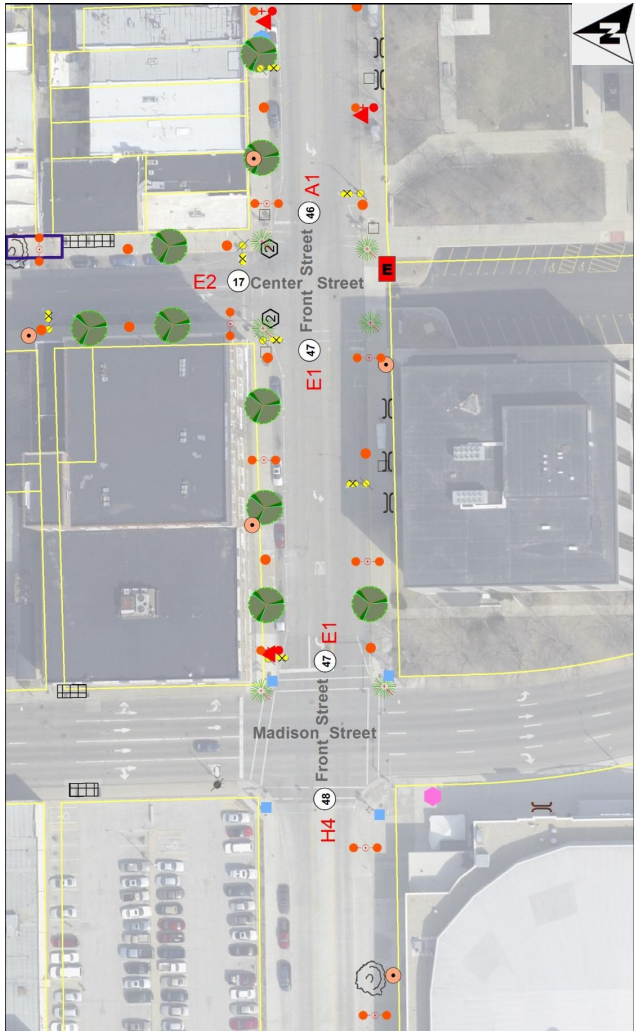
Street: **Front St.**
From: Main to Center *Street Segment No.:* 46
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$41,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
420	LF	PVC Conduit & Wire	$17.00	$7,140.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
2	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$18,400.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
1	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$1,500.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$75,220.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$13,300.00
				Street Segment Total=	**$130,320.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

47 200 Block of W. Front Street (from Center Street to Madison Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Front Street connects the heavy pedestrian traffic from the Coliseum events into the central Downtown area. High illumination is recommended for this area to maintain public safety and security. The street and pedestrian walkways must also serve as a decorative and welcoming feature to attract visitors and event goers into the other areas of Downtown. Front Street from East Street to Madison Street should be one of the most decorated areas in Downtown. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

A new controller E should be installed during this street's upgrades project with a minimum 100 amp capability. This controller will provide power distribution to three streets for decorative lighting.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. One bike rack is recommended on the south side of the street at the intersection of Front Street and Center Street, and one bike rack is recommended for the north side of the street. Litter bins are recommended for both corners of the intersection of Front Street and Madison Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing streetscape of Front Street showing the Coliseum in the background.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

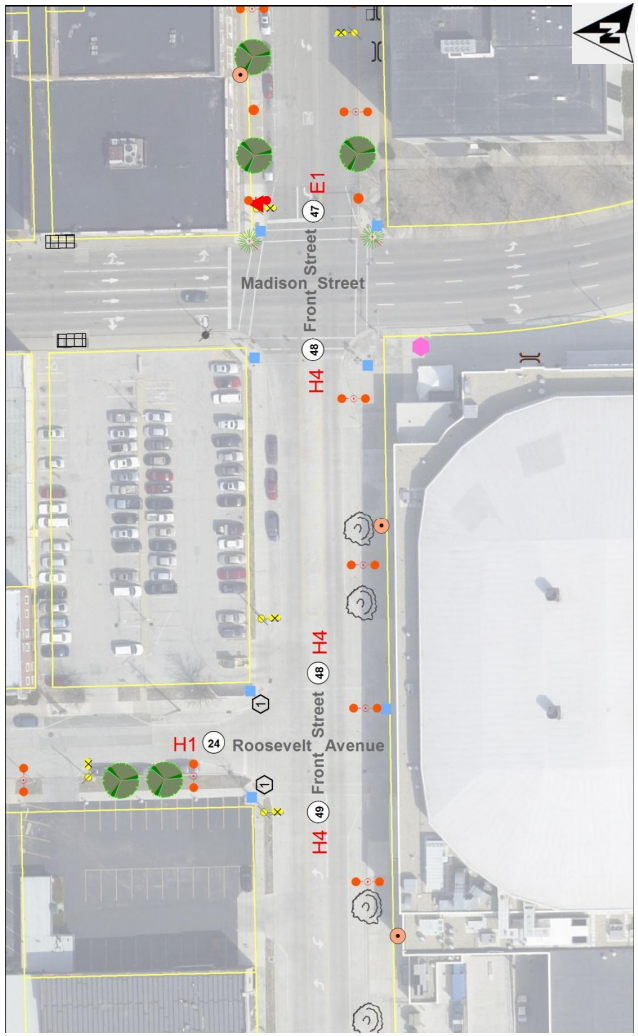
Street: **Front St.**
From: Center to Madison *Street Segment No.:* 47
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$35,800.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
475	LF	PVC Conduit & Wire	$17.00	$8,075.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
9	EA	Ground Rod	$60.00	$540.00	
9	EA	In-Grade Junction Box	$600.00	$5,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
1	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$9,200.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$90,015.00
Landscaping					
6	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$9,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
3	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$3,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$24,000.00
				Street Segment Total=	**$149,815.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

48 300 Block of W. Front Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Front Street between Madison and Lee Streets serves as the welcoming street to the visitors to the Coliseum. Visitors to the Coliseum are not only local but also are from neighboring towns. Providing a prominent and attractive streetscape in this area and to the east across Madison Street is monumental in attracting visitors and residents to the other areas of Downtown. Pedestrian and facade lighting is currently installed along the exterior of the Coliseum. However, when no events are in progress, this lighting is turned off, leaving the adjacent sidewalks in non-welcoming shadow. These sidewalks need to be constantly illuminated as Front Street also serves to connect the pedestrian traffic from the west into Downtown.

A continuation of 5 to 7 decorative pendants and pedestrian fixtures along the front of the Coliseum as discussed on Lee Street from Olive to Front (Streets 30 and 31) spaced 80 to 100 feet should be prominent and provide a wide, even distribution of light to ensure pedestrian traffic remains safe and highly visible. Providing an alternate fixture, as mentioned on Street 23, for this area as opposed to that of the rest of the historic Downtown will still provide enhanced and welcoming illumination but will also help set the structure apart as a destination for visitors. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Building-mounted luminaires are found all around the Coliseum as well as the west side of the Pepsi Ice Center on Lee Street. These fixtures are unsealed, which allows dirt and debris to build up internally and settle on the lower lens, causing the surrounding pedestrian areas to appear dark. These should be replaced with more illuminant, weatherproof fixtures. A combination up/down lighting similar to the existing is recommended as it enhances the modern architecture of the Coliseum.

Landscape

See Street 49 for comments.

Photo displaying the lack of a decorative streetscape along the north side of the Coliseum. Overhead power lines are visible on the north side of the street.

Farnsworth GROUP

Opinion of Probable Cost

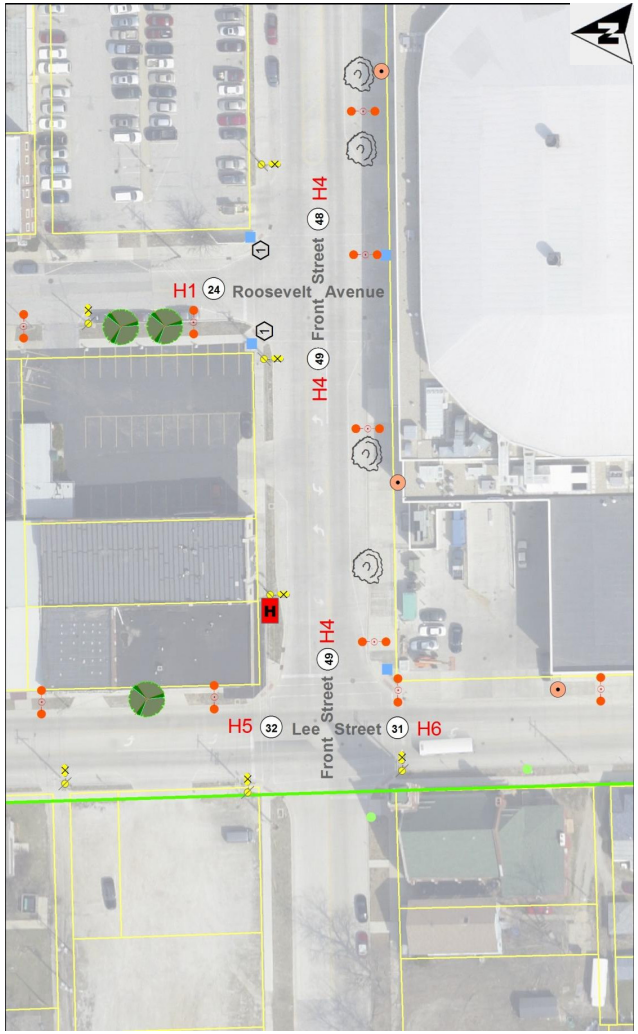
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Front St.**
From: Madison to Roosevelt *Street Segment No.:* 48
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
70	SY	Class D Patch, Type IV [5]	$200.00	$14,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$21,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
285	LF	PVC Conduit & Wire	$17.00	$4,845.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
3	EA	Ground Rod	$60.00	$180.00	
3	EA	In-Grade Junction Box	$600.00	$1,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
3	EA	Light Pole Installation and Connection	$1,000.00	$3,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$34,725.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
4	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$8,800.00	
0	EA	Tree grate removal	$500.00	$0.00	
3	EA	Metal Street Banners (Tall Poles)	$1,500.00	$4,500.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
1	EA	Kiosk Signs	$2,500.00	$2,500.00	$16,600.00
				Street Segment Total=	**$73,125.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

49 400 Block of W. Front Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

See Street 48 for comments.

Landscape (Street 48)

Existing parkway trees should be preserved along the south side of the road. Future additional tree plantings also should be considered to enhance the pedestrian experience adjacent to the U.S. Cellular Coliseum. Two bike racks are recommended on the south side of the street along with one litter bin. In addition, two litter bins are recommended for the gateway intersection of Front Street and Madison Street. An informational kiosk sign and a bench could be place at the northeast corner of the arena.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Landscape (Street 49)

Existing parkway trees should be preserved along the south side of the road outside the U.S. Cellular Coliseum and Pepsi Ice Center. Future additional tree plantings also should be considered to enhance the pedestrian experience adjacent to the arena. One bike rack is recommended on the south side of the street. Litter bins are recommended on the south side of the street adjacent to the arena, on each corner of the intersection of Front Street and Roosevelt Avenue, and the southeast corner of the intersection of Front Street and Lee Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Front St.**
From: Roosevelt to Lee *Street Segment No.:* 49
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
70	SY	Class D Patch, Type IV [5]	$200.00	$14,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$21,800.00
Electrical					
1	EA	Lighting Controller and Concrete Pad	$12,000.00	$12,000.00	
185	LF	PVC Conduit & Wire	$17.00	$3,145.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
1	EA	Utility Cost	$5,000.00	$5,000.00	
2	EA	Ground Rod	$60.00	$120.00	
2	EA	In-Grade Junction Box	$600.00	$1,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
2	EA	Light Pole Installation and Connection	$1,000.00	$2,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$40,065.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,800.00
				Street Segment Total=	**$65,665.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

50 200 Block of E. Washington Street (from Prairie Street to East Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Washington Street serves as the primary east-side gateway into the Downtown area. Evenly spaced roadway and pedestrian lighting will prominently display the sidewalks, pavement and surrounding buildings. Light pole spacing should be a consistent opposite pattern. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape. It is recommended that Washington Street between Prairie and East Streets be the first streetscape improvement project outside of the U.S. Business 51 internal streets.

Additional decorative street lighting could be provided 1 to 2 blocks farther east on Washington Street to expand the decorative lighting gateway.

Civil

Replace partial sidewalk on the south side of the street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Three bike racks are recommended (two on the north and one on the south) and a litter bin at the northwest corner of the intersection of Washington Street and Prairie Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing Washington Street with Ameren street lighting and a lack of mature trees.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

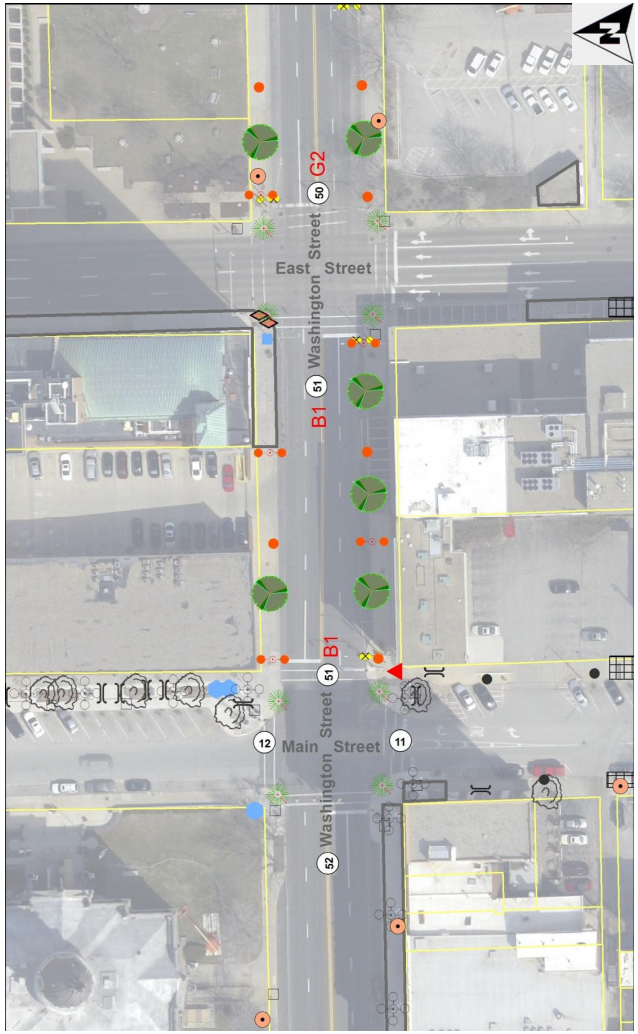
Street: **Washington St.**
From: Prairie to East *Street Segment No.:* 50
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
70	SF	Sidewalk Removal & Replacement	$12.00	$840.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
310	SY	Class D Patch, Type IV [5]	$200.00	$62,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$70,640.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
890	LF	PVC Conduit & Wire	$17.00	$15,130.00	
11	EA	13' Pole Concrete Base [4]	$1,000.00	$11,000.00	
5	EA	26' Pole Concrete Base [4]	$1,400.00	$7,000.00	
0	EA	Utility Cost	$5,000.00	$0.00	
16	EA	Ground Rod	$60.00	$960.00	
16	EA	In-Grade Junction Box	$600.00	$9,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
11	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$31,625.00	
5	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$34,500.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
16	EA	Light Pole Installation and Connection	$1,000.00	$16,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$125,815.00
Landscaping					
9	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$13,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
3	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$2,400.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
5	EA	Metal Street Banners (Tall Poles)	$1,500.00	$7,500.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$27,600.00
				Street Segment Total=	**$224,055.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

51 100 Block of E. Washington Street (from East Street to Main Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Washington Street transitions from a gateway entrance into a high-traffic Downtown street with increased pedestrian traffic. Directional illumination to the pavement and crosswalks will provide a welcoming environment into the Downtown and will help ensure pedestrian safety when using the crosswalks. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

City staff is presently coordinating with a local building owner at the southwest corner of this street for a building mounted camera. If an alternate camera location is required, the roadway fixture on the northwest corner of the street could be changed to a camera compatible pole. Coordination items such as this would need to occur before each streetscape phase.

Civil

Replace curb ramps on the north side of the street at East Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing Washington Street, showing minimal utility lighting with one on each end of the street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Washington St.**
From: East to Main *Street Segment No.:* 51
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
160	SY	Class D Patch, Type IV [5]	$200.00	$32,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
1	EA	Handicap Ramps	$1,200.00	$1,200.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$41,000.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
495	LF	PVC Conduit & Wire	$17.00	$8,415.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$69,520.00
Landscaping					
4	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$6,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$16,200.00
				Street Segment Total=	**$126,720.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

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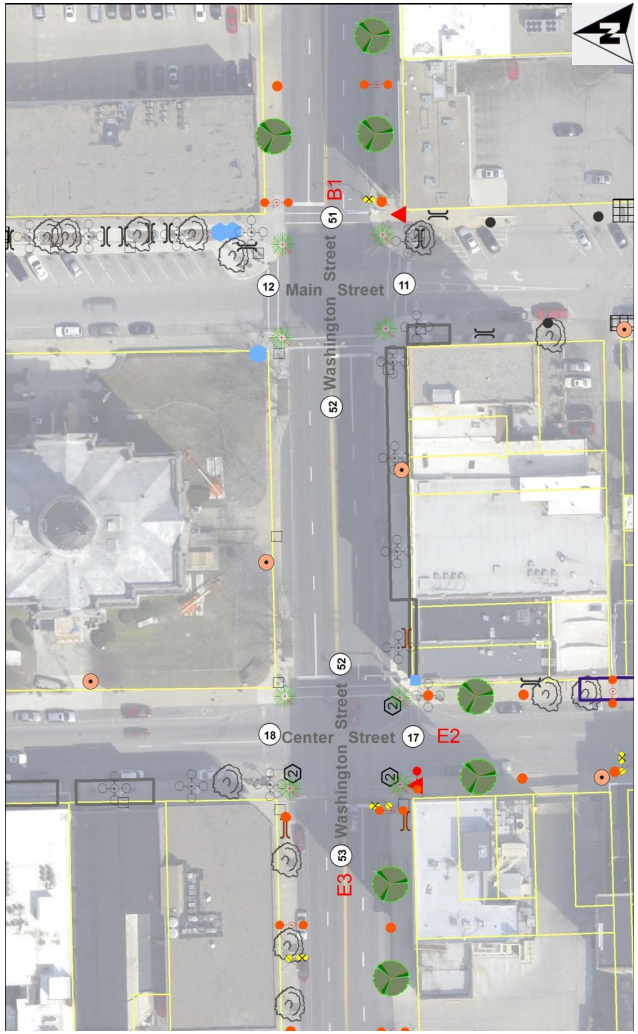
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

52 100 Block of W. Washington Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Five-globe fixtures were installed along this section of Washington Street during the 2003 streetscape project. No additional decorative lighting is recommended at this time.

Landscape

Two bike racks are recommended (one on each side of the street). In addition, one bench and one litter bin are recommended for the southeast corner of the intersection of Washington Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

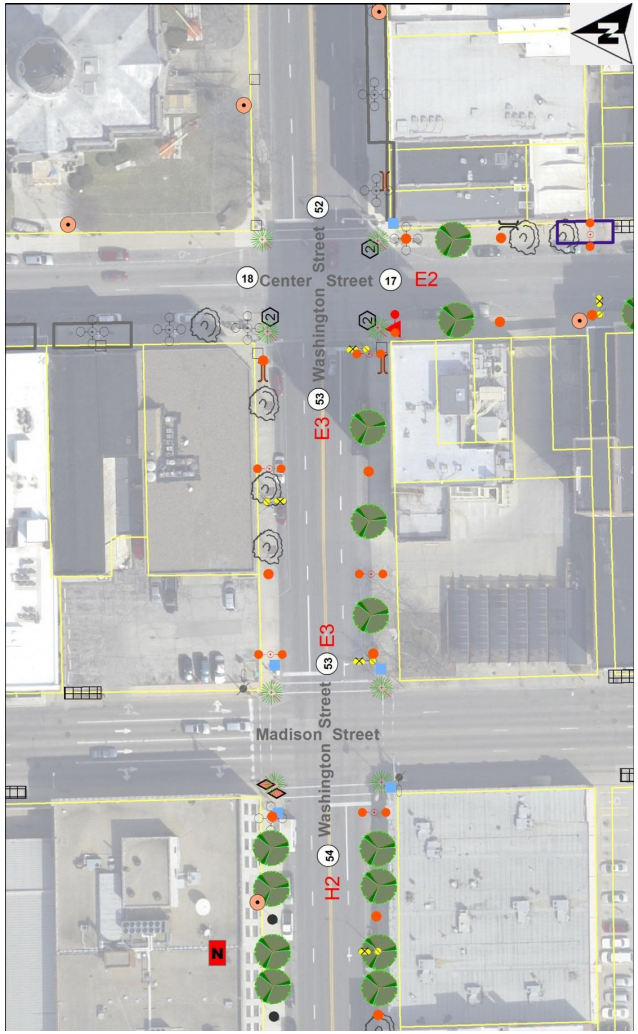
Street: **Washington St.**
From: Main to Center *Street Segment No.:* 52
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
1	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$3,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,600.00
				Street Segment Total=	**$4,600.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

53 200 Block of W. Washington Street (from Center Street to Madison Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Washington Street transitions from a gateway to a high-traffic Downtown street with increased pedestrian traffic. Directional illumination to the pavement and crosswalks will provide a welcoming environment into the Downtown and will help ensure pedestrian safety when using the crosswalks. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Landscape

Opportunities exist for adding parkway trees on the south side of the street to better define the street corridor. In addition, existing parkway trees on the north side of the street should be preserved. Two litter bins are proposed at the gateway intersection of Washington Street and Madison Street. Benches are proposed on each side of the street at the intersection of Washington Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing streetscape on Washington Street from Center to Madison, looking east.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Washington St.**
From: Center to Madison *Street Segment No.:* 53
Street Side: North/South

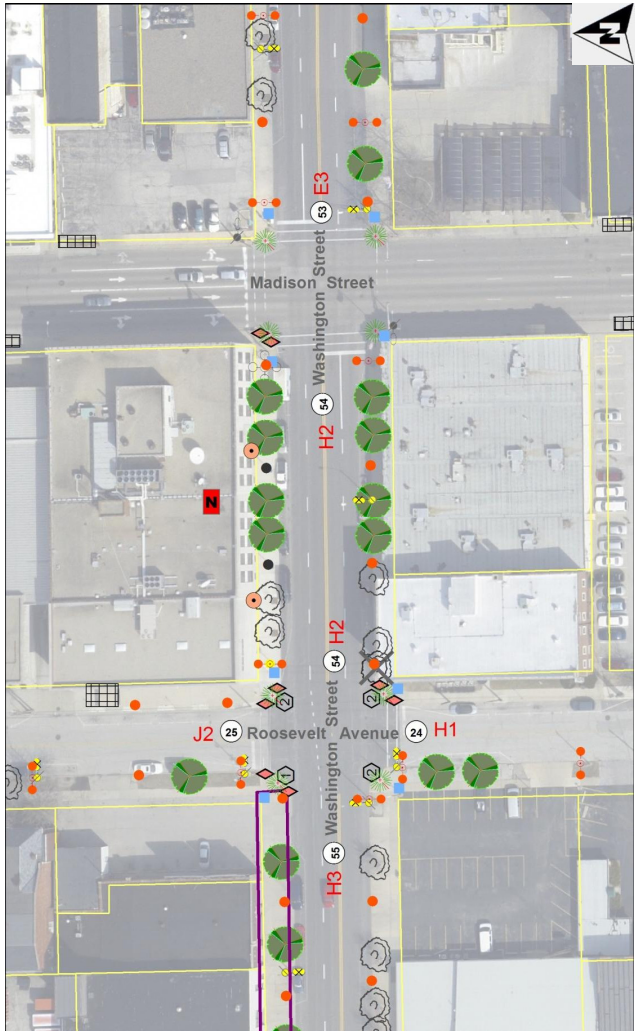
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$35,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
410	LF	PVC Conduit & Wire	$17.00	$6,970.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
1	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$1,500.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$70,450.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
3	EA	Tree grate removal	$500.00	$1,500.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$24,400.00
				Street Segment Total=	**$130,650.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

54 300 Block of W. 'Washington Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Washington Street serves as a gateway into the Downtown. Combination roadway and pedestrian fixtures at each end of the street with single-globe fixtures completing the opposite pattern is recommended for this street. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Removal of the five-globe fixtures in front of The Pantagraph would be necessary to continue the typical gateway entrance pattern using the decorative combination pendant/single-globe fixtures and 13-foot single-globe fixtures. It is recommended that these two five-globe fixtures be relocated to the sidewalk in front of the McBarnes Building on Grove Street.

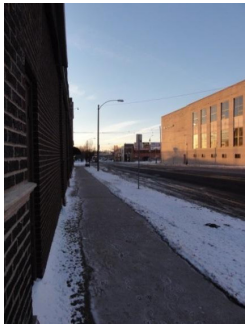
Civil

Replace curb ramps on the north side at Madison Street and on both sides at Roosevelt Avenue.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing parkway trees should be preserved, with the exception of one tree that conflicts with a proposed light near the intersection of Washington Street and Roosevelt Avenue. Two bike racks are recommended on the north side of the road. Two litter bins are proposed at the gateway intersection of Washington Street and Madison Street, and two are recommended at the gateway intersection of Washington Street and Roosevelt Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.



Decorative single globes shown along the north side of the street in front of The Pantagraph building.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

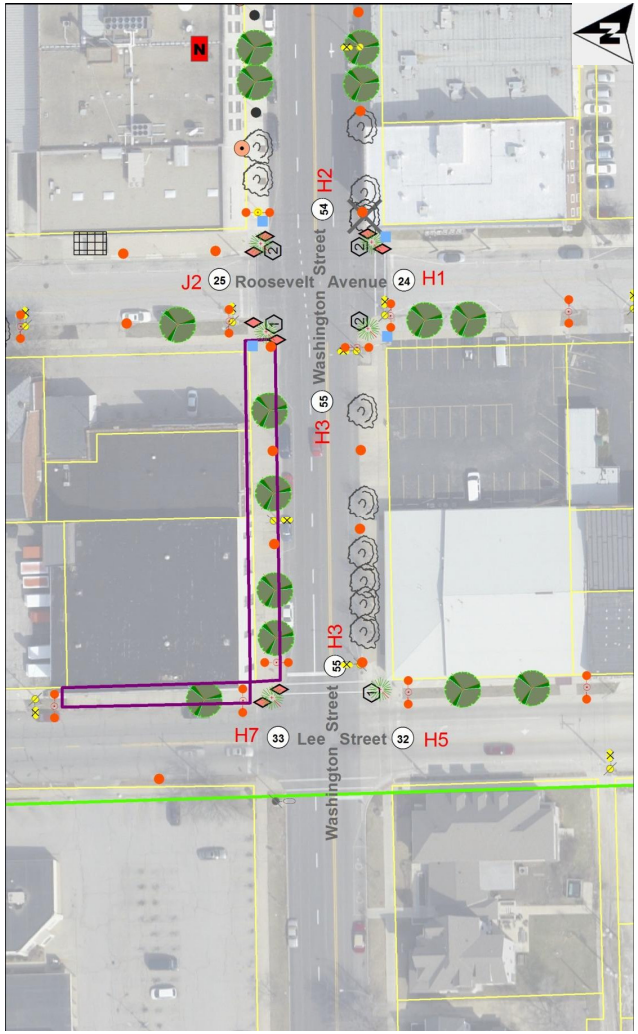
Street: **Washington St.**
From: Madison to Roosevelt *Street Segment No.:* 54
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
150	SY	Class D Patch, Type IV [5]	$200.00	$30,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$40,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
241	LF	PVC Conduit & Wire	$17.00	$4,097.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
3	EA	Utility Cost	$5,000.00	$15,000.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$58,497.00
Landscaping					
8	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$12,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
3	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$6,600.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$25,200.00
				Street Segment Total=	**$123,897.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

55 400 Block of W. Washington Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Washington Street serves as the beginning gateway into the Downtown area. Combination roadway/pedestrian fixtures at each end of the street with single-globe fixtures completing the opposite pattern is recommended for this street. An existing tree in the southeast area of this street may need to be removed to accommodate a decorative lighting pole due to the multiple drive entrances into the adjacent parking lot. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Additional streetscape upgrades, including decorative lighting, also could be extended an additional block to the west.

Civil

Replace sidewalk on the north side of the street. Replace curb ramps on the north side at both Roosevelt Avenue and Lee Street.

Landscape

Opportunities exist for adding parkway trees on the north side of the street to better define the street corridor. Existing parkway trees on the south side should be preserved. Two litter bins are proposed at the gateway intersection of Washington Street and Roosevelt Avenue.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Existing conditions of the south side of Washington Street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Washington St.**
From: Roosevelt to Lee *Street Segment No.:* 55
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
3500	SF	Sidewalk Removal & Replacement	$12.00	$42,000.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$83,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
435	LF	PVC Conduit & Wire	$17.00	$7,395.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,525.00
Landscaping					
4	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$6,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$9,000.00
				Street Segment Total=	**$153,325.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

56 200 Block of E. Jefferson Street (from Prairie Street to East Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Jefferson Street serves as a pedestrian route to parking lots for many businesses downtown. Illumination is recommended to be provided by an opposite pattern arrangement of decorative poles with taller roadway/pedestrian combination poles alternating with the 13-foot single-globe fixtures.

Landscape

Existing parkway trees should be preserved to continue to define the street corridor.

Opinion of Probable Cost

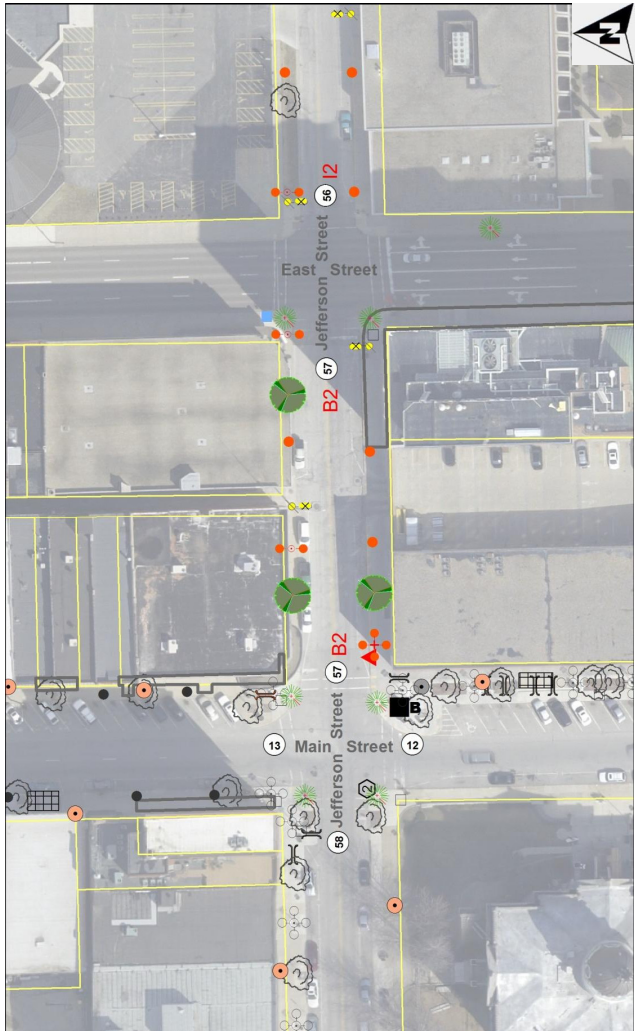
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Jefferson St.**
From: Prairie to East *Street Segment No.:* 56
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
300	SY	Class D Patch, Type IV [5]	$200.00	$60,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$67,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
845	LF	PVC Conduit & Wire	$17.00	$14,365.00	
8	EA	13' Pole Concrete Base [4]	$1,000.00	$8,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
12	EA	Ground Rod	$60.00	$720.00	
12	EA	In-Grade Junction Box	$600.00	$7,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
8	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$23,000.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
12	EA	Light Pole Installation and Connection	$1,000.00	$12,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$98,485.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$166,285.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

57 100 Block of E. Jefferson Street (from East Street to Main Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This portion of Jefferson Street continues the pedestrian traffic inward to the Downtown area from the parking areas across East Street. A combination roadway/pedestrian fixture is recommended on the northeast end of the street due to the basement extension to the curb around the State Farm building. This will help brighten the crosswalk area so that pedestrians may be visible for any westbound vehicle traffic into Downtown. A decorative five-globe is suggested for the southwest corner of the street to match the adjacent five-globe fixtures around the Museum. A building overhang is present on northwest corner of the street, so no fixture is recommended here due to clearance limitations.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A litter bin is recommended for the northwest corner of the intersection of Jefferson Street and East Street. A bench is recommended for the northeast corner of the intersection of Jefferson Street and Main Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

View of the south sidewalk on Jefferson Street

Roof overhang could cause clearance issues with a decorative light fixture.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Jefferson St.**
From: East to Main *Street Segment No.:* 57
Street Side: North/South

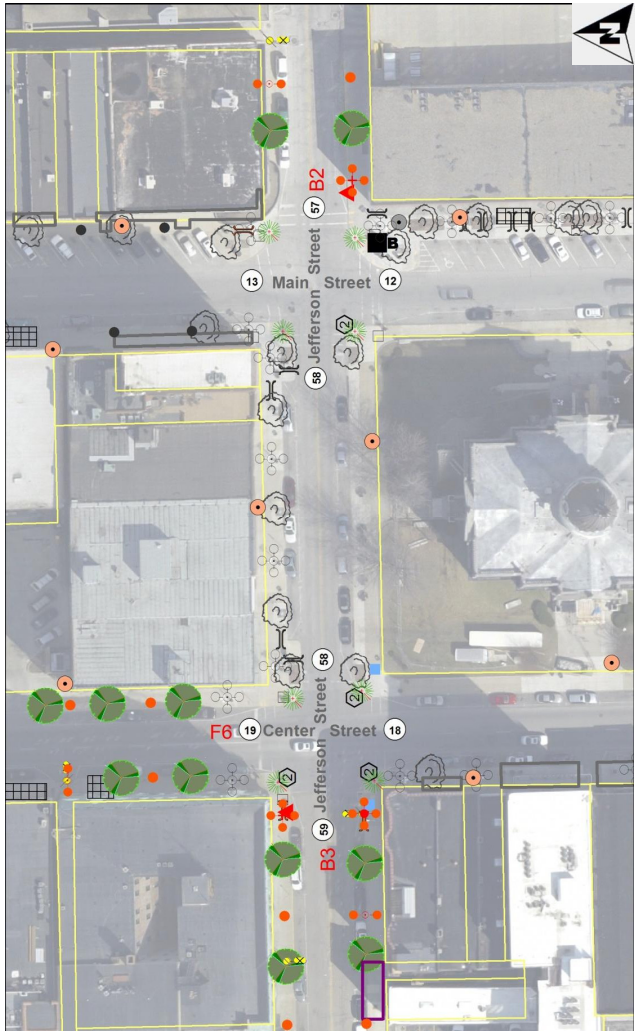
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
150	SY	Class D Patch, Type IV [5]	$200.00	$30,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$37,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
460	LF	PVC Conduit & Wire	$17.00	$7,820.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
1	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$7,475.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
7	EA	Light Pole Installation and Connection	$1,000.00	$7,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$56,820.00
Landscaping					
4	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$6,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$10,200.00
				Street Segment Total=	**$104,820.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

58 100 Block of W. Jefferson Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Decorative five-globe fixtures were installed on the north side of Jefferson Street around the Museum Square during the 2003 streetscape improvements project. No additional decorative lighting is recommended at this time.

Landscape

Existing parkway trees should be preserved to continue to define the street corridor. Two bike racks are recommended (one on each side). A litter bin is proposed at the southeast corner of the intersection of Jefferson Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

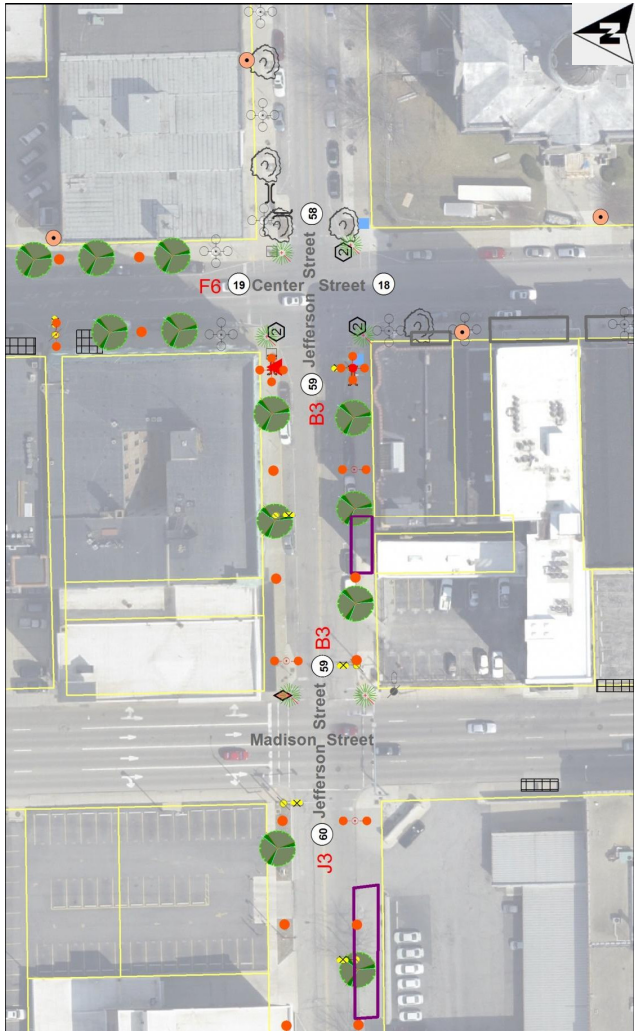
Street: **Jefferson St.**
From: Main to Center *Street Segment No.:* 58
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,800.00
				Street Segment Total=	**$3,800.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

59 200 Block of W. Jefferson Street (from Center Street to Madison Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Multi-globe fixtures are suggested for the east side of the street to continue the five-globe pattern around the Museum Square. Two combination roadway/pedestrian fixtures will alternate between 13-foot single globe lights to finish the opposite pole pattern. At the southwest corner of this street, there is a traffic signal controller that will need to be re-fed during this lighting phase as it is currently being fed overhead from an existing street light. At the northwest corner, there is a bump out area that must be expanded in order to accommodate the decorative light fixture due to a roof overhang.

Civil

Replace partial sidewalk on the south side of the street. Replace curb ramps on the north side at Madison Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Two benches are proposed at the intersection of Jefferson Street and Center Street. A litter bin is also recommended for the southwest corner of the intersection of Jefferson Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

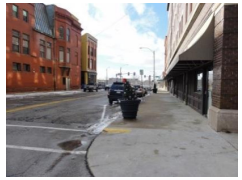
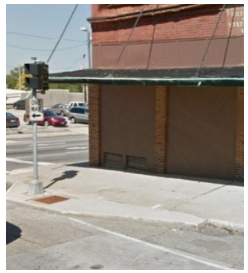


Photo of the present Jefferson Street streetscape shows great potential for improvement.



An enhanced sidewalk bump out at Madison Street will allow additional clearance from a roof overhang for the decorative light pole.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

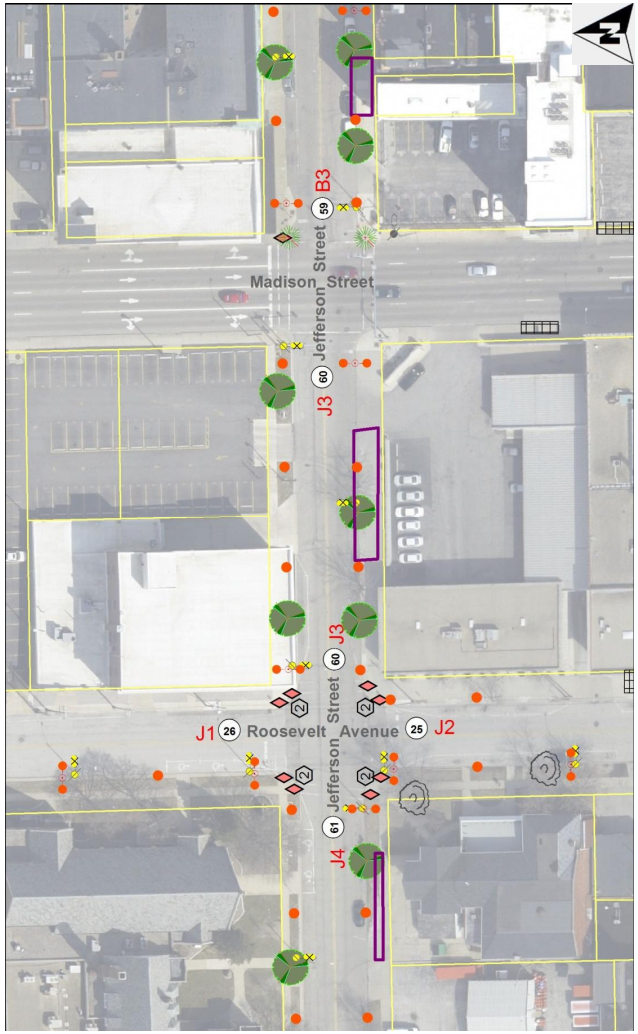
Street: **Jefferson St.**
From: Center to Madison *Street Segment No.:* 59
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
410	SF	Sidewalk Removal & Replacement	$12.00	$4,920.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
160	SY	Class D Patch, Type IV [5]	$200.00	$32,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$44,720.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
400	LF	PVC Conduit & Wire	$17.00	$6,800.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
1	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$5,175.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
1	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$7,475.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$69,830.00
Landscaping					
5	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$7,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$17,700.00
				Street Segment Total=	**$132,250.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

60 300 Block of W. Jefferson Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

One roadway and pedestrian fixture is recommended for each end of the street on the traffic approach lanes. Single-globe 13-foot pedestrian fixtures will complete the pattern in between.

Civil

Replace partial sidewalk on south side of the street. Replace curb ramps on both sides at Roosevelt Avenue.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo of the existing Jefferson Street streetscape with utility street lights.

Farnsworth GROUP

Opinion of Probable Cost

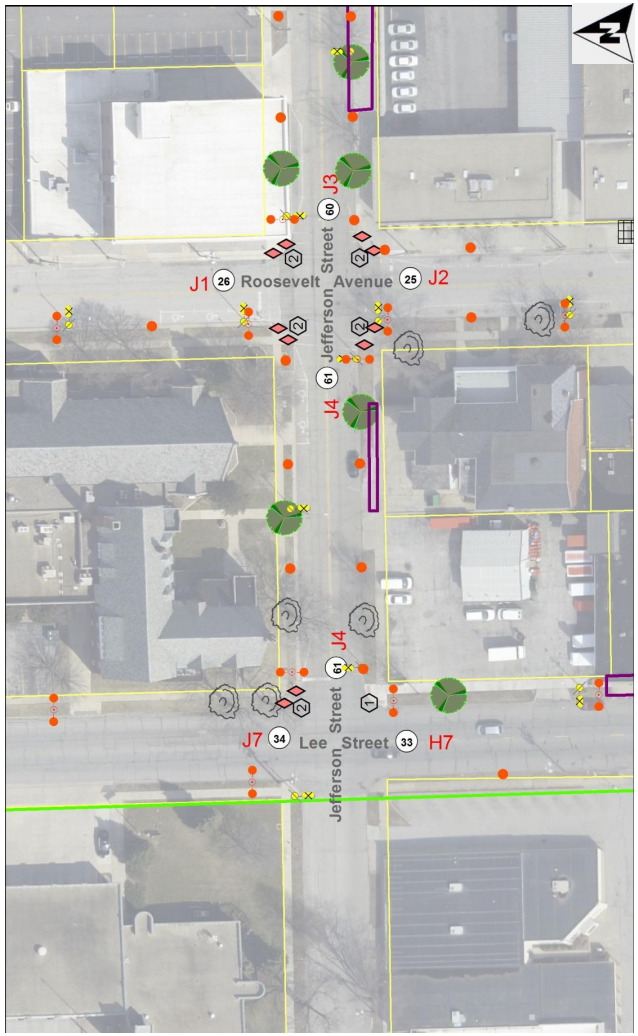
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Jefferson St.**
From: Madison to Roosevelt *Street Segment No.:* 60
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1100	SF	Sidewalk Removal & Replacement	$12.00	$13,200.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
160	SY	Class D Patch, Type IV [5]	$200.00	$32,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$53,000.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
425	LF	PVC Conduit & Wire	$17.00	$7,225.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,355.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$5,700.00
				Street Segment Total=	**$119,055.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

61 400 Block of W. Jefferson Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Jefferson Street alongside First Christian Church will have the same opposite lighting pattern as the block to the east. One roadway/pedestrian fixture is recommended for each end of the street on the traffic approach. Single-globe 13-foot pedestrian fixtures will complete the pattern in between.

Civil

Replace partial sidewalk on the south side of the street. Replace curb ramps on both sides at Roosevelt Avenue and on the north side at Lee Street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. In addition, existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Jefferson St.**
From: Roosevelt to Lee *Street Segment No.:* 61
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
300	SF	Sidewalk Removal & Replacement	$12.00	$3,600.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$47,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
418	LF	PVC Conduit & Wire	$17.00	$7,106.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,236.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$2,400.00
				Street Segment Total=	**$110,436.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

62 100 Block of E. Monroe Street (from East Street to Main Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

An opposite pole pattern is recommended on this street. One combination roadway and pedestrian fixture at the southeast corner will illuminate the crosswalk and the pavement stop stripe for vehicle traffic and another should be installed on the opposite side of the street approximately 110' to the west. Single-globe 13-foot fixtures will complete the remaining pattern with five-globe fixtures recommended for the west end to maintain the current pattern.

Vault mitigation will be a concern along the south side of Monroe Street in areas where light fixture pole bases are required. Ameren transformer vaults will need to be avoided on the northeast sidewalk.

Civil

A vault mitigation will be required on the south side of the street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing parkway trees should be preserved. A bench is proposed at the northeast corner of the intersection of Monroe Street and Main Street. A litter bin is also recommended for the southwest corner of the intersection of Monroe Street and East Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Photo shows two existing decorative fixtures on the northeast sidewalk to be removed within the brick pavers. These fixtures have broken globes and are non-functional.

Recently poured sidewalk along the southeast side of the street.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Monroe St.**
From: East to Main *Street Segment No.:* 62
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
320	CY	Vault Mitigation [1]	$500.00	$160,000.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$195,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
415	LF	PVC Conduit & Wire	$17.00	$7,055.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
2	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$10,350.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$67,785.00
Landscaping					
5	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$7,500.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
2	EA	Tree grate removal	$500.00	$1,000.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$14,900.00
				Street Segment Total=	**$278,485.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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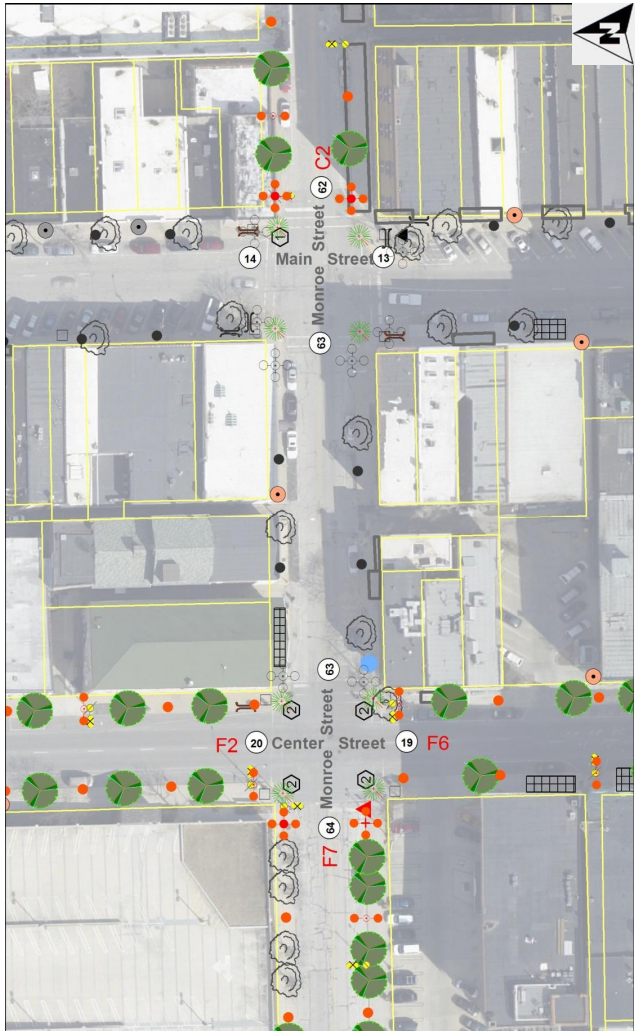
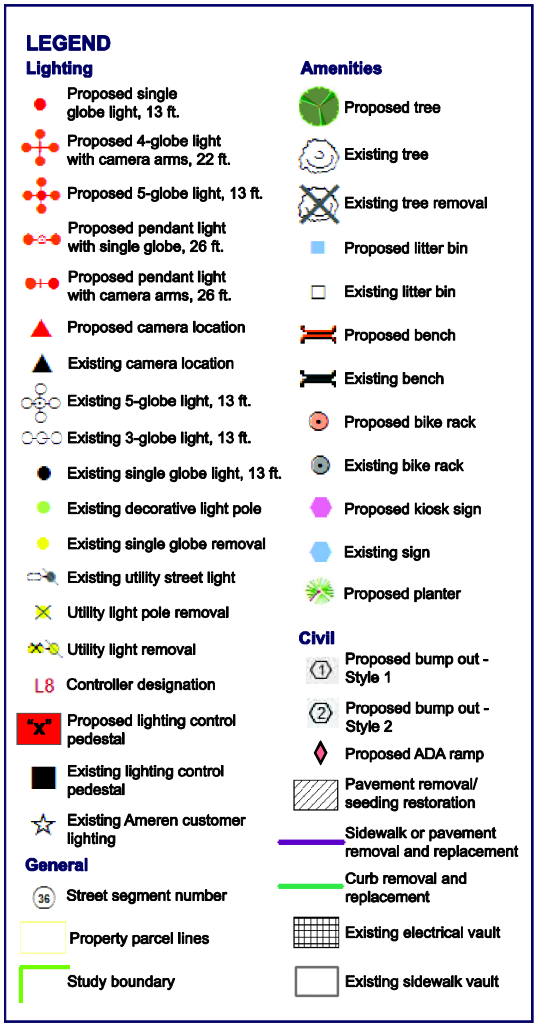
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

63 100 Block of W. Monroe Street (from Main Street to Center Street)





Observations and Considerations

Lighting

Existing decorative lighting was installed on this street during the 2009 streetscape improvement project. No additional decorative lighting is recommended at this time.

The City should verify that 85-watt lamps are installed in the five-globe fixtures around the east intersection. If 105-watt lamps are installed, they should be replaced with 85-watt lamps.

Landscape

Existing parkway trees should be preserved to define the street corridor. A bike rack is proposed on the north side of the street. Benches are recommended for the northeast corner of the intersection of Monroe Street and Center Street, and for the southwest corner of the intersection of Monroe Street and Main Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

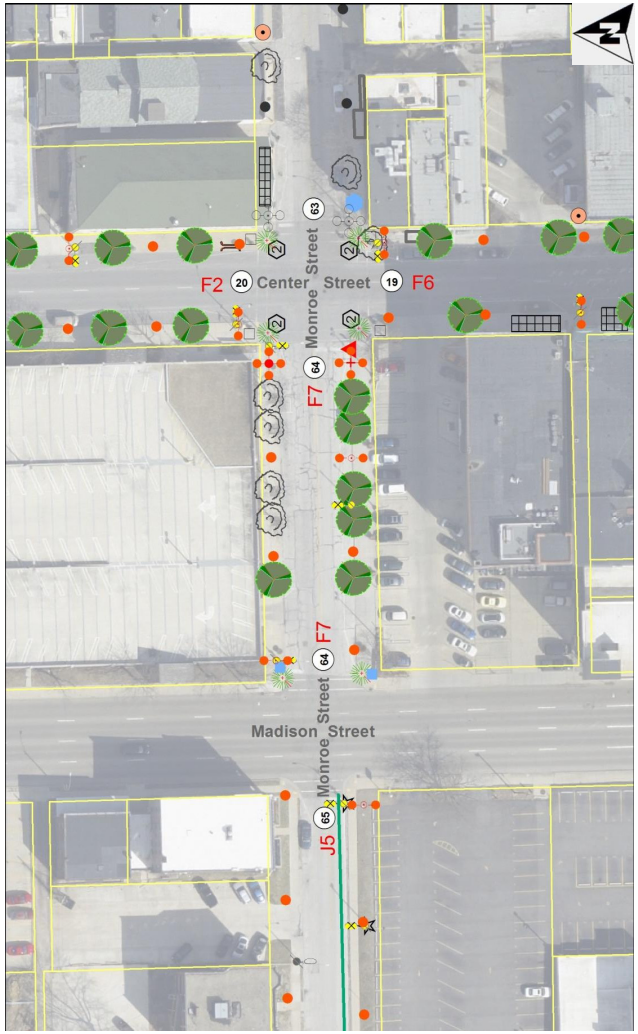
Street: **Monroe St.**
From: Main to Center *Street Segment No.:* 63
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
0	SY	Class D Patch, Type IV [5]	$200.00	$0.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
0	LS	Erosion Control [6]	$800.00	$0.00	
0	LS	Traffic Control Complete [6]	$4,500.00	$0.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
0	LS	Mobilization	$2,500.00	$0.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$0.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
0	LF	PVC Conduit & Wire	$17.00	$0.00	
0	EA	13' Pole Concrete Base [4]	$1,000.00	$0.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
0	EA	Ground Rod	$60.00	$0.00	
0	EA	In-Grade Junction Box	$600.00	$0.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
0	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
0	EA	Light Pole Installation and Connection	$1,000.00	$0.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$0.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$800.00
				Street Segment Total=	**$800.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

64 200 Block of W. Monroe Street (from Center Street to Madison Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Five-globe fixtures are suggested for the east end of the street to create a symmetrical pattern with the existing fixtures on the opposite side of the street. The combination roadway and pedestrian fixture on the northwest corner will help illuminate the crosswalk and stop stripe on the approach to the intersection.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing parkway trees should be preserved. Litter bins are recommended for the both sides of the street at the intersection of Monroe Street and Madison Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

The existing streetscape of Monroe Street is open to the south and sheltered by trees to the north.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Monroe St.**
From: Center to Madison *Street Segment No.:* 64
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
140	SY	Class D Patch, Type IV [5]	$200.00	$28,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$35,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
400	LF	PVC Conduit & Wire	$17.00	$6,800.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
2	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$10,350.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$64,530.00
Landscaping					
6	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$9,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$15,400.00
				Street Segment Total=	**$115,730.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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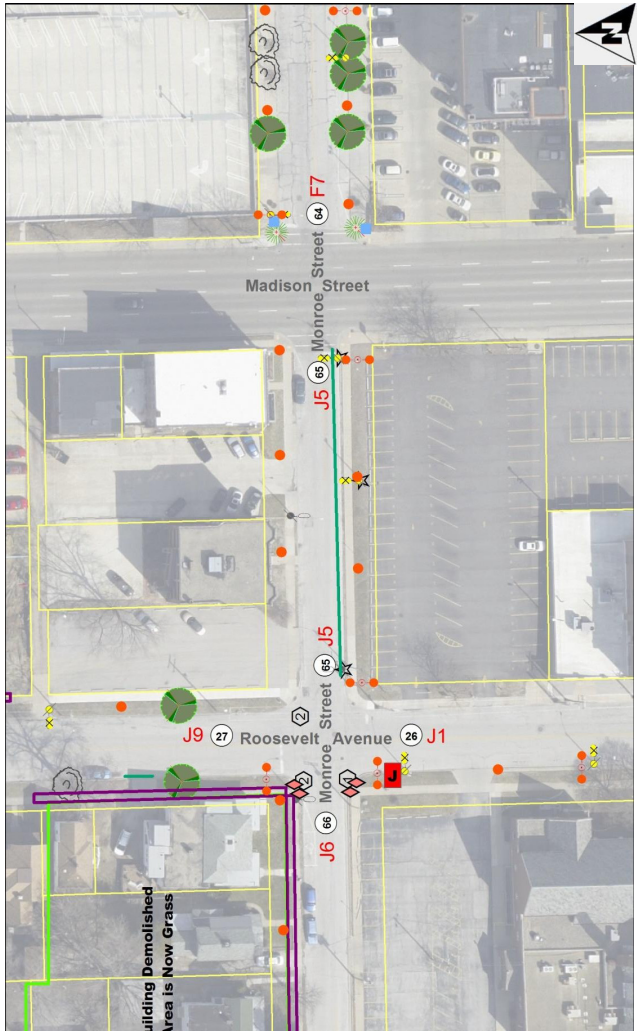
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

65 300 Block of W. Monroe Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Expanded right-of-way permits decorative lighting to be installed behind the sidewalk on this street. A driveway to the northwest prevents an end fixture from being installed.

Utility customer lighting also exists to the lot on the south side of the street. This customer lighting is mounted to the existing utility street light poles. An alternate solution for maintaining this service or permission from the owner to remove it will need to be coordinated with Ameren before removal of the existing utility street lighting can occur on this street.

Civil

Replace curb on the south side of the street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Monroe St.**
From: Madison to Roosevelt *Street Segment No.:* 65
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
200	LF	Curb Removal & Replacement	$40.00	$8,000.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
150	SY	Class D Patch, Type IV [5]	$200.00	$30,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$45,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
410	LF	PVC Conduit & Wire	$17.00	$6,970.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
7	EA	Ground Rod	$60.00	$420.00	
7	EA	In-Grade Junction Box	$600.00	$4,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
7	EA	Light Pole Installation and Connection	$1,000.00	$7,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$54,565.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$100,365.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
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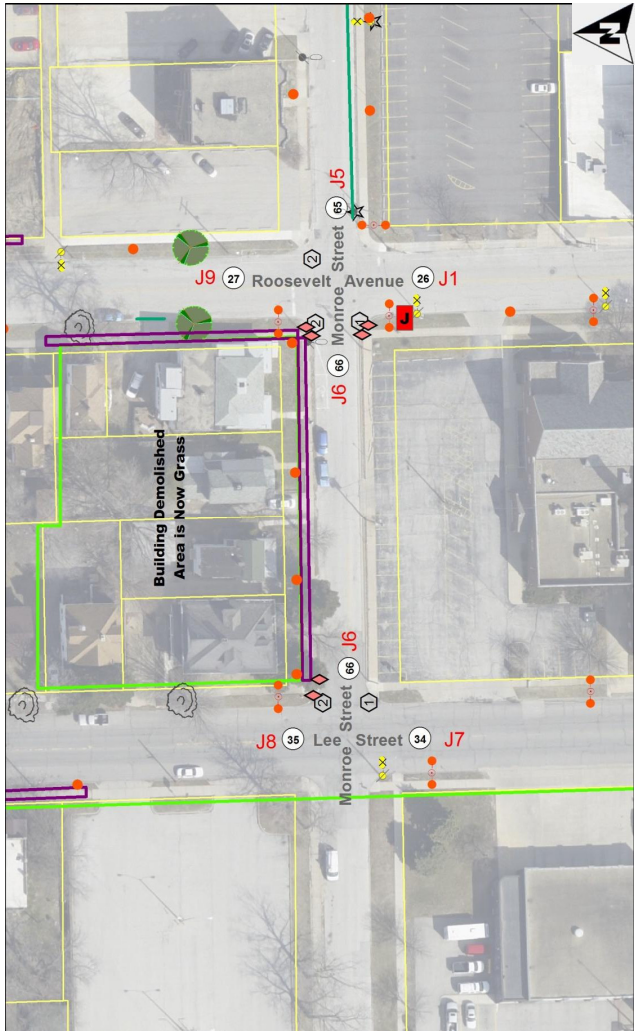
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

66 400 Block of W. Monroe Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Limited sidewalk width and lack of a grass right-of-way would not permit adequate ADA clearances if decorative lighting were installed on the south side of this street. Additional obstacles exist on the south side of the street such as overhead utilities, guy wires, and a lack of parking curbs for the First Christian Church parking lot. The right-of-way along the north side of the street is set back far enough so that lights could be installed along the inside of the sidewalk.

Civil

Replace sidewalk on the north side of the street. Replace curb ramps on both sides at Roosevelt Avenue and on the north side at Lee Street.

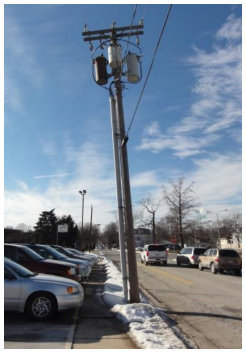


Photo of existing hazards to installed decorative lighting along the south side of Monroe Street.

Opinion of Probable Cost

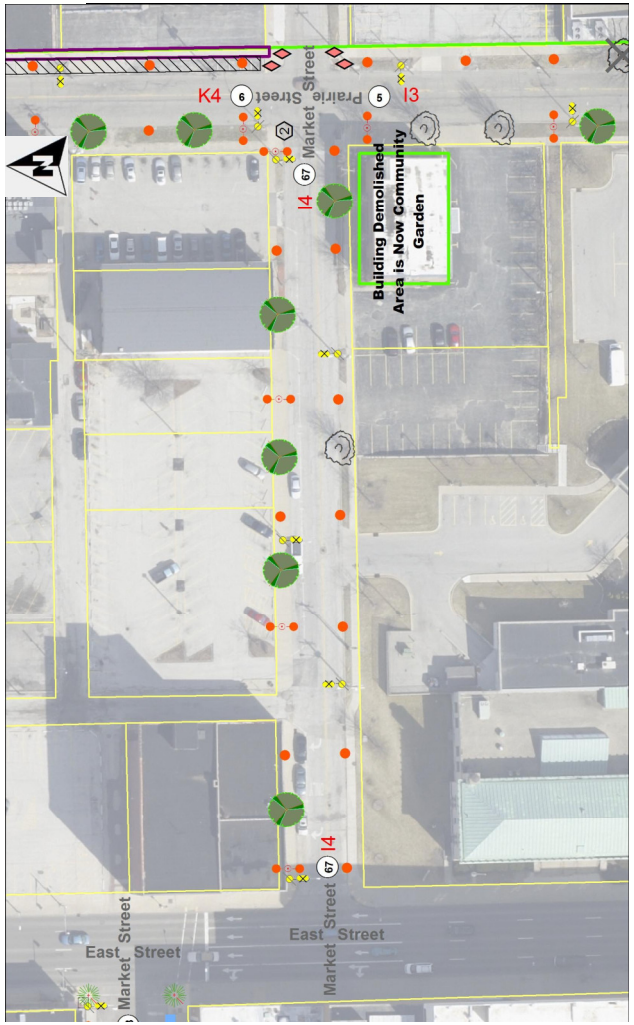
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Monroe St.**
From: Grove St. to Front St. *Street Segment No.:* 66
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
1000	SF	Sidewalk Removal & Replacement	$12.00	$12,000.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
80	SY	Class D Patch, Type IV [5]	$200.00	$16,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$38,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
209	LF	PVC Conduit & Wire	$17.00	$3,553.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
4	EA	Ground Rod	$60.00	$240.00	
4	EA	In-Grade Junction Box	$600.00	$2,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
4	EA	Light Pole Installation and Connection	$1,000.00	$4,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$25,693.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$63,893.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

67 200 Block of E. Market Street (from Prairie Street to East Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This section of Market Street runs along the north side of the Second Presbyterian Church property. An opposite pole spacing pattern is recommended with roadway fixtures alternated in between 13-foot single globe fixtures. A widening of the sidewalk on the southwest portion will be required before providing decorative lighting in order to maintain ADA required clearances. Sidewalk widths should be verified along the remaining south sidewalk to ensure clearances are met. Sidewalks should be minimum 6 feet wide with a 6-inch curb to accommodate a 1.5-foot IDOT setback from a 2-foot diameter pole base. This would leave 3 feet of clearance, which satisfies the ADA requirements.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Southwest sidewalk requiring widening.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

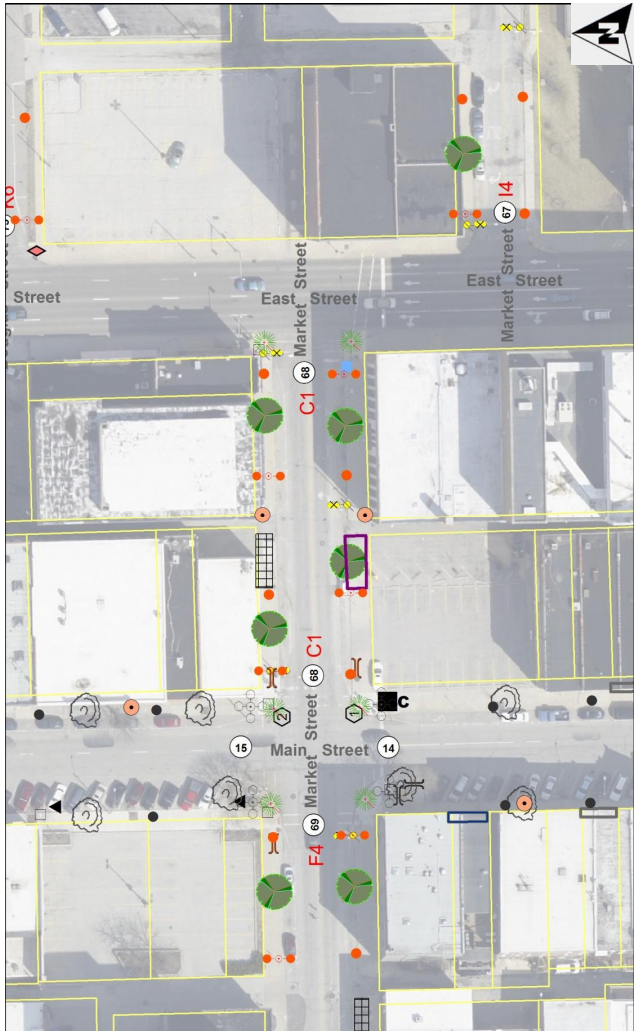
Street: **Market St.**
From: Prairie to East *Street Segment No.:* 67
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
300	SY	Class D Patch, Type IV [5]	$200.00	$60,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$67,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
890	LF	PVC Conduit & Wire	$17.00	$15,130.00	
10	EA	13' Pole Concrete Base [4]	$1,000.00	$10,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
14	EA	Ground Rod	$60.00	$840.00	
14	EA	In-Grade Junction Box	$600.00	$8,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
10	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$28,750.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
14	EA	Light Pole Installation and Connection	$1,000.00	$14,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$110,320.00
Landscaping					
3	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$4,500.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$6,900.00
				Street Segment Total=	**$185,020.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

68 100 Block of E. Market Street (from East Street to Main Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Market Street is used by many as an access to Illinois 9 westbound beginning farther west of the Downtown area. Increased pedestrian traffic at night compared to other Downtown side streets is also a reason why this street requires a high-visibility streetscape. Four combination roadway and pedestrian fixtures are recommended in an alternating pattern with 13-foot single-globe pedestrian fixtures. An Ameren vault along the north sidewalk will need to be avoided. The decorative lights on either side of the street will need to connect to existing lighting junction boxes around their respective corners.

Civil

Replace partial sidewalk on the south side of the street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Bike racks are recommended on each side of the street (one per side). Two benches are suggested for the corners of the intersection of Market Street and Main Street. A litter bin is suggested for the southwest corner of the intersection of Market Street and East Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Current streetscape conditions along Market Street.

Farnsworth GROUP

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

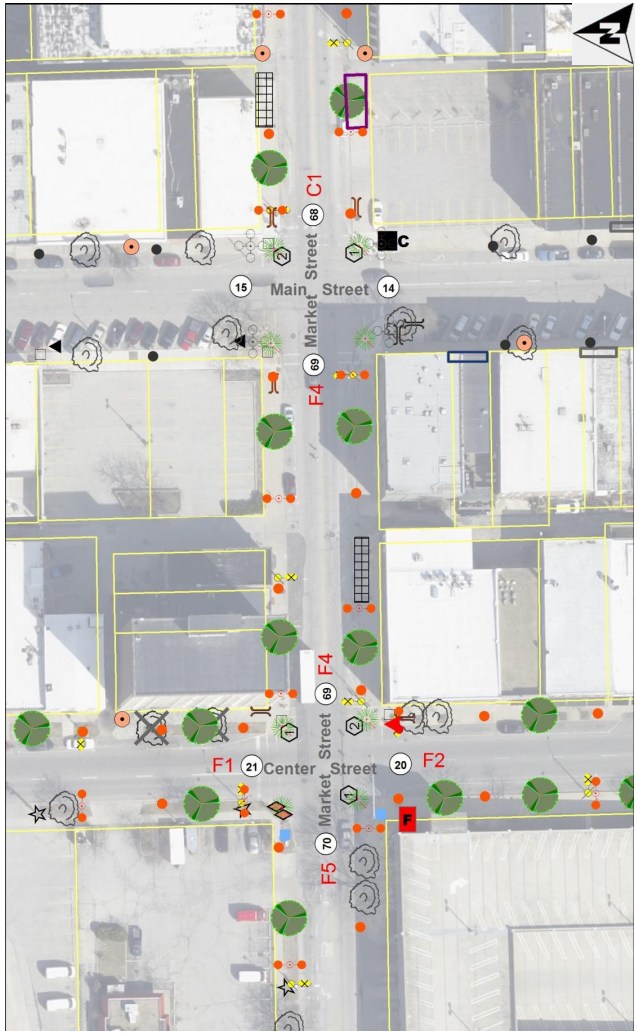
Street: **Market St.**
From: East to Main *Street Segment No.:* 68
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
470	SF	Sidewalk Removal & Replacement	$12.00	$5,640.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
135	SY	Class D Patch, Type IV [5]	$200.00	$27,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$40,440.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
412	LF	PVC Conduit & Wire	$17.00	$7,004.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
2	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$3,000.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$71,984.00
Landscaping					
4	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$6,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
2	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$1,600.00	
2	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$6,000.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$23,800.00
				Street Segment Total=	**$136,224.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

69 100 Block of W. Market Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Market Street is used by many as an access to Illinois 9 westbound beginning farther west of the Downtown area. Increased pedestrian traffic at night compared to other Downtown side streets and proximity to the Market Street parking structure are additional reasons why this street requires a high-visibility streetscape. Four roadway/ pedestrian fixtures are recommended in an alternating pattern with 13-foot single globe pedestrian fixtures. An Ameren vault along the south sidewalk will need to be avoided.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. A bench is proposed at the northwest corner of the intersection of Market Street and Main Street. Two benches are also suggested for the corners of the gateway intersection of Market Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Market St.**
From: Main to Center *Street Segment No.:* 69
Street Side: North/South

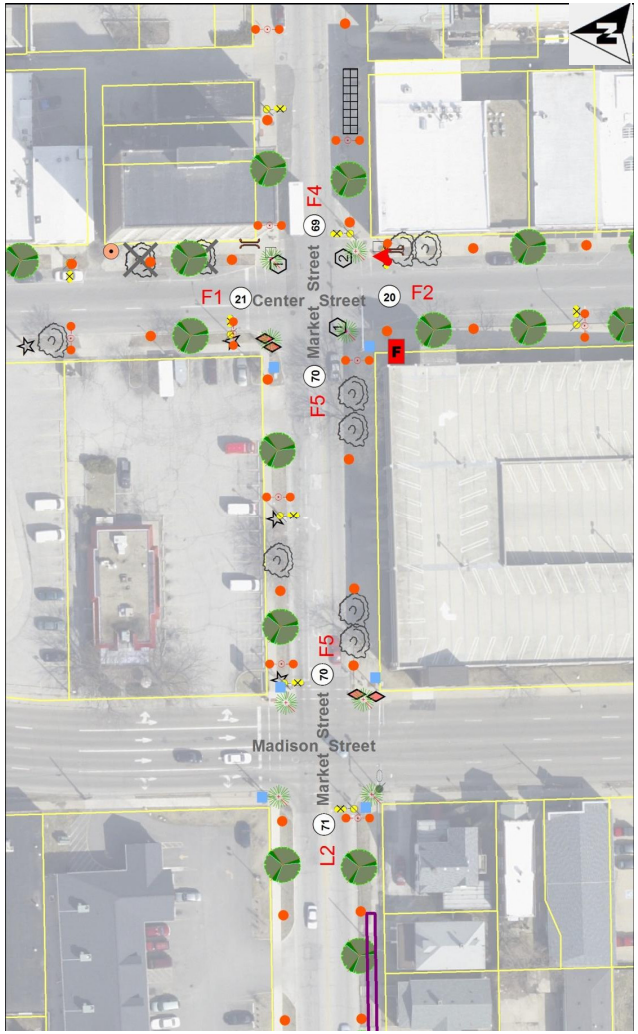
Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
160	SY	Class D Patch, Type IV [5]	$200.00	$32,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$39,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
425	LF	PVC Conduit & Wire	$17.00	$7,225.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
4	EA	26' Pole Concrete Base [4]	$1,400.00	$5,600.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
4	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$27,600.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$69,205.00
Landscaping					
4	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$6,000.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
1	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$3,000.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
4	EA	Metal Street Banners (Tall Poles)	$1,500.00	$6,000.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$15,000.00
				Street Segment Total=	**$124,005.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

200 Block of W. Market Street (from Center Street to Madison Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Market Street is used by many as an access to Illinois 9 westbound beginning farther west of the Downtown area. Increased pedestrian traffic at night compared to other Downtown side streets and proximity to the Market Street parking structure are additional reasons why this street requires a high-visibility streetscape. The typical opposite pole pattern was altered slightly to provide additional roadway lighting at the entrance to the parking structure. Ameren customer site lighting to the adjacent north lot is present on the existing utility street lighting poles. (See Street 21 for additional explanation and outline of options.) The arrangement of the decorative lighting depends on these utility poles and light poles being removed. Arrangements will have to be made with the property owner in coordination with Ameren prior to any lighting upgrades.

Existing Ameren customer lighting is visible for the north lot.

Civil

Replace curb ramps on the north side at Center Street and on the south side at Madison Street.

Landscape

Opportunities exist for adding parkway trees on the north side of the street to better define the street corridor. Existing parkway trees should be preserved on both sides of the street. Two litter bins are recommended for the corners at each of Market Street's gateway intersections at Center Street and Madison Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

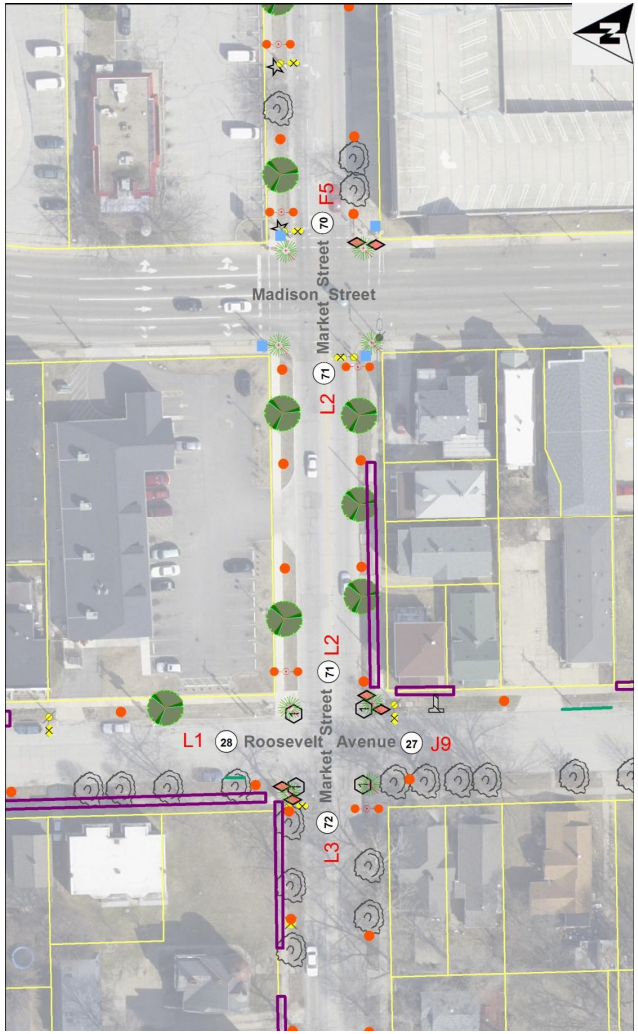
Street: **Market St.**
From: Center to Roosevelt *Street Segment No.:* 70
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
150	SY	Class D Patch, Type IV [5]	$200.00	$30,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$40,200.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
410	LF	PVC Conduit & Wire	$17.00	$6,970.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$64,525.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
3	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$6,600.00	
0	EA	Tree grate removal	$500.00	$0.00	
3	EA	Metal Street Banners (Tall Poles)	$1,500.00	$4,500.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$15,500.00
				Street Segment Total=	**$120,225.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.

Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

71 300 Block of W. Market Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Market Street serves as a gateway into the Downtown area. Roadway/pedestrian fixtures are recommended at the intersection approaches to the ends of the street with single-globe fixtures spaced evenly between. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape. Trenching the communication utility services underground along the south side of the road would provide a much more aesthetically pleasing gateway streetscape.

Civil

Replace partial sidewalk on the south side of the street. Replace curb ramps on the south side at Roosevelt Avenue.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Two litter bins are recommended for the gateway intersection of Market Street and Madison Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Overhead communication utility services recommended to be buried to improve the gateway streetscape.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

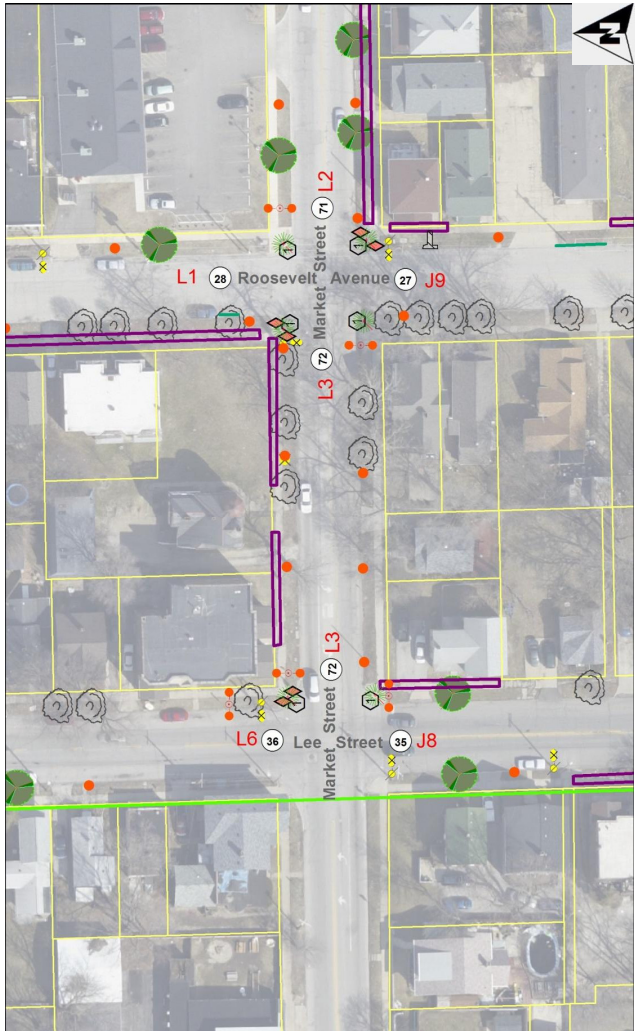
Street: **Market St.**
From: Madison to Roosevelt *Street Segment No.:* 71
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
660	SF	Sidewalk Removal & Replacement	$12.00	$7,920.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$49,720.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
415	LF	PVC Conduit & Wire	$17.00	$7,055.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,185.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
5	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$6,000.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
2	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$4,400.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
2	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$2,000.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$15,400.00
				Street Segment Total=	**$125,305.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

72 400 Block of W. Market Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Market Street serves as a gateway into the Downtown area. Roadway/pedestrian fixtures are recommended at the intersection approaches to the ends of the street with single-globe fixtures spaced evenly between. Decorative banners on the taller poles would be an inviting feature and would help bring color to the streetscape.

Civil

Replace partial sidewalk on the north side of the street. Replace curb ramps on the north side at both Roosevelt Avenue and Lee Street.

Landscape

Existing parkway trees should be preserved to continue to define the street corridor.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Market St.**
From: Grove St. to Front St. *Street Segment No.:* 72
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
620	SF	Sidewalk Removal & Replacement	$12.00	$7,440.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
2	EA	Handicap Ramps	$1,200.00	$2,400.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$51,640.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
425	LF	PVC Conduit & Wire	$17.00	$7,225.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
8	EA	Ground Rod	$60.00	$480.00	
8	EA	In-Grade Junction Box	$600.00	$4,800.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$60,355.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
2	EA	Metal Street Banners (Tall Poles)	$1,500.00	$3,000.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$3,000.00
				Street Segment Total=	**$114,995.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

73 200 Block of E. Douglas Street (from Prairie Street to East Street)

LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

A continuation of single-globes from the existing decorative fixtures in front of the Douglas Street apartments is recommended with a roadway/pedestrian fixture at the west end of the street. A 36-inch ADA clearance must be maintained along the south sidewalk. Field observations of the existing decorative globe lights suggest that they are non-functioning and should either be repaired or replaced to ensure evenly distributed pedestrian illumination. These lights should be re-circuited to the City's proposed lighting controller.

Civil

Replace curb ramp on the south side of the street at East Street.

Landscape

Two parkway trees are suggested on the north side of the head-in parking spaces adjacent to East Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

South sidewalk of Douglas Street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Douglas St**
From: Prairie to East *Street Segment No.:* 73
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
50	SF	Sidewalk Removal & Replacement	$12.00	$600.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
1	EA	Handicap Ramps	$1,200.00	$1,200.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$43,600.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
435	LF	PVC Conduit & Wire	$17.00	$7,395.00	
3	EA	13' Pole Concrete Base [4]	$1,000.00	$3,000.00	
1	EA	26' Pole Concrete Base [4]	$1,400.00	$1,400.00	
0	EA	Utility Cost	$5,000.00	$0.00	
4	EA	Ground Rod	$60.00	$240.00	
4	EA	In-Grade Junction Box	$600.00	$2,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
3	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$8,625.00	
1	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$6,900.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
8	EA	Light Pole Installation and Connection	$1,000.00	$8,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$37,960.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
2	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$2,400.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$2,400.00
				Street Segment Total=	**$83,960.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
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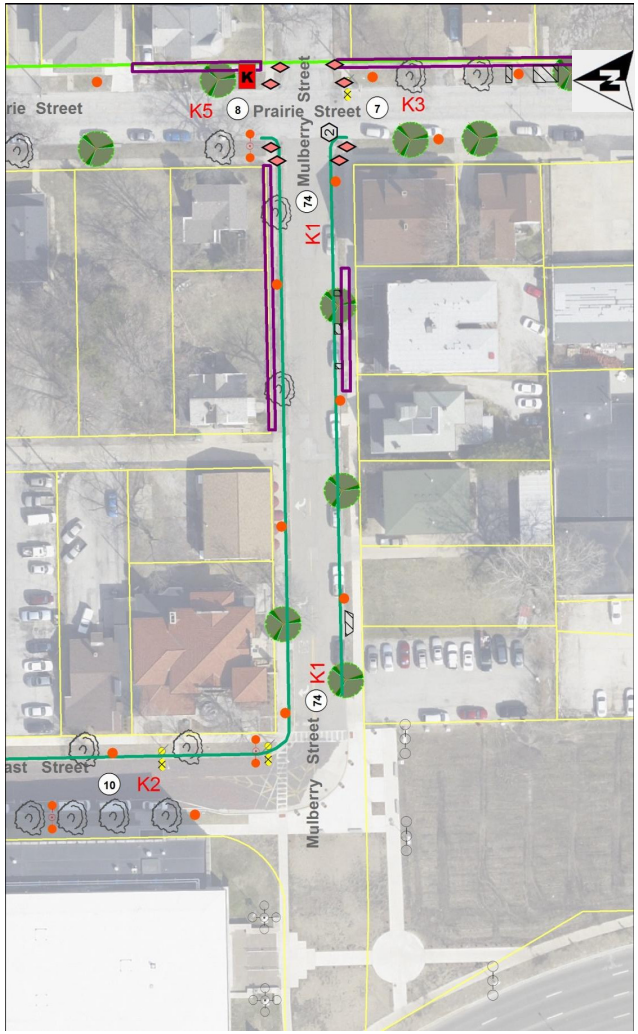
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

74 200 Block of E. Mulberry Street (from Prairie Street to East Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

This stretch of Mulberry Street contains residential properties along the south side and residential and commercial properties along the north. Being as it is mostly residential, a wider 60 to 80 foot spacing of single-globe fixtures is recommended.

Civil

Replace curb and partial sidewalk on both sides of the street. Remove partial sidewalk on the south side of the street.

Landscape

Opportunities exist for adding parkway trees on both sides of the street to better define the street corridor. Existing parkway trees should be preserved.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Opinion of Probable Cost

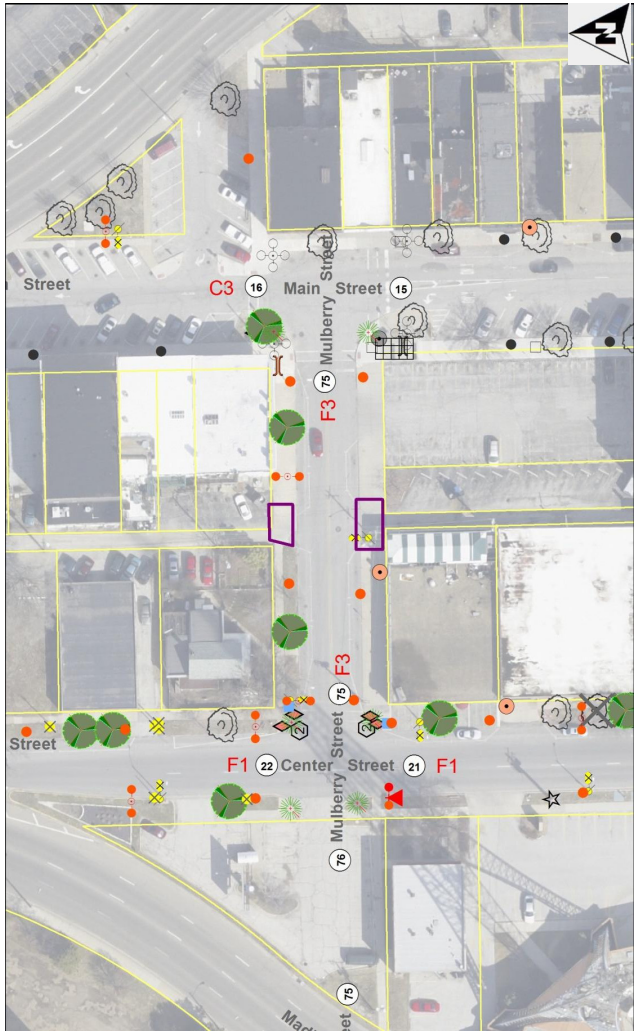
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Mulberry St.**
From: Prairie to East *Street Segment No.:* 74
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
940	SF	Sidewalk Removal & Replacement	$12.00	$11,280.00	
110	SF	Pavement Removal Seeded Restoration	$20.00	$2,200.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
700	LF	Combination Concrete Curb & Gutter	$25.00	$17,500.00	
230	SY	Class D Patch, Type IV [5]	$200.00	$46,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$84,780.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
610	LF	PVC Conduit & Wire	$17.00	$10,370.00	
6	EA	13' Pole Concrete Base [4]	$1,000.00	$6,000.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
6	EA	Ground Rod	$60.00	$360.00	
6	EA	In-Grade Junction Box	$600.00	$3,600.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
6	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$17,250.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
6	EA	Light Pole Installation and Connection	$1,000.00	$6,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$43,580.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
4	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$4,800.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$4,800.00
				Street Segment Total=	**$133,160.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

75 100 Block of W. Mulberry Street (from Main Street to Center Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Clearance coordination will be required along the south sidewalk to ensure adequate clearance from communication utility lines. It is recommended that curb bump outs be installed at the southeast and northeast corners of the Center/Mulberry Street intersection to accommodate the proposed decorative light poles.

Civil

Replace public driveway and partial sidewalk at mid-block on both sides of the street.

Landscape

Opportunities exist for adding parkway trees on the north side of the street to better define the street corridor. A bike rack is recommended along the south side of the street. A bench is suggested for the northwest corner of the intersection of Mulberry Street and Main Street. A litter bin is recommended for the northeast corner of the intersection of Mulberry Street and Center Street.

General Note: Final locations of proposed trees and site amenities may require more detailed drawings / field coordination to ensure compatibility with buildings, utilities and other streetscape elements.

Verification of overhead utility clearances is required.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

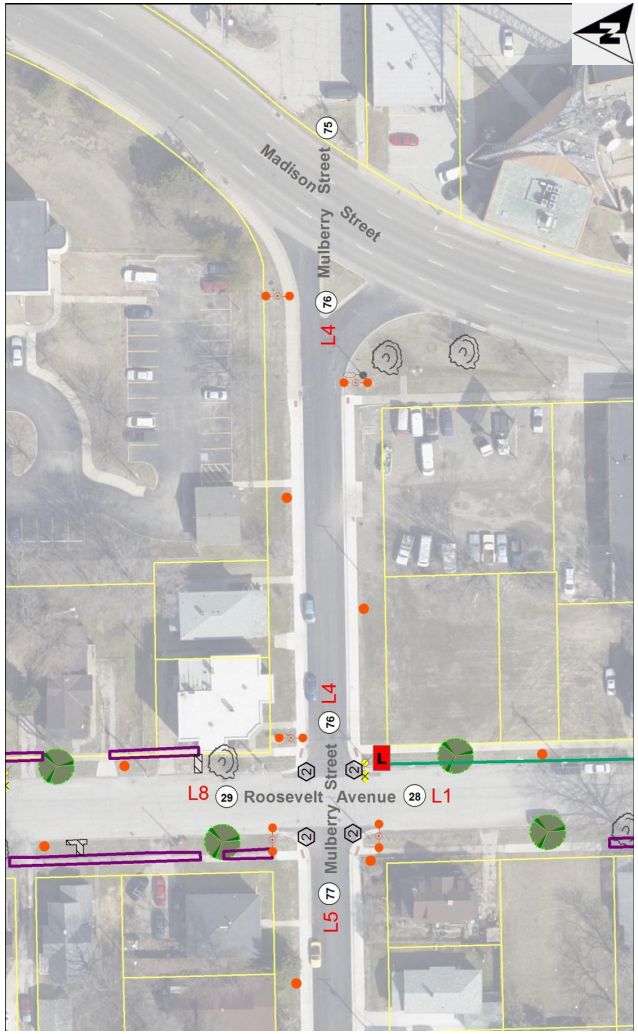
Street: **Mulberry St.**
From: Main to Center *Street Segment No.:* 75
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
150	SY	Class D Patch, Type IV [5]	$200.00	$30,000.00	
775	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$46,500.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
4	EA	Handicap Ramps	$1,200.00	$4,800.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$89,100.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
430	LF	PVC Conduit & Wire	$17.00	$7,310.00	
5	EA	13' Pole Concrete Base [4]	$1,000.00	$5,000.00	
2	EA	26' Pole Concrete Base [4]	$1,400.00	$2,800.00	
0	EA	Utility Cost	$5,000.00	$0.00	
7	EA	Ground Rod	$60.00	$420.00	
7	EA	In-Grade Junction Box	$600.00	$4,200.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
5	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$14,375.00	
2	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$13,800.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
7	EA	Light Pole Installation and Connection	$1,000.00	$7,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$54,905.00
Landscaping					
1	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$1,500.00	
1	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$1,200.00	
1	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$800.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
1	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$2,200.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$5,700.00
				Street Segment Total=	**$149,705.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

76 300 Block of W. Mulberry Street (from Madison Street to Roosevelt Avenue)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- Proposed bump out - Style 1
- Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Deeper right-of-way setbacks allow for decorative lighting to be installed behind the sidewalks in order to maintain PROWAG 4-foot clearance requirements. Two roadway fixtures to the east will provide transition lighting from the U.S. Business 51 connection.

Opinion of Probable Cost

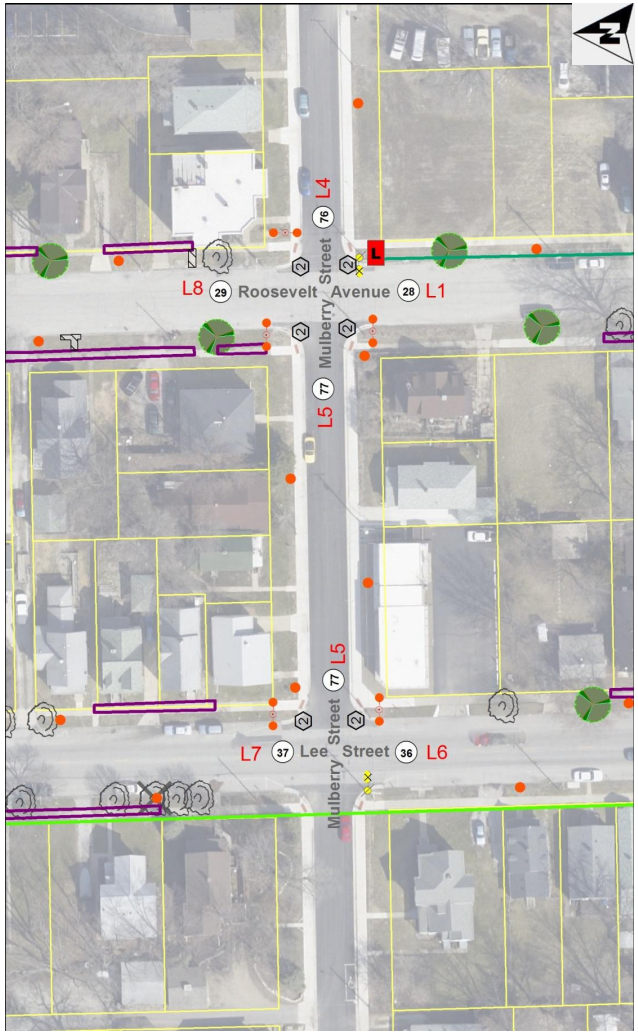
Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Mulberry St.**
From: Madison to Roosevelt *Street Segment No.:* 76
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
170	SY	Class D Patch, Type IV [5]	$200.00	$34,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$41,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
500	LF	PVC Conduit & Wire	$17.00	$8,500.00	
2	EA	13' Pole Concrete Base [4]	$1,000.00	$2,000.00	
3	EA	26' Pole Concrete Base [4]	$1,400.00	$4,200.00	
0	EA	Utility Cost	$5,000.00	$0.00	
5	EA	Ground Rod	$60.00	$300.00	
5	EA	In-Grade Junction Box	$600.00	$3,000.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
2	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$5,750.00	
3	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$20,700.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
5	EA	Light Pole Installation and Connection	$1,000.00	$5,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$49,450.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$91,250.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

77 400 Block of W. Mulberry Street (from Roosevelt Avenue to Lee Street)



LEGEND

Lighting

- Proposed single globe light, 13 ft.
- Proposed 4-globe light with camera arms, 22 ft.
- Proposed 5-globe light, 13 ft.
- Proposed pendant light with single globe, 26 ft.
- Proposed pendant light with camera arms, 26 ft.
- Proposed camera location
- Existing camera location
- Existing 5-globe light, 13 ft.
- Existing 3-globe light, 13 ft.
- Existing single globe light, 13 ft.
- Existing decorative light pole
- Existing single globe removal
- Existing utility street light
- Utility light pole removal
- Utility light removal
- L8 Controller designation
- "X" Proposed lighting control pedestal
- Existing lighting control pedestal
- Existing Ameren customer lighting

General

- 36 Street segment number
- Property parcel lines
- Study boundary

Amenities

- Proposed tree
- Existing tree
- Existing tree removal
- Proposed litter bin
- Existing litter bin
- Proposed bench
- Existing bench
- Proposed bike rack
- Existing bike rack
- Proposed kiosk sign
- Existing sign
- Proposed planter

Civil

- 1 Proposed bump out - Style 1
- 2 Proposed bump out - Style 2
- Proposed ADA ramp
- Pavement removal/ seeding restoration
- Sidewalk or pavement removal and replacement
- Curb removal and replacement
- Existing electrical vault
- Existing sidewalk vault

Observations and Considerations

Lighting

Deeper right-of-way setbacks allow for decorative lighting to be installed behind the sidewalks in order to maintain PROWAG 4-foot clearance requirements. Four 13-foot single globe fixtures are recommended for this combination business and residential street.

Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Street: **Mulberry St.**
From: Roosevelt to Lee *Street Segment No.:* 77
Street Side: North/South

Qty.	Unit	Item Description	Unit Price	Unit Cost	Total Cost
Civil					
0	SF	Sidewalk Removal & Replacement	$12.00	$0.00	
0	SF	Pavement Removal Seeded Restoration	$20.00	$0.00	
0	LF	Curb Removal & Replacement	$40.00	$0.00	
0	LF	Combination Concrete Curb & Gutter	$25.00	$0.00	
110	SY	Class D Patch, Type IV [5]	$200.00	$22,000.00	
0	SF	PC Conc. Driveway Removal & Replacement [7]	$60.00	$0.00	
0	CY	Vault Mitigation [1]	$500.00	$0.00	
0	EA	Handicap Ramps	$1,200.00	$0.00	
1	LS	Erosion Control [6]	$800.00	$800.00	
1	LS	Traffic Control Complete [6]	$4,500.00	$4,500.00	
0	LS	Bump Out- Type 1	$3,500.00	$0.00	
0	LS	Bump Out- Type 2	$8,000.00	$0.00	
1	LS	Mobilization	$2,500.00	$2,500.00	
0	LS	East Street Jack/Bore Conduit	$80,000.00	$0.00	$29,800.00
Electrical					
0	EA	Lighting Controller and Concrete Pad	$12,000.00	$0.00	
200	LF	PVC Conduit & Wire	$17.00	$3,400.00	
4	EA	13' Pole Concrete Base [4]	$1,000.00	$4,000.00	
0	EA	26' Pole Concrete Base [4]	$1,400.00	$0.00	
0	EA	Utility Cost	$5,000.00	$0.00	
4	EA	Ground Rod	$60.00	$240.00	
4	EA	In-Grade Junction Box	$600.00	$2,400.00	
0	EA	13' Five Globe Light Fixtures & Pole	$5,175.00	$0.00	
4	EA	13' Single Globe Light Fixture & Pole	$2,875.00	$11,500.00	
0	EA	26' Down Light / Single Globe Fixture & Pole	$6,900.00	$0.00	
0	EA	26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	$0.00	
0	EA	22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	$0.00	
0	EA	Connect to Existing In-Pavement J-Box	$1,500.00	$0.00	
4	EA	Light Pole Installation and Connection	$1,000.00	$4,000.00	
0	EA	Remove Utility Pole	$400.00	$0.00	
0	LS	Utility Relocation	$20,000.00	$0.00	$25,540.00
Landscaping					
0	EA	2.5" cal. Tree in pavement [2]	$1,500.00	$0.00	
0	EA	2.5" cal. Tree in lawn area [2]	$1,200.00	$0.00	
0	EA	New Bike Rack by Victor Stanley (Model #BKR-35)[3]	$800.00	$0.00	
0	EA	New 6' Bench by Victor Stanley (Model #CR-196)[3]	$3,000.00	$0.00	
0	EA	New Litter Bin by Victor Stanley (Model #S-42)[3]	$2,200.00	$0.00	
0	EA	Tree grate removal	$500.00	$0.00	
0	EA	Metal Street Banners (Tall Poles)	$1,500.00	$0.00	
0	EA	Precast Planters (Does not include soil or plantings)	$1,000.00	$0.00	
0	EA	Kiosk Signs	$2,500.00	$0.00	$0.00
				Street Segment Total=	**$55,340.00**

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
[5] Assumed route to obtain quantity. Location subject to change during construction.
[6] Assumed necessary for all Class D Patch, Type IV work.
[7] Public driveways only.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas unless indicated otherwise.
Costs for Design Documents, Specifications, and Construction Inspection are not included.
All costs shown are as of 2014.

Farnsworth GROUP

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8.0 Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Summary

Segment No.	Street	From	Subtotal	Phase
1	Prairie St	Grove St. to Front St.	$104,962.00	15
2	Prairie St	Front St. to Washington St.	$110,490.00	10
3	Prairie St	Washington St. to Jefferson St.	$122,820.00	15
4	Prairie St	Jefferson St. to Monroe St.	$147,385.00	16
5	Prairie St	Monroe St. to Market St.	$122,870.00	17
6	Prairie St	Market St. to Douglas St.	$189,640.00	30
7	Prairie St	Douglas St. to Mulberry St.	$106,465.00	30
8	Prairie St	Mulberry St. to Locust St.	$118,310.00	33
9	Albert St	Olive St. to Grove St.	$173,430.00	20
10	East St	Mulberry St. to Locust St.	$108,320.00	29
11	Main St.	Front St. to Washington St.	$4,800.00	--
12	Main St.	Washington St. to Jefferson St.	$4,800.00	--
13	Main St.	Jefferson St. to Monroe St.	$12,400.00	--
14	Main St.	Monroe St. to Market St.	$17,300.00	--
15	Main St.	Market St. to Mulberry St.	$15,100.00	--
16	Main St.	Mulberry St. to Locust St.	$40,515.00	6
17	Center St.	Front St. to Washington St.	$176,455.00	2
18	Center St.	Washington St. to Jefferson St.	$32,100.00	--
19	Center St.	Jefferson St. to Monroe St.	$139,870.00	5
20	Center St.	Monroe St. to Market St.	$245,640.00	4
21	Center St.	Market St. to Mulberry St.	$203,985.00	3
22	Center St.	Mulberry St. to Locust St.	$134,675.00	3
23	Roosevelt Ave.	Olive St. to Coliseum	$79,100.00	19
24	Roosevelt Ave.	Front St. to Washington St.	$99,360.00	12
25	Roosevelt Ave.	Washington St. to Jefferson St.	$155,690.00	23
26	Roosevelt Ave.	Jefferson St. to Monroe St.	$119,190.00	23
27	Roosevelt Ave.	Monroe St. to Market St.	$140,210.00	27
28	Roosevelt Ave.	Market St. to Mulberry St.	$166,185.00	28
29	Roosevelt Ave.	Mulberry St. to Locust St.	$140,855.00	33
30	Lee St.	Olive St. to Grove St.	$52,960.00	18
31	Lee St.	Grove St. to Front St.	$71,430.00	18
32	Lee St.	Front St. to Washington St.	$72,370.00	18
33	Lee St.	Washington St. to Jefferson St.	$114,270.00	22
34	Lee St.	Jefferson St. to Monroe St.	$78,235.00	26
35	Lee St.	Monroe St. to Market St.	$112,875.00	26
36	Lee St.	Market St. to Mulberry St.	$125,625.00	32
37	Lee St.	Mulberry St. to Locust St.	$134,930.00	32
38	Olive St.	Prairie St. to Albert St.	$0.00	--
39	Olive St.	Albert St. to Main St.	$117,075.00	21
40	Olive St.	Main St. to Center St.	$164,520.00	22
41	Olive St.	Center St. to Roosevelt St.	$0.00	--
42	Olive St.	Roosevelt St. to Lee St.	$6,000.00	--
43	Grove St.	Mulberry St. to Locust St.	$172,410.00	20
43a	Sidewalk	West of Albert St. (Olive St to Grove St.)	$34,425.00	21
44	Front St.	Prairie St. to East St.	$213,105.00	11
45	Front St.	East St. to Main St.	$97,937.00	1
46	Front St.	Main St. to Center St.	$130,320.00	1
47	Front St.	Center St. to Madison St.	$149,815.00	2
48	Front St.	Madison St. to Roosevelt Ave.	$73,125.00	12
49	Front St.	Roosevelt Ave. to Lee St.	$65,665.00	12
50	Washington St.	Prairie St. to East St.	$224,055.00	10
51	Washington St.	East St. to Main St.	$126,720.00	7
52	Washington St.	Main St. to Center St.	$4,600.00	--
53	Washington St.	Center St. to Madison St.	$130,650.00	7

8.0 Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00
Client: City of Bloomington *Date:* 23-Jun-14
By: JMG, JAG, JAM

Summary

54	Washington St.	Madison St. to Roosevelt Ave.	$123,897.00	14
55	Washington St.	Roosevelt Ave. to Lee St.	$153,325.00	14
56	Jefferson St.	Prairie St. to East St.	$166,285.00	16
57	Jefferson St.	East St. to Main St.	$104,820.00	8
58	Jefferson St.	Main St. to Center St.	$3,800.00	--
59	Jefferson St.	Center St. to Madison St.	$132,250.00	8
60	Jefferson St.	Madison St. to Roosevelt Ave.	$119,055.00	24
61	Jefferson St.	Roosevelt Ave. to Lee St.	$110,436.00	24
62	Monroe St.	East St. to Main St.	$278,485.00	9
63	Monroe St.	Main St. to Center St.	$800.00	--
64	Monroe St.	Center St. to Madison St.	$115,730.00	9
65	Monroe St.	Madison St. to Roosevelt Ave.	$100,365.00	25
66	Monroe St.	Roosevelt Ave.. to Lee St.	$63,893.00	25
67	Market St.	Prairie St. to East St.	$185,020.00	17
68	Market St.	East St. to Main St.	$136,224.00	6
69	Market St.	Main St. to Center St.	$124,005.00	4
70	Market St.	Center St. to Madison St.	$120,225.00	6
71	Market St.	Madison St. to Roosevelt Ave.	$125,305.00	28
72	Market St.	Roosevelt Ave. to Lee St.	$114,995.00	28
73	Douglas St.	Prairie St. to East St.	$83,960.00	30
74	Mulberry St.	Prairie St. to East St.	$133,160.00	29
75	Mulberry St.	Main St. to Center St.	$149,705.00	3
76	Mulberry St.	Madison St. to Roosevelt Ave.	$91,250.00	31
77	Mulberry St.	Roosevelt Ave. to Lee St.	$55,340.00	31
			Street Segment Total=	**$8,498,369.00**

8.0 Opinion of Probable Cost

Project: **Bloomington Streetscape Lighting Master Plan** *Project No.:* 131202.00

Client: City of Bloomington *Date:* 23-Jun-14

By: JMG, JAG, JAM

Material Quantity Cost Summary

Item Description	Unit Cost	Total Qty.	Total
Civil			
Sidewalk Removal & Replacement	$12.00	19500	$234,000.00
Pavement Removal Seeded Restoration	$20.00	3660	$73,200.00
Curb Removal & Replacement	$40.00	725	$29,000.00
Combination Concrete Curb & Gutter	$25.00	850	$21,250.00
Class D Patch, Type IV [5]	$200.00	10705	$2,141,000.00
PC Conc. Driveway Removal & Replacement [7]	$60.00	1105	$66,300.00
Vault Mitigation [1]	$500.00	320	$160,000.00
Handicap Ramps	$1,200.00	67	$80,400.00
Erosion Control [6]	$800.00	65	$52,000.00
Traffic Control Complete [6]	$4,500.00	65	$292,500.00
Bump Out- Type 1	$3,500.00	19	$66,500.00
Bump Out- Type 2	$8,000.00	42	$336,000.00
Mobilization	$2,500.00	69	$172,500.00
East Street Jack/Bore Conduit	$80,000.00	1	$80,000.00
Electrical			
Lighting Controller and Concrete Pad	$12,000.00	9	$108,000.00
PVC Conduit & Wire	$17.00	31192	$530,264.00
13' Pole Concrete Base [4]	$1,000.00	290	$290,000.00
26' Pole Concrete Base [4]	$1,400.00	166	$232,400.00
Utility Cost	$5,000.00	13	$65,000.00
Ground Rod	$60.00	463	$27,780.00
In-Grade Junction Box	$600.00	463	$277,800.00
13' Five Globe Light Fixtures & Pole	$5,175.00	5	$25,875.00
13' Single Globe Light Fixture & Pole	$2,875.00	281	$807,875.00
26' Down Light / Single Globe Fixture & Pole	$6,900.00	161	$1,110,900.00
26' Down Light / Single Globe Fixture & Pole w/ Camera Arms	$9,200.00	4	$36,800.00
22' Four Globe Light Fixture & Pole w/ Camera Arm	$7,475.00	3	$22,425.00
Connect to Existing In-Pavement J-Box	$1,500.00	17	$25,500.00
Light Pole Installation and Connection	$1,000.00	458	$458,000.00
Remove Utility Pole	$400.00	7	$2,800.00
Utility Relocation	$20,000.00	2	$40,000.00
Landscaping			
2.5" cal. Tree in pavement [2]	$1,500.00	115	$172,500.00
2.5" cal. Tree in lawn area [2]	$1,200.00	69	$82,800.00
New Bike Rack by Victor Stanley (Model #BKR-35) [3]	$800.00	44	$35,200.00
New 6' Bench by Victor Stanley (Model #CR-196) [3]	$3,000.00	18	$54,000.00
New Litter Bin by Victor Stanley (Model #S-42) [3]	$2,200.00	39	$85,800.00
Tree grate removal	$500.00	16	$8,000.00
Metal Street Banners (Tall Poles)	$1,500.00	66	$99,000.00
Precast Planters (Does not include soil or plantings)	$1,000.00	90	$90,000.00
Kiosk Signs	$2,500.00	2	$5,000.00
		Total	$8,498,369.00

[1] Approximate quantity.
[2] Cost includes sidewalk/soil removal & replacement, backfill with planting mix, and new shredded hardwood mulch.
[3] Includes shipping, installation and contractor mark-up.
[4] Cost includes sidewalk/soil removal & replacement.
Product prices based upon market value upon publish date of this report. Adjustment factors for inflation have not been considered.
All prices are an estimate and based upon the information available to the designer.
Estimate does not include costs for utility relocations or alterations required to install lighting or other streetscape amenities unless indicated otherwise.
Estimate does not include costs for security cameras and associated enclosures.
Estimate does not include site restoration for grass or dirt areas.
Cost for Design Documents, Specifications, and Construction Inspection are not included.

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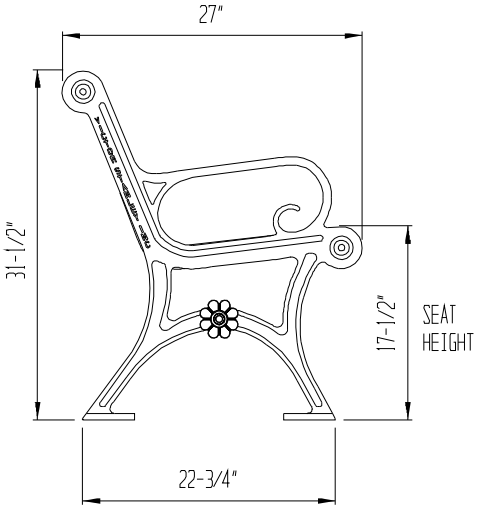

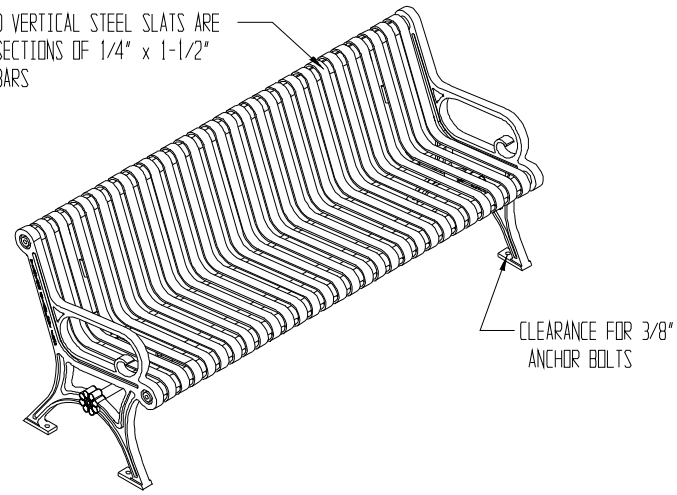

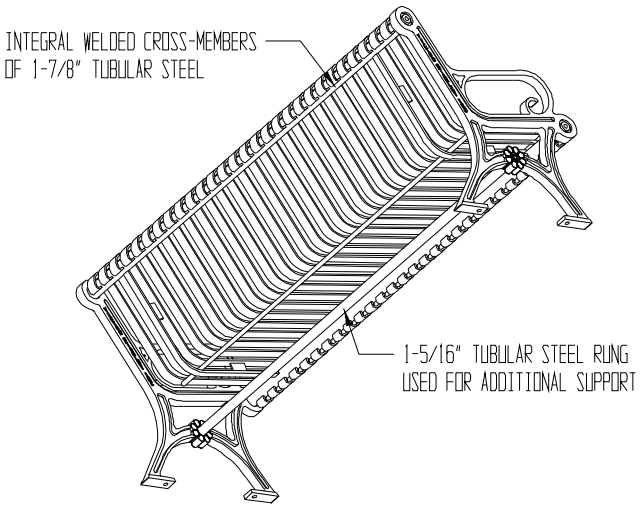

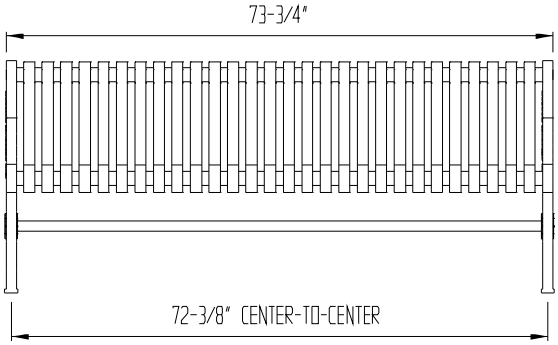

CENTER-TO-CENTER DISTANCES ARE APPROXIMATE
(VARIATIONS IN CASTINGS ARISE FROM DIFFERENT RATES OF COOLING)

AVAILABLE OPTIONS:

POWDER COATING
- 10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

CUSTOM PLAQUES
- ENGRAVED CAST BRONZE PLAQUES

INTERMEDIATE & CENTER ARMRESTS
- 4', 6' & 8' AVAILABLE WITH OPTIONAL ARMRESTS

LENGTHS
- STANDARD 4'
- STANDARD 6' LENGTH SHOWN
- STANDARD 8'

NOTES:
1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
2. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

CR-196

CLASSIC SERIES STANDARD BENCH WITH DUCTILE IRON END FRAMES
SHOWN: STANDARD 6-FOOT LENGTH

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REV. 7/27/04 DRAWN N.E.S. 2004-257

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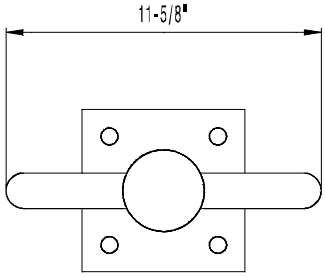
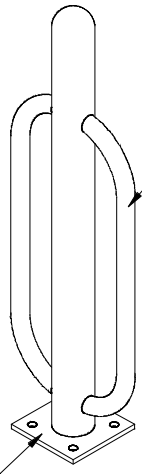
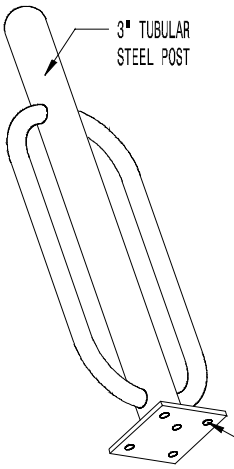
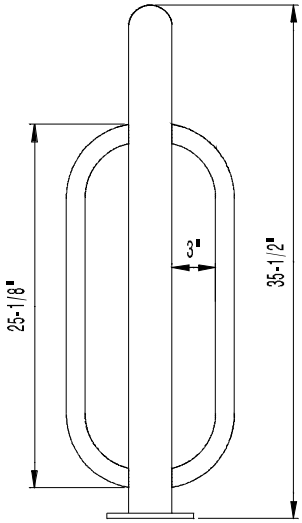
* ALL DIMENSIONS ARE IN INCHES *









AVAILABLE OPTIONS:
- POWDER COATING
  - 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS
  - CUSTOM COLORS (INCLUDING THE RAL RANGE)

MOUNTING
- STANDARD SURFACE AND IN-GROUND

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BKR-35

T SERIES™

ALL-STEEL BIKE BOLLARD
SHOWN: STANDARD SURFACE MOUNT

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REV. 6/21/12 DRAWN S.M.P. 2012-566

TF 4229 WLIRP4835 Westlake Planter

Options:
Note: Options may change without notice.
Call to confirm current options.

Weatherstone:
Sand - Gray - Brown - Buff - Cream
Light Charcoal - French Gray - Brick Red

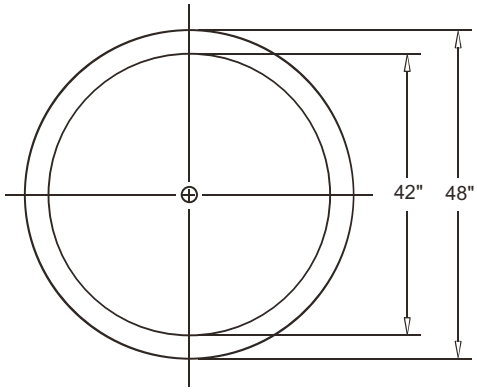
Custom Options Available

Size:	48" Dia. x 35" H.
Weight:	1350 lbs.
Material:	Reinforced Precast Concrete.
Wall Thickness:	3" thick wall at the top.
Features:	Member of the Westlake Series.
Reinforcing:	1/4″ Dia. steel rebar.
Hardware:	(4) - 1/2″ Dia. threaded inserts. (3) - 5/8″ Dia. lifting inserts.
Reservoir System:	Optional. Available upon request.
Drain Hole:	(1) - 1 1/2" Dia.
Anchoring:	Optional.
Maintenance:	Rinse periodically with water & mild detergent. Re-seal annually.
Packaging:	Banded to pallet.

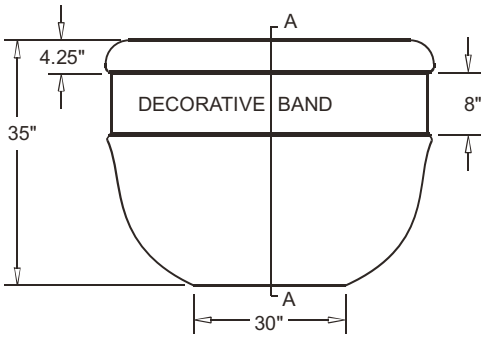
*NOTE:
Lifting inserts are to ONLY be used when the planter is EMPTY.
Shown with:
Westlake 1 Design -- features an 7″ carved bank around the top 1/3 of the planter. Series 1 sports an ancient Egyptian design with a fern and floral background. These carvings are flush with the outside of the planter.
Also available with:
Westlake 2 Design -- features an 7″ carved band around the top 1/3 of the planter. Series I sports an ancient Egyptian design with diagonal lines, triangles and pillars. These carvings are flush with the outside of the planter.

GENERAL PLANTER SPECIFICATIONS

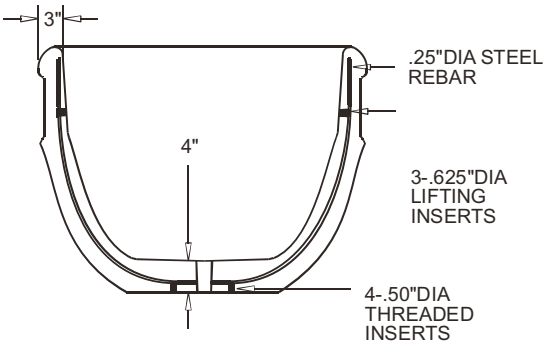
TF 4229 WLIRP4835 Planter



TOP VIEW



FRONT VIEW



SECTION A-A

1.1 SUMMARY

A. Section includes: Furnish Precast Concrete Planter indicated on drawings or specified herein.

1.2 REFERENCES

A. American Society for Testing & Materials
   1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS

A. Submit product data, shop drawings and Samples.
   1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
      a. Detailed specification of construction fabrication.
      b. Manufacturer's installation instructions
      c. Maintenance literature
      d. Product warranty
   2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
   3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE

A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacturer of precast concrete planters field proven for at least five years.

1.10 WARRANTY

Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

2.1 MANUFACTURERS

A. Acceptable manufacturer for Precast Concrete Planters to be known as Wausau Tile, Inc.
   PO Box 1520, Wausau, WI 54402-1520.
   (800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. Coloring: All Precast products for this project shall be of one manufacturer.

2.2 MATERIALS

A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregates: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturer's recommendations.

# # #

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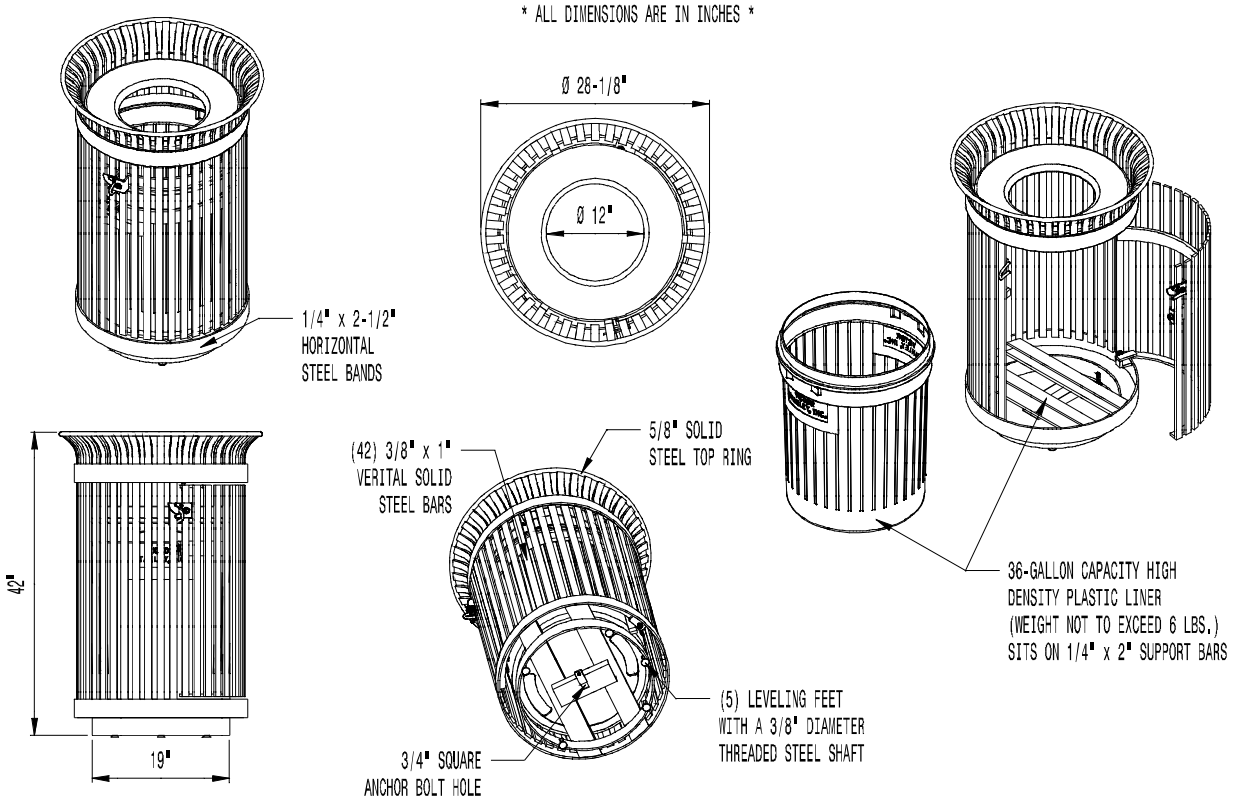

AVAILABLE OPTIONS:

POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE
VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMERED LID (AS SHOWN). AVAILABLE WITH
OPTIONAL DOME LID, DOME LID WITH ASHTRAY, RAIN BONNET LID,
RAIN BONNET LID WITH ASHTRAY, CONVEX LID, CONVEX LID WITH
SELF CLOSING DOOR, ENCLOSED DOME LID, ENCLOSED DOME LID
WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS.
ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.

SECURITY
AVAILABLE WITH STANDARD LOCKABLE LATCH, OPTIONAL KEYED LOCK BOX.
LID RIVETED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH
3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

SD-42

IRONSITES® SERIES

36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

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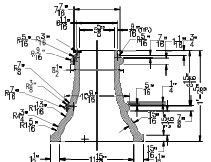
REV. 8/23/11 DRAWN R.G.O. 2011-555

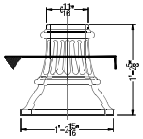
Street Trees for Bloomington, IL

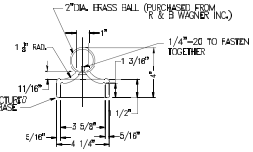
(Based on input from the City of Bloomington Parks & Recreation Department)

Scientific Name	Common Name
Acer rubrum 'Brandywine', 'Redpointe', 'Red Sunset'	Red Maple
Acer campestre	Hedge Maple
Acer saccharum 'Fall Fiesta', 'Green Mountain', 'Legacy'	Sugar Maple
Acer platanoides 'Columnare', 'Emerald Queen'	Norway Maple
Carpinus betulus 'Fastigiata'	Hornbeam
Carpinus caroliniana	Ironwood (Hornbeam)
Celtis occidentalis 'Chicagoland', 'Prairie Pride', 'Prairie Sentinel'	Hackberry
Crataegus viridis 'Winter King'	Hawthorn (Thorn less)
Gingko biloba 'Autumn Gold', 'Princeton Sentry'	Gingko (Male)
Gleditsia triacanthos 'Imperial', 'Shademaster', 'Skyline'	Honeylocust
Gymnocladus dioicus 'Espresso', 'Kentucky Colonel', 'Prairie Titan'	Kentucky Coffeetree
Liriodendron tulipifera 'Emerald City' 'Little Volunteer'	Tuliptree
Malus 'Marilee', 'Velvet Pillar'	Crabapple (Fruitless)
Prunus virginiana 'Canada Red'	Canada Red Chokecherry
Quercus bicolor	Swamp White Oak
Quercus rubra	Red Oak
Quercus muelenbergii	Chinquapin Oak
Syringa reticulata 'Ivory silk', 'Summer Snow'	Japanese Tree Lilac
Taxodium distichum 'Shawnee Brave'	Baldcypress
Tilia americana 'Legend', 'Redmond'	American Linden
Tilia tomentosa 'Sterling'	Silver Linden
Ulmus 'Accolade', 'Frontier', 'Homestead', 'Patriot', 'Pioneer'	Elm

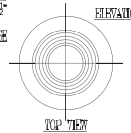
NOTES:
1. SIGNAGE IS TO BE ROMAN INFORMATION SIGN BY ALLEN ARCHITECTURAL METALS (800) 204-3858 OR EQUIVALENT.
2. INSTALLATION, GRAPHICS, AND ANCHORS ARE NOT PROVIDED BY ALLEN ARCHITECTURAL METALS.
3. ALL WELDS ARE 1/4" ALL PLACES EXCEPT FOR PART # 5 AND10. (SEE SECTION "D")
4. PROVIDE ARCHITECT/ENGINEER WITH SHOP DRAWINGS OF SIGNAGE SYSTEM AND TOP PANEL GRAPHICS PER SPECIFICATIONS.

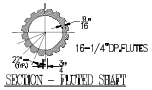

FULL SECTION - SIGN BASE


ELEVATION - ROUND SIGN BASE

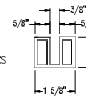


BRASS FINIAL DETAIL


TOP VIEW



SECTION - FLUTED SHAFT

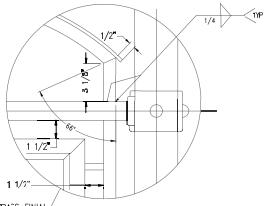

SECTION - EXTRUSION

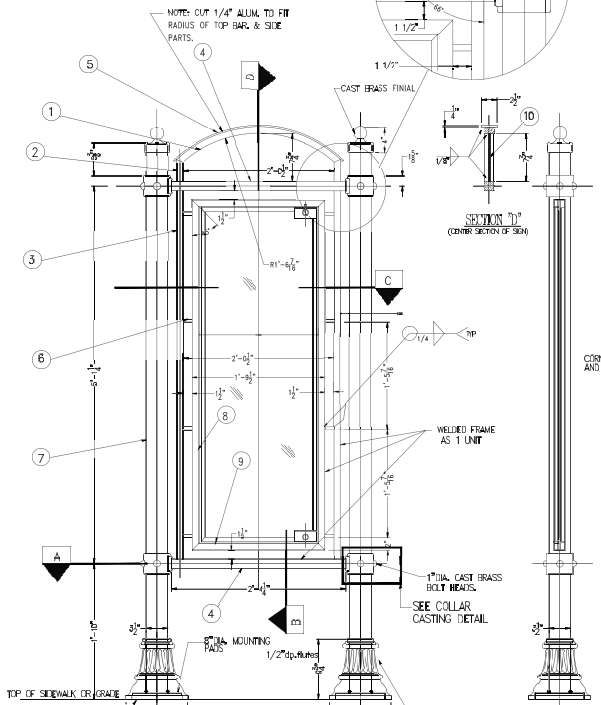
NOTE: GRAPHICS ARE TO BE FORMED BY MANUFACTURER'S RECOMMENDED PROCESS. GRAPHICS APPEAR ON BOTH SIDES OF SIGN PANEL.

ELEVATION - TOP PANEL SIGN GRAPHICS

MATERIAL LISTING

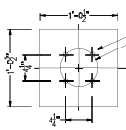
NO.	QTY.	DESCRIPTION
1	1	1" x 1 1/2" SOLID ALUM. x 36" LG.
2	2	1" x 1 1/2" SOLID ALUM. x 3 1/2" LG.
3	2	1" x 1 1/2" SOLID ALUM. x 4'- 11 3/4" LG.
4	2	1 1/2" x 1 1/2" SOLID ALUM. x 29 3/8" LG.
5	1	1/4" THICK x 2 1/2" ALUM x 31 3/4" LG.
6	8	1 1/2" x 1 7/16" x 1/2" THICK ALUM.
7	2	3" PIPE SCH 80 ALUM. (NOTE: 3 1/2"DIA. x 3'-6" LG.
8	2	1" DP. x 1 1/2" WIDE ALUM. EXTRUSION x 4'-8 3/4" LG
9	2	1" DP. x 1 1/2" WIDE ALUM. EXTRUSION x 1'-9 1/2" LG.
10	1	1/4" x 7 3/4" x 24 1/2" ALUM.



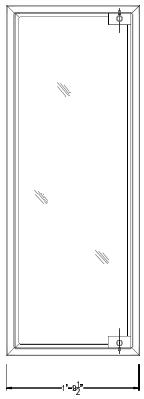


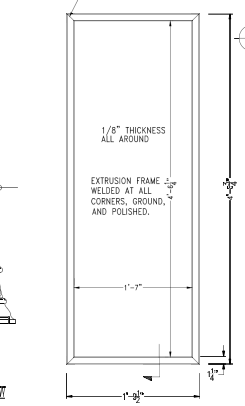
WELDMENT ELEVATION-DBL.POLE WAY SIGN

END VIEW

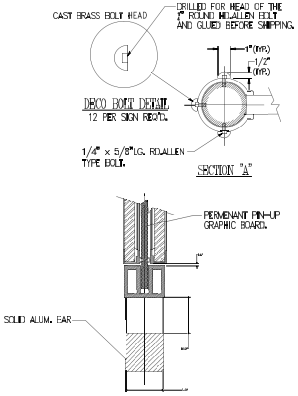


NOTE: SIGN IS ALL ALUM. MAT'L.


ELEVATION- SIGN FRAME WELDMENT



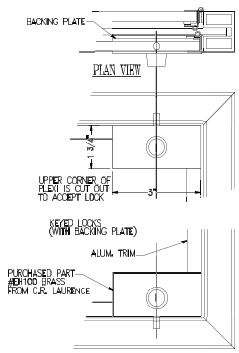
ELEVATION- SIGN FRAME WELDMENT



DECO BOLT DETAIL
12 PER SIGN REQ'D.

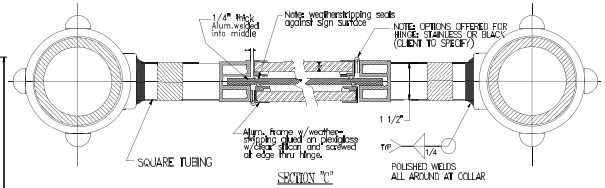
SECTION "A"

SECTION "B" (SIGN DETAIL)

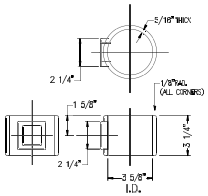


PLAN VIEW

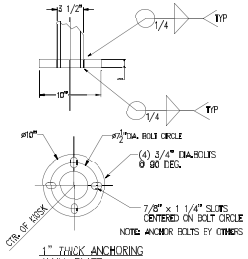
LOCK DETAIL (R.H. CORNERS)



SECTION "C"



COLLAR CASTING DETAIL



1" THICK ANCHORING ALUM. PLATE

1914 LED LIBERTYVILLE SERIES SPECIFICATIONS

GENERAL

- Luminaire housing shall be 356 die cast aluminum.
- The luminaire shall be available with acrylic tear drop acorn, a sag glass lens or a flat lens.
- Optic shall be IP66 rated.
- The luminaire shall measure 17" diameter by 35" tall with acrylic tear drop; 17" diameter x 21 1/2" tall with flat lens or 17" diameter 23 3/4" tall with sag lens.
- The luminaire shall have LED light sources with down-lighting optics.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.

FITTER / DRIVER HOUSING

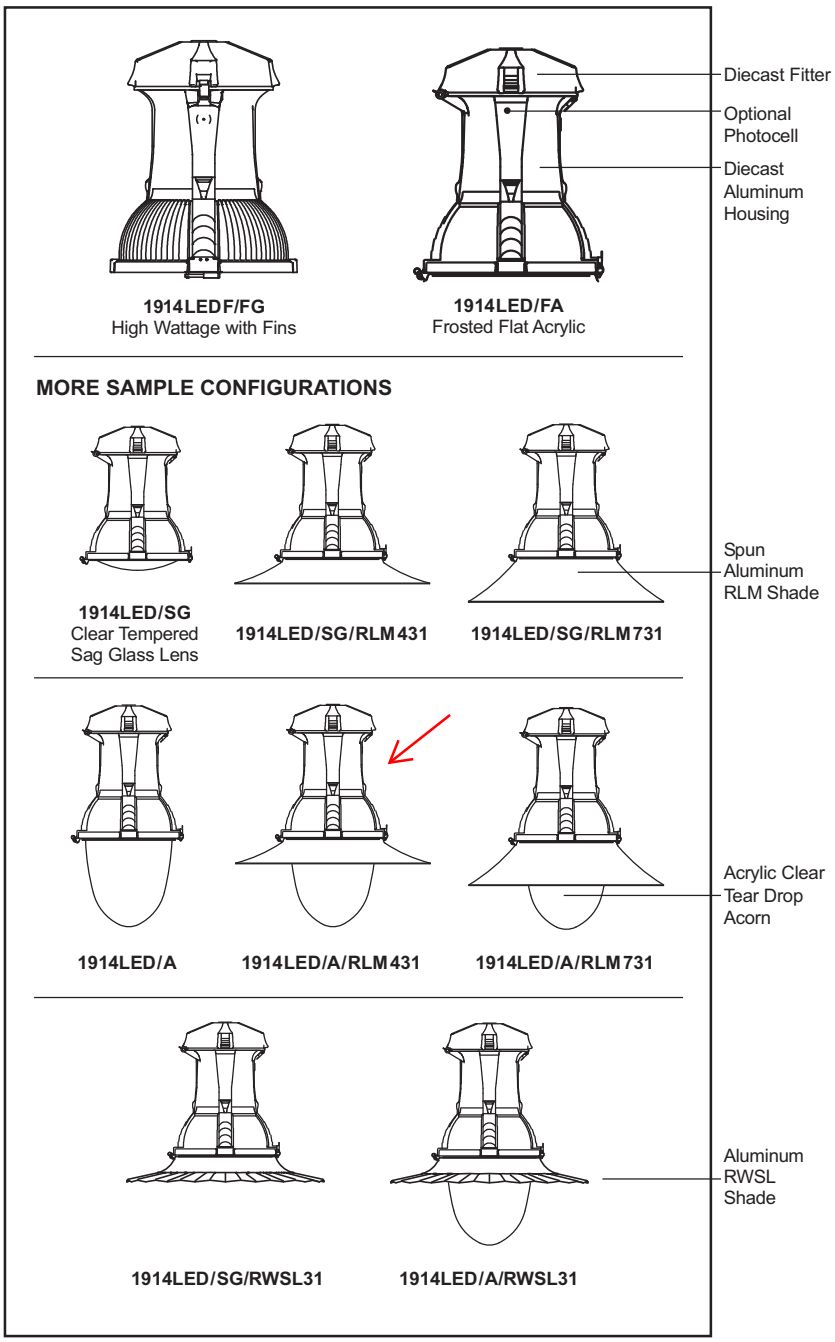
- The fitter shall be heavy wall die cast aluminum alloy for high tensile strength and corrosion resistance.
- The fitter shall be hinged with a stainless steel pin and secured with a tool-less stainless steel spring latch.
- The housing shall be fully gasketed.

DRIVER MOUNT

- The LED driver shall be securely mounted inside the housing for optimized performance and longevity.

LIGHT SOURCES

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LED arrays shall be mounted to minimize up-light.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.



1914 EPA = 1.55 (ft²)
WEIGHT = 75 LBS

(Continued on next page)

1914 LED LIBERTYVILLE SERIES SPECIFICATIONS

LIST NO. 1914 LED LIBERTYVILLE SERIES

- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80.

OPTICS

- The luminaire shall be provided with individual, acrylic, refractor type optics applied to each LED.
- The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications.
- Testing shall be done in accordance with IESNA LM-79.
- Offered with clear flat glass (FG), textured flat acrylic (SV1), frosted flat acrylic (SV2), clear sag glass (SG), frosted sag glass (FSG) lenses and acrylic tear drop (A).

PERFORMANCE

- The luminaire shall meet the requirements for 0% uplight depending on options (UO in BUG).
- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.

(Continued on next page)

INITIAL DELIVERED LUMEN DATA ("A" LENS)

Light Source	T2	T3	T4	T5	Watts
40L50-MDL21[2]	22885	22800	22035	24330	286
40L45-MDL21[2]	21250	21170	20460	22595	286
40L35-MDL21[2]	19615	19540	18885	20855	286
40L50-MDL14[2]	17630	17600	17200	18690	185
40L45-MDL14[2]	16370	16340	15970	17355	185
40L35-MDL14[2]	15110	15085	14745	16020	185
40L50-MDL10	14340	14325	13960	15345	136
40L45-MDL10	13315	13305	12960	14250	136
40L35-MDL10	12290	12280	11965	13150	136
33L50-MDL10	12140	11975	11320	12760	112
33L45-MDL10	11275	11120	10510	11850	112
33L35-MDL10	10405	10265	9705	10940	112
21L50-MDL10	8160	8025	7450	8250	76
21L45-MDL10	7575	7455	6915	7660	76
21L35-MDL10	6995	6880	6385	7070	76
21L50-MDL07	5700	5610	5180	5745	51
21L45-MDL07	5295	5210	4810	5335	51
21L35-MDL07	4885	4810	4440	4920	51

[2] See footnotes, last page

Estimated 26' pole. Recommended to be sized per each lighting phase using photometric software.

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1914 LED LIBERTYVILLE SERIES SPECIFICATIONS

LIST NO. 1914 LED LIBERTYVILLE SERIES

- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LEDs shall be 4500K (3500K or 6000K option) color temperature with a typical of 75 CRI.
- The luminaire shall have a minimum _____ (see table) initial delivered lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

ELECTRONIC DRIVERS

- The driver shall be U.L. Recognized.
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.
- The driver shall have a minimum efficiency of 90%.
- The driver shall be rated at full load with THD<20%.
- The driver accepts input voltage from 120-277 (MDL). Optional 347-480 (MDH).
- The driver is dimmable using 0-10V signal.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections.

LUMINAIRE HOUSING

- The luminaire shall be made of heavy wall cast aluminum alloy.
- For the higher power LED sources (MDL14 and MDL21) the luminaire shall be provided with optimized cast aluminum heat sink fins on the housing to provide maximum life and performance. (Finned body option available on lower power models).

RLM OPTIONS

- The luminaire shall be available with field installable RLM shades.
- The shades shall be spun aluminum.

ARMS

- The arms shall be cast aluminum and/or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.
- The arms shall be pre-wired for ease of installation.
- The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment to the base.
- **(Twin TA and twin 579 arms)** The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

PHOTOCELL OPTIONS

Twist-Lock Type

- Photocells shall be twist-lock design.
- Photocell shall be electronic switch type.

(Continued on next page)

1914 LED LIBERTYVILLE SERIES SPECIFICATIONS

LIST NO. 1914 LED LIBERTYVILLE SERIES

- Photocells shall be mounted in the housing on the photocell bracket and pre-wired to the driver.
- On multi-fixture poles the photocell shall be mounted on top of pole/arm/hangstraight. The photocell is not pre-wired since drivers are mounted in the fitters and packaged separately.
- Photocell time delay is 2 minutes to turn on at 1.5 foot-candles and 2 minutes to turn off at no more than 6 foot-candles.
- The photocell is 120-277 volt.

Electronic Button Cell Type

- Photocells shall electronic button type.
- Photocells shall be mounted in the housing and pre-wired to the driver.
- On multi-fixture poles, the photocell shall be mounted in the pole shaft on an access plate. The photocell is not pre-wired since driver are mounted in the fitters and packaged separately.
- The photocell shall turn on at 1.5 foot-candle and turn off 5-10 seconds at no more than 2-3 foot-candles.
- The photocell is 120-277 volt.

FINISH

- Prior to coating, the luminary shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coat.
- The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish.
- *The optional _____ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process.

WARRANTY

- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than three (3) simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.

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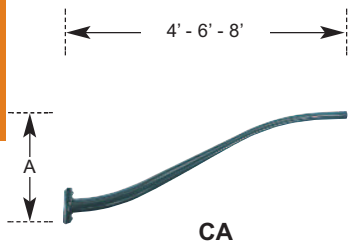
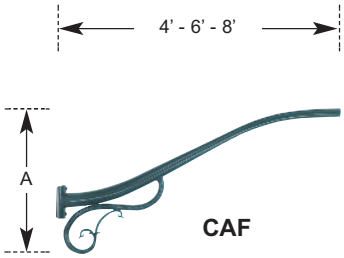
ROADWAY ARMS



CA



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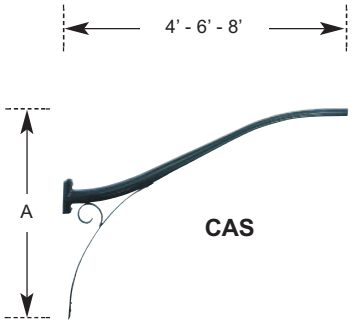

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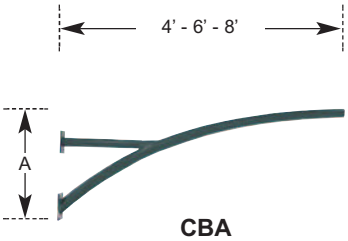

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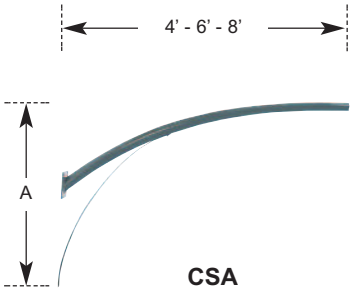

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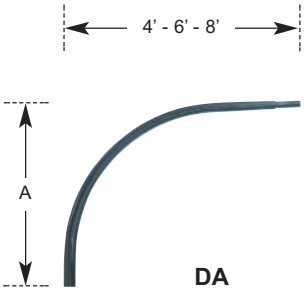

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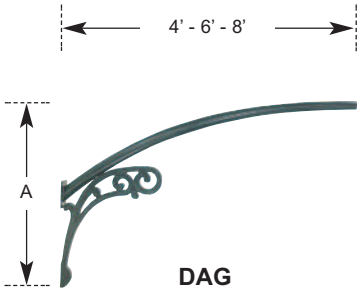
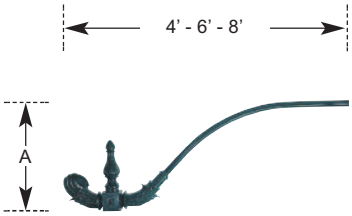
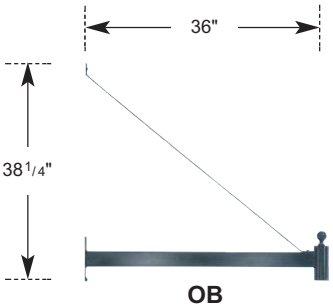


DAG



FFA



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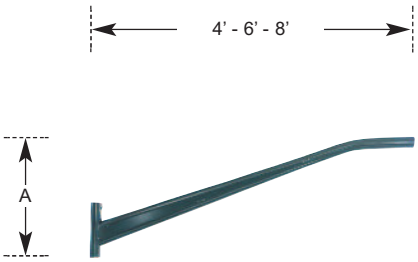
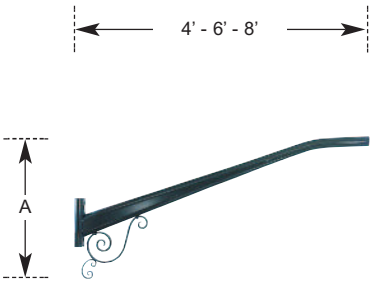
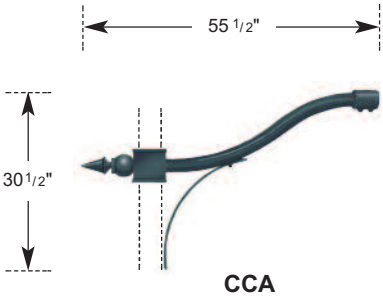


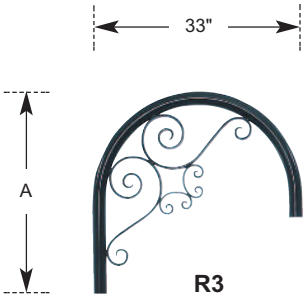
RA



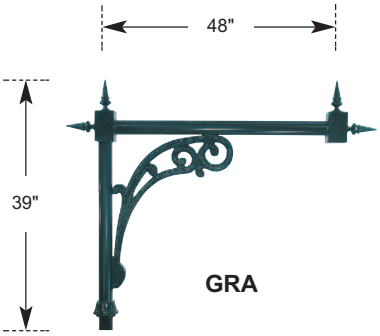
RSA



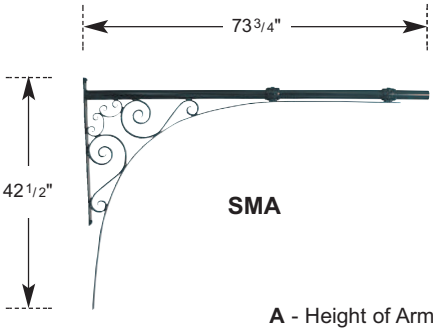
CCA



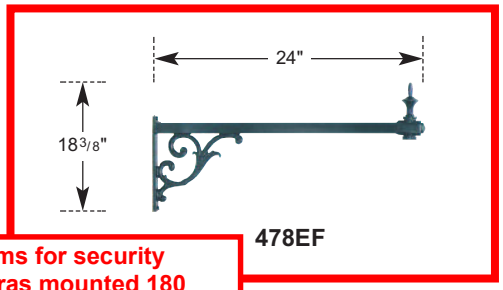
R3



GRA

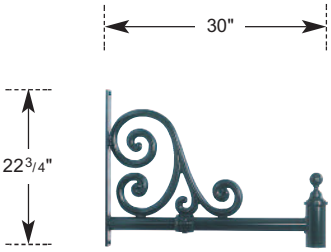


SMA



478EF

(2) arms for security cameras mounted 180 degrees from each other on the 26' poles.



678U

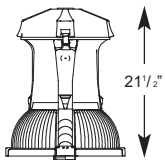
A - Height of Arm \

(Arms Shown Not to Scale)

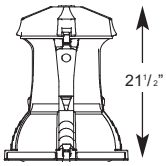
1914 LED LIBERTYVILLE

FIXTURES / ARMS PM - WB

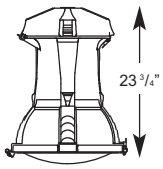
FIXTURES / SHADES



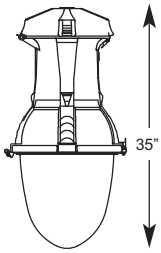
High Wattage with Fins
1914LEDF/FG
Flat Glass
1914LEDF/SV1
Textured Flat Acrylic
1914LEDF/SV2
Frosted Flat Acrylic



1914LED/FG
Flat Glass
1914LED/FLD
Flat Diffuse Acylic
1914LED/FA
Frosted Acrylic

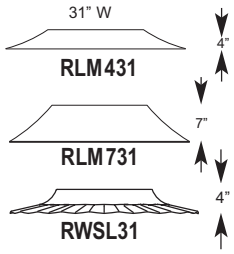


1914LED/SG
Sag Glasss
1914LED/FSG
Frosted Sag Glass



1914LED/A
Acrylic Tear
Drop Lens

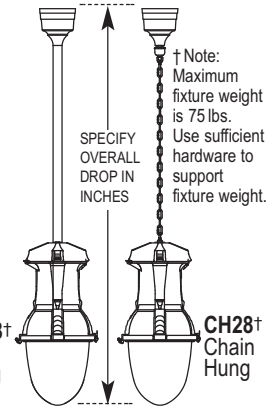
HANGING BRACKETS†



HS Hangstraights

HS-H
Horizontal
8 1/4"W x 10 5/8"H

HS-C
Clamp
12 1/2"W x 10 5/8"H



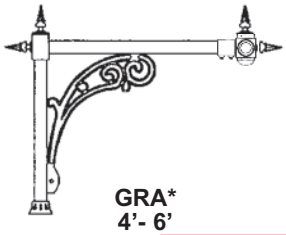
† Note: Maximum fixture weight is 75 lbs. Use sufficient hardware to support fixture weight.

SH28†
Stem
Hung

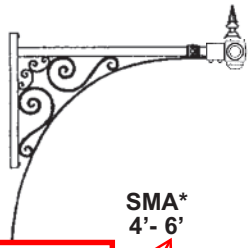
CH28†
Chain
Hung

ARMS - POST MOUNT (PM) or WALL BRACKETS (WB)

See Arms Section for more information

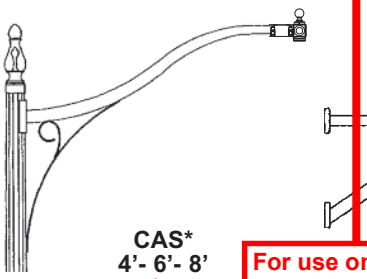


GRA*
4'- 6'



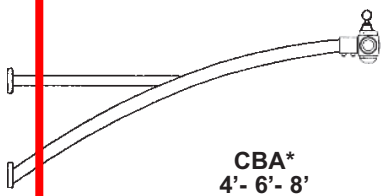
SMA*
4'- 6'

For use on 22' four-globe camera poles.

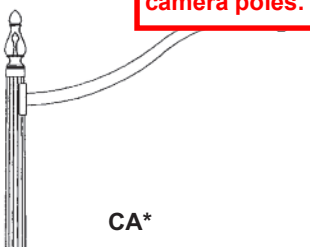


CAS*
4'- 6'- 8'

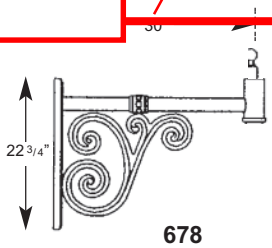
For use on 26' combination roadway pendant/pedestrian pole.



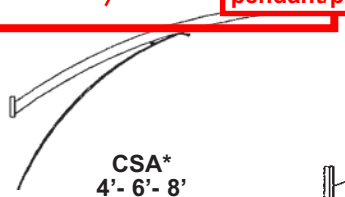
CBA*
4'- 6'- 8'



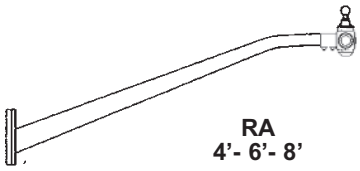
CA*



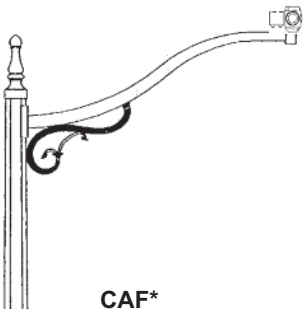
678



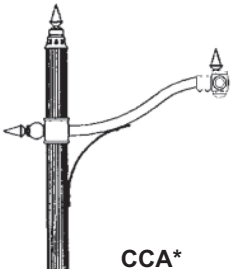
CSA*
4'- 6'- 8'



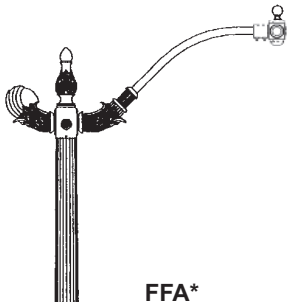
RA
4'- 6'- 8'



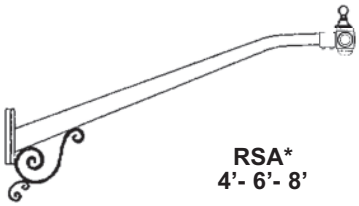
CAF*
4'- 6'- 8'



CCA*
4'- 6'

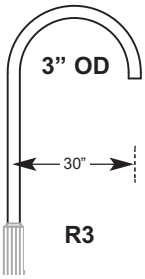


FFA*
4'- 6'-8'

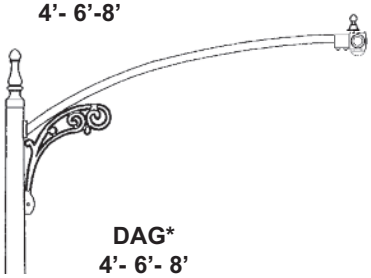


RSA*
4'- 6'- 8'

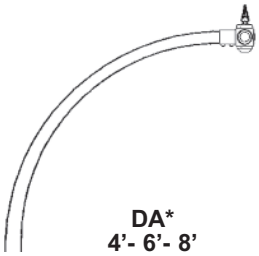
3693 Scrolls for R3 (Optional)



R3



DAG*
4'- 6'- 8'



DA*
4'- 6'- 8'

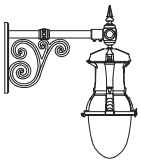
*Shown with Optional HS Hangstraight

BUILDING A PART NUMBER

POST & ARM FIXTURES

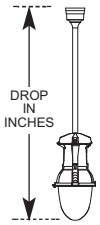
ARM MOUNTED FIXTURE

NO. OF ARMS	FIXTURE/LENS/ RLM (IF REQUIRED) POSTARM	POST (See Pole or Roadway Post Section)	POST CAP	LIGHT SOURCE LED	COLOR	TYPE	DRIVER	OPTIONS	FINISH
1 –	1914LED/A/CA6	6420SRTF	RSB4	33L	45	T5	MDL10	HS-H	BKT



WALL FIXTURES

FIXTURE/LENS/ RLM (IF REQUIRED) WALL BRACKET ARM	LIGHT SOURCE LED	COLOR	TYPE	DRIVER	OPTIONS	FINISH
1914LED/A/678WB	40L	45	T3	MDL14		BKT



HANGING FIXTURES

FIXTURE/ LENS (IF REQUIRED) HANGING BRACKET	OVERALL DROP IN INCHES	LIGHT SOURCE LED	COLOR	TYPE	DRIVER	OPTIONS	FINISH
1914LED/A/SH28	72 INCHES	21L	45	T5	MDL07		BKT

PART NUMBER SELECTIONS

FIXTURES
- 1914LED
- 1914LEDF[2]

LENS
- FG
- SV1
- SV2
- SG
- FSG
- A

POST ARMS
- 678PM
- R3
- CA4[1]
- CA6[1]
- CA8[1]
- CAF4[1]
- CAF6[1]
- CAF8[1]
- CAS4[1]
- CAS6[1]
- CAS8[1]
- CBA4[1]
- CBA6[1]
- CBA8[1]
- CCA4[1]
- CCA6[1]
- CSA4[1]
- CSA6[1]
- CSA8[1]
- DA4[1]

POST ARMS
- DA6[1]
- DA8[1]
- DAG4[1]
- DAG6[1]
- DAG8[1]
- FFA4[1]
- FFA6[1]
- R3 single
- R3 twin
- RA4[1]
- RA6[1]
- RA8[1]
- RSA4[1]
- RSA6[1]
- RSA8[1]
- QPM
- SMA4[1]
- SMA6[1]
- TAPT
- TASUPT
- 478EF

WALL BRACKET ARMS
- 678WB
- R2WB
- TASUWB
- TAWB

SHADES
- RLM431
- RLM731
- RWSL31

HANGING BRACKETS
- CH28
- SH28

LIGHT SOURCES

LED	COLOR TEMP. (K)	TYPE
21L	50(00)	T2
33L	45(00)	T3
40L	35(00)	T4
		T5

*Consult factory for other color temperatures

DRIVER

VOLTS	TYPE	mA
120-277	MDL	21[A]
347-480	MDH	14[A]
		10
		07[B]

[A] 40 LED only
[B] 21 LED only

STANDARD FINISHES*
- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

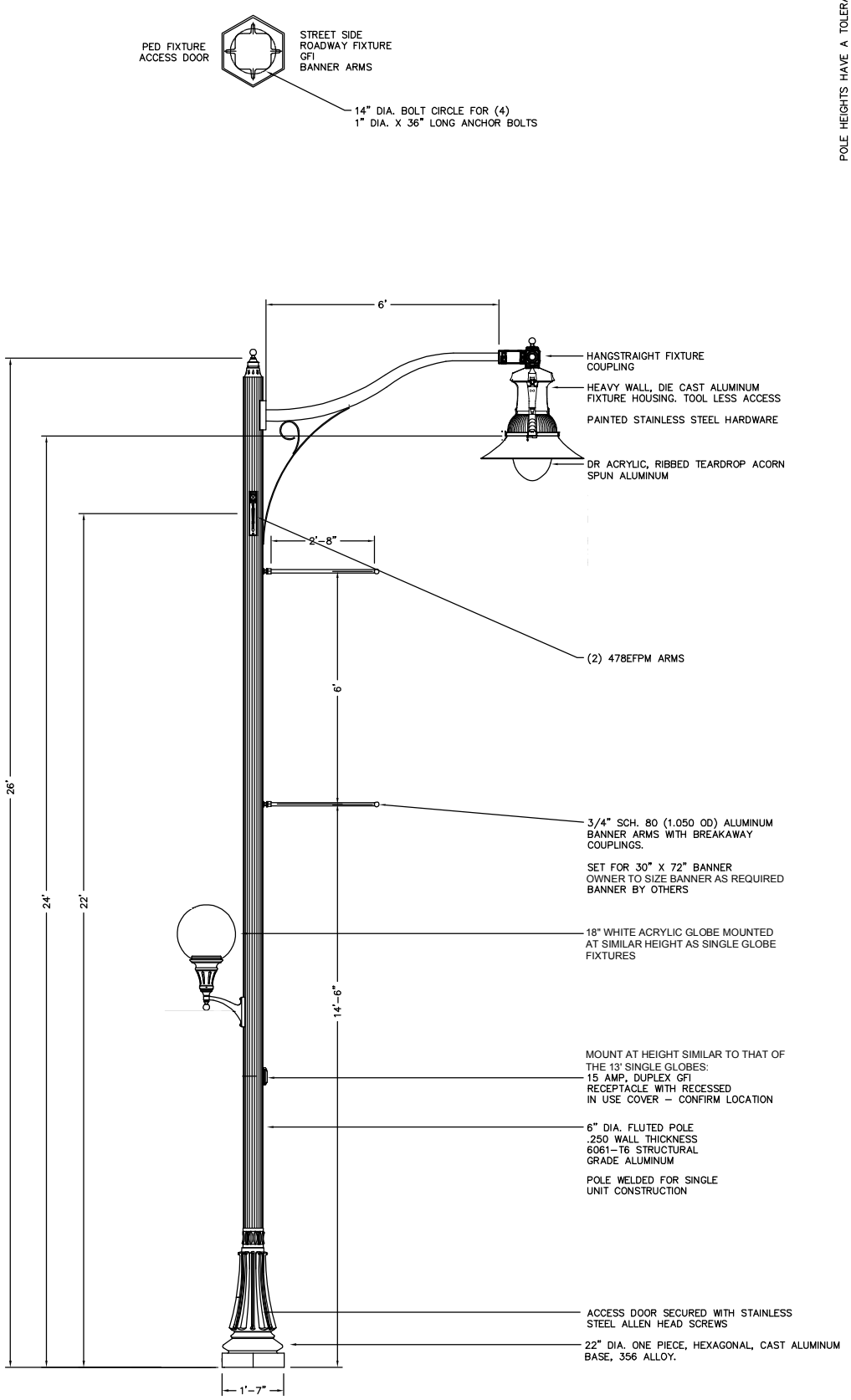
STERNBERG SELECT FINISHES
- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

OPTIONS
- R Receptacle Only for Twist-Lock Photocell
- R1 Twist-Lock Photocell 120-277 Volt
- PEC Photocell-Electronic 120-277 Volt
- FHD Dual Fuse & Holder
- PF Pineapple Finial or Font (for TA, TASCR)
- BF Ball Finial or Font (for TA, TASCR)
- CC3693 Scrolls for R3 Arm
- HS-H Horizontal Hangstraight
- HS-C Clamp Style Horizontal Hangstraight

All options for all poles indicated here. All recommended options may not be required on every pole. Do not use for ordering. Consult factory.

NOTES:
[1] Add (S) Spike or (B) Ball after arm number to designate type of finial.
[2] Required with MDL21 and MDL14 drivers.

26' Down Light / Single Globe Fixture w/ Camera Arms



POLE HEIGHTS HAVE A TOLERANCE OF + OR – 2"

DRAWN DRE

DRAWN DATE 2/12/14

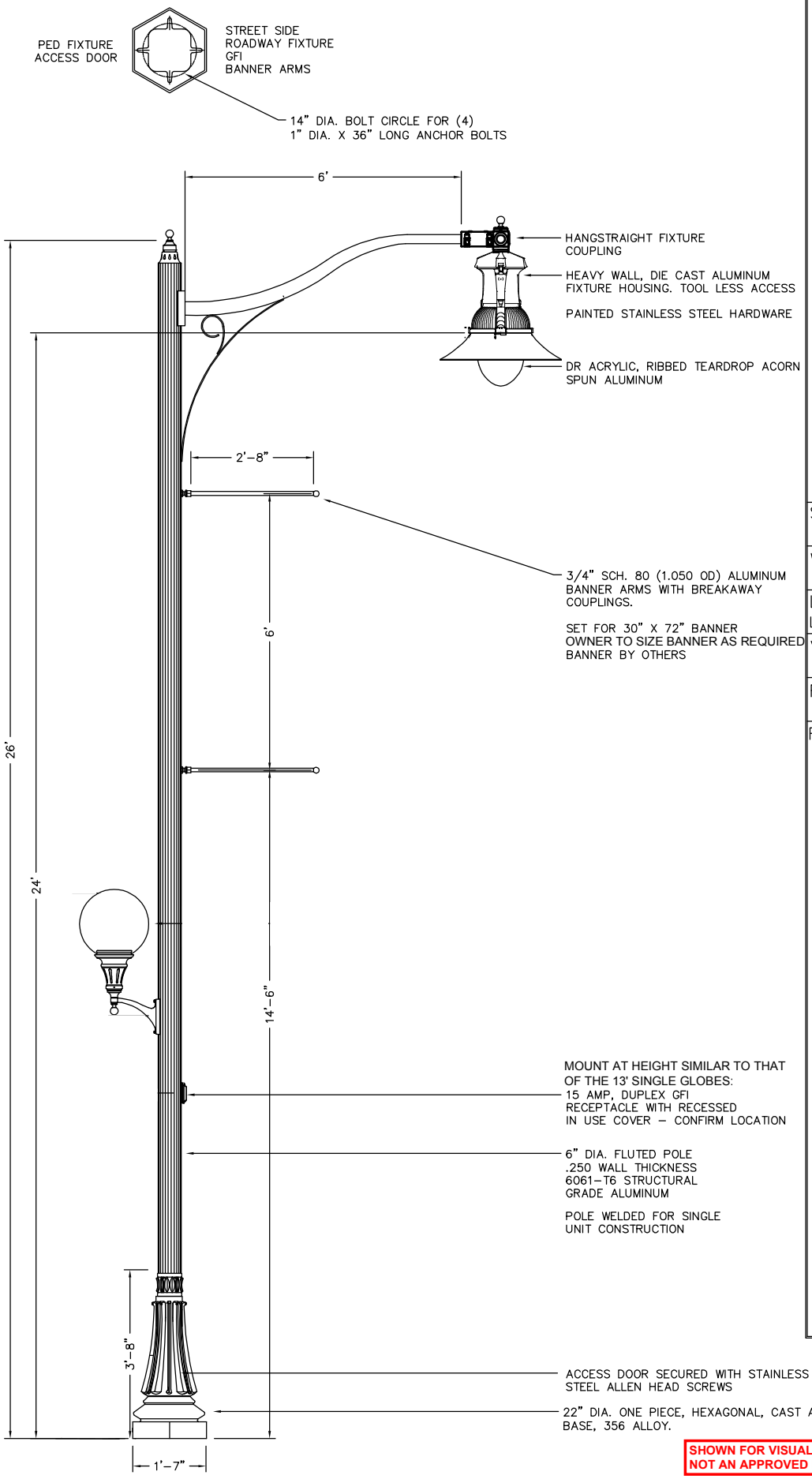
DRAWING NUMBER

BLOOMINGTON, IL

STERNBERG SINCE 1923

SHOWN FOR VISUAL PURPOSES ONLY.
NOT AN APPROVED FACTORY DRAWING.

26' Down Light / Single Globe Fixture



POLE HEIGHTS HAVE A TOLERANCE OF + OR – 2"

3/21/2012

DRAWING NUMBER

DRAWN SS

STERNBERG SINCE 1923

SOCKET TYPE

WATTAGE
SEE DWG

LIGHT SOURCE
LED

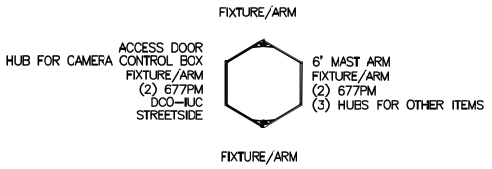
VOLTAGE
120–277

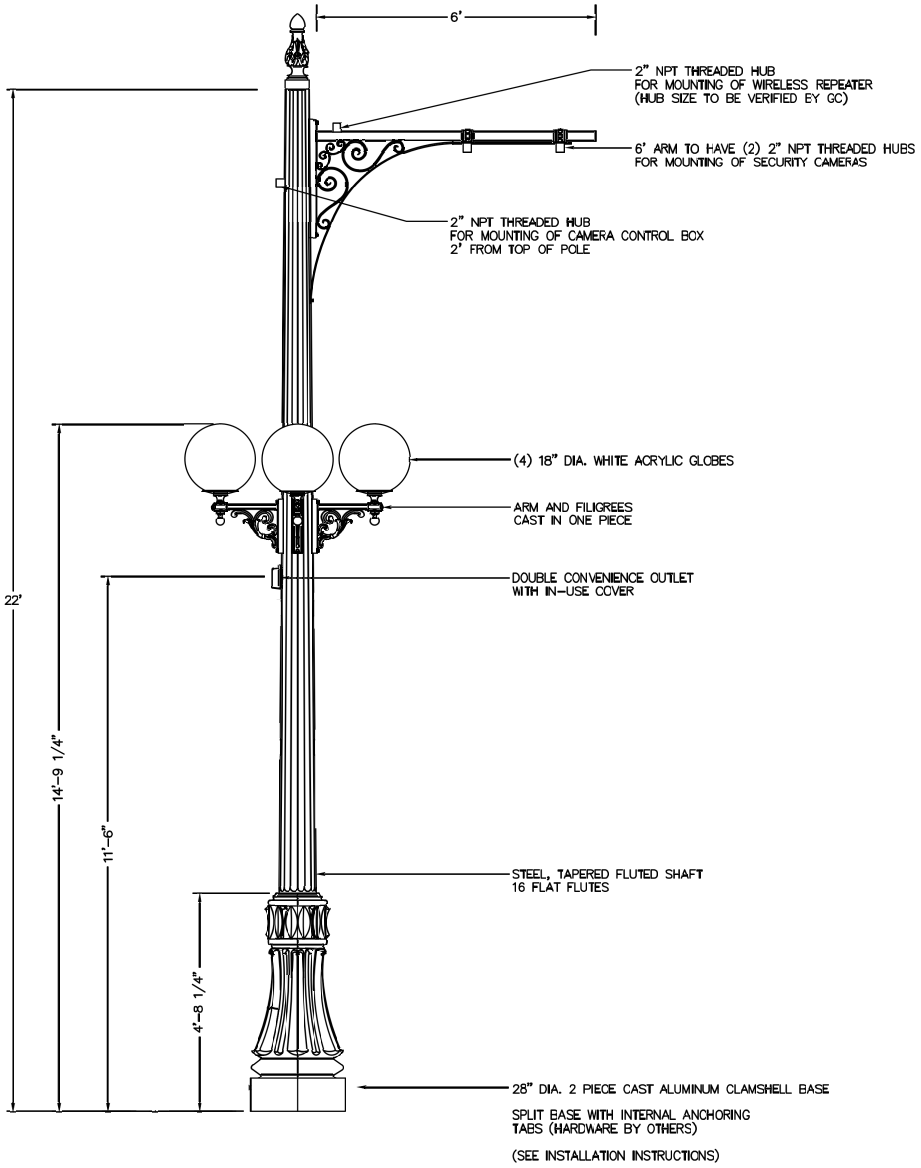
FUSE

FINISH
BLACK FINISH

**SHOWN FOR VISUAL PURPOSES ONLY.
NOT AN APPROVED FACTORY DRAWING.**

22' Four Globe Light Fixture & Pole w/ Camera Arm





REV	REVISIONS	DATE	RVSD
A	ORIGINAL	10-3-12	

DRAWN LMG

SCALE

POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"

BLOOMINGTON, IL

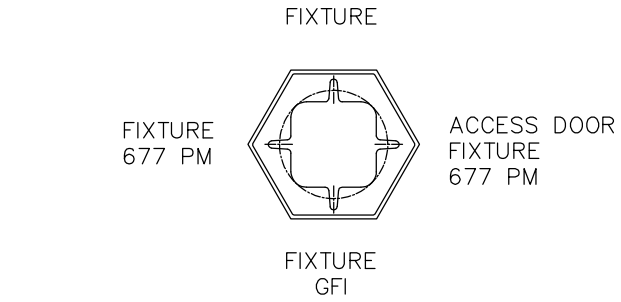
DRAWING NUMBER

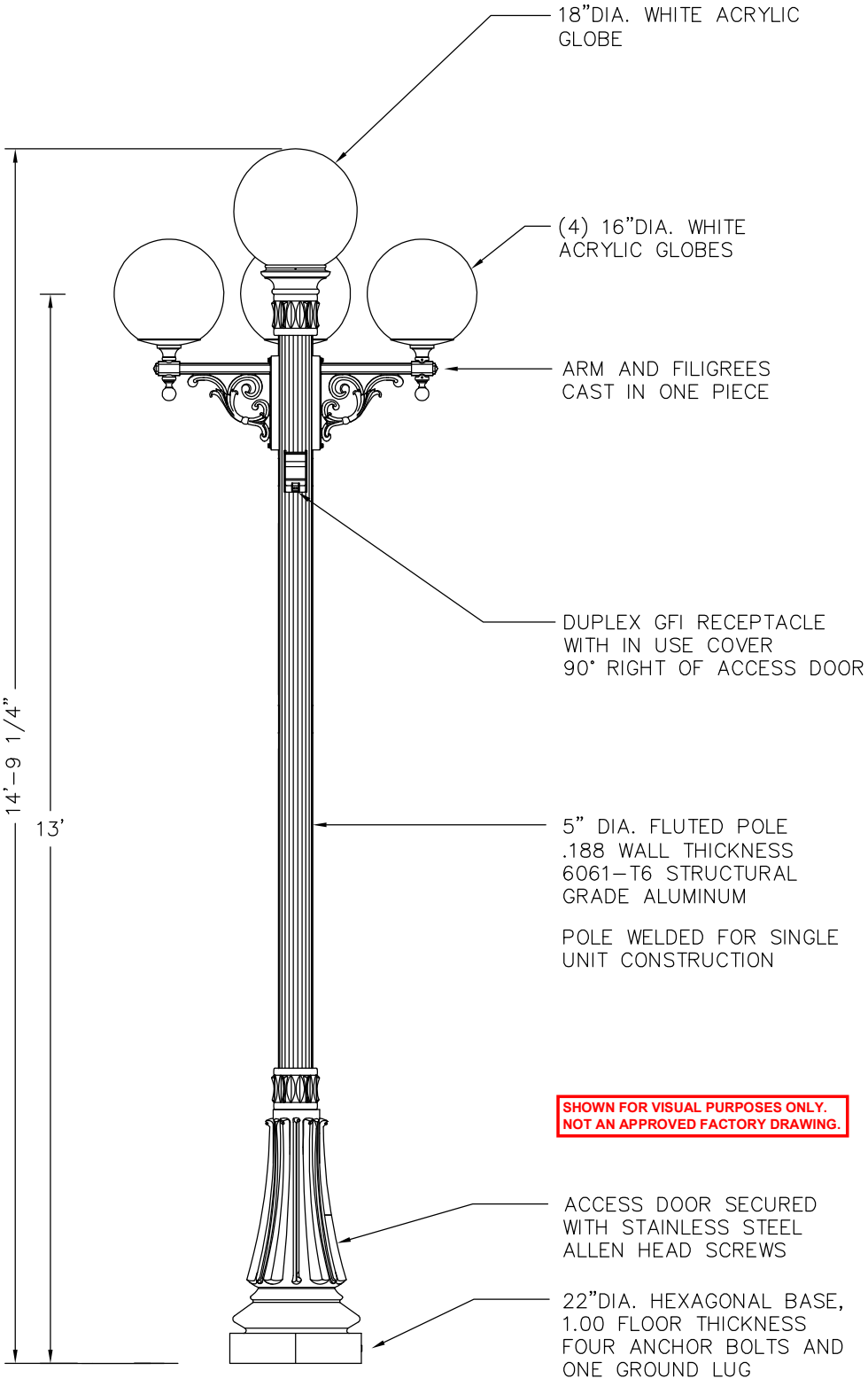
SINCE 1923

STERNBERG

SHOWN FOR VISUAL PURPOSES ONLY.
NOT AN APPROVED FACTORY DRAWING.

13' Five Globe Light Fixture & Pole





SHOWN FOR VISUAL PURPOSES ONLY.
NOT AN APPROVED FACTORY DRAWING.

POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"

SEP 9 2008

DRAWING NUMBER

DRAWN DRE

STERNBERG SINCE 1923

SOCKET TYPE
MED

WATTAGE

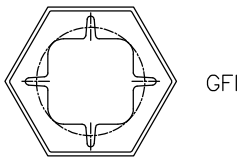
LIGHT SOURCE

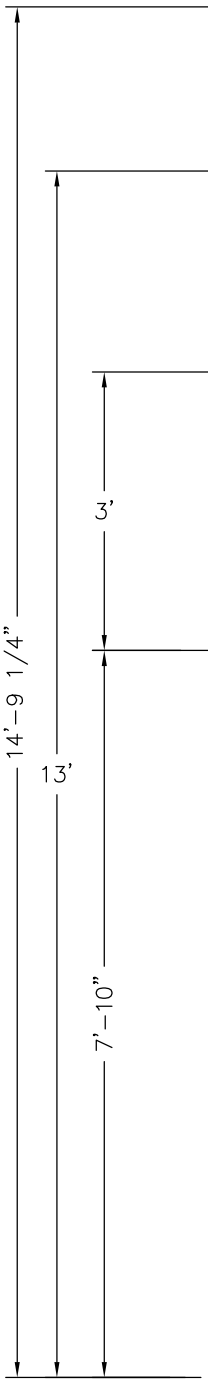
VOLTAGE
120

FUSE

FINISH
ADVISE

13' Single Globe Light Fixture & Pole





18"DIA. WHITE ACRYLIC GLOBE

DUPLEX GFI RECEPTACLE WITH IN USE COVER

5" DIA. FLUTED POLE
.188 WALL THICKNESS
6061-T6 STRUCTURAL GRADE ALUMINUM

POLE WELDED FOR SINGLE UNIT CONSTRUCTION

SHOWN FOR VISUAL PURPOSES ONLY. NOT AN APPROVED FACTORY DRAWING.

ACCESS DOOR SECURED WITH STAINLESS STEEL ALLEN HEAD SCREWS

22"DIA. HEXAGONAL BASE, 1.00 FLOOR THICKNESS FOUR ANCHOR BOLTS AND ONE GROUND LUG

POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"

12/3/09

DRAWN DRE

DRAWING NUMBER

BLOOMINGTON, IL

STERNBERG SINCE 1923

SOCKET TYPE
MED

WATTAGE

LIGHT SOURCE
INC

VOLTAGE
120

FUSE

FINISH
BLACK

5400 HAMILTON SERIES SPECIFICATIONS

GENERAL

The ____ ft tall* decorative post shall be aluminum, one-piece construction. The 22" hexagonal cast aluminum, ornamentally pleated base shall be constructed with a ____ inch diameter aluminum shaft. The model shall be Sternberg Lighting **#5400** or **#5400R** for candy cane poles. The pole shall be U.L. or E.T.L. listed in U.S. and Canada.

CONSTRUCTION

The base shall have a hexagonal lower section and designed with a pleated and sculptured upper section terminated with a decorative ring and be made of heavy wall, 356 alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base.

____ The **smooth tapered shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

____ The **smooth straight shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

____ The **straight fluted shaft** shall be made of ASTM 6061 extruded aluminum and tempered to a T6 condition. It shall have a decorative fluted 3" O.D. tenon.

____ The **cast tapered fluted shaft** shall be made of heavy wall, 356 alloy cast aluminum.

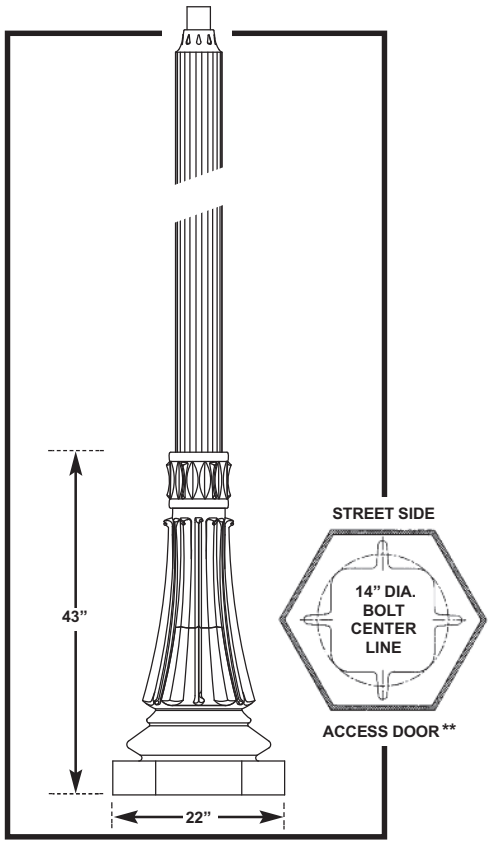
____ The **extruded tapered fluted shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition. The shaft shall be double circumferentially welded internally and externally to the base for added strength.

____ The **smooth straight shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

INSTALLATION

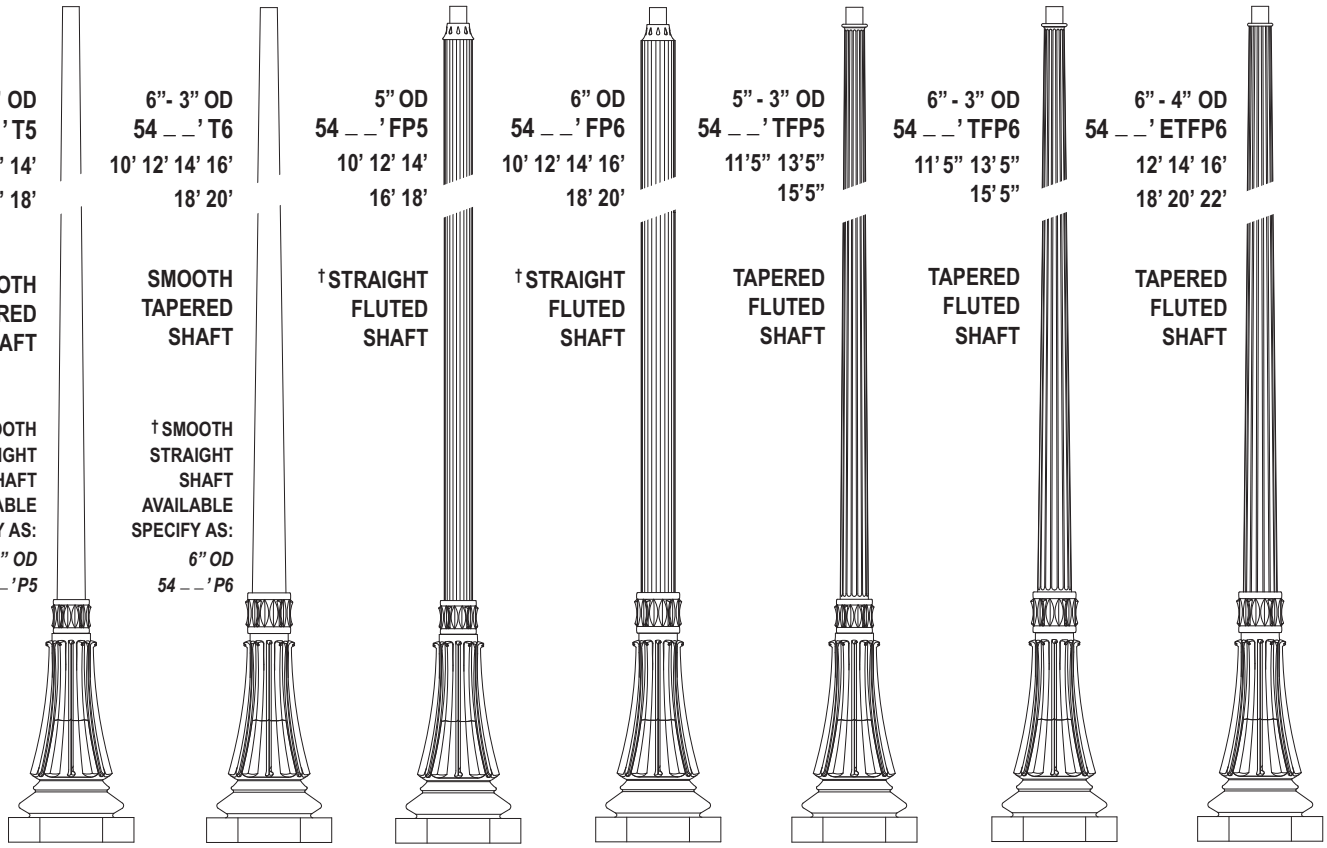
Four 1" diameter, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for anchorage. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper proof, stainless steel hardware. Post will be provided with a grounding stud mounted on the base floor opposite the access door.

Indicate the type of shaft needed (above)



**See installation template for exact door position.
Bolt circle dimensions may change on taller poles.

Cast Aluminum-Extruded Poles — 22" Hexagonal Base x 43" High



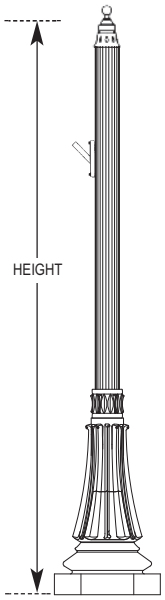
11-13

*For candy cane poles insert ____AG ft (feet - above grade height). See diagram on reverse side.

†Tenon not supplied if fixture or arm slips shaft O.D.

5400 HAMILTON SERIES — POSTS / OPTIONS / POST CAPS

BUILDING A PART NUMBER



Straight Poles

MODEL / HEIGHT / SHAFT	POST CAP CENTER	OPTIONS	FINISH
54 18 FP5	BCC	FH	BK

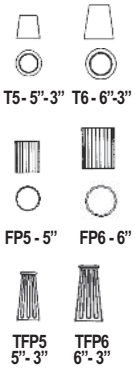
Part Number Selections

MODEL
- 54

HEIGHT
- 10'
- 11'
- 12'
- 13'
- 14'
- 15'
- 16'
- 18'
- 20'
- 22'

SHAFT†
- T5: 5"-3" Tapered Smooth
- T6: 6"-3" Tapered Smooth
- P5: 5" Straight Smooth
- P6: 6" Straight Smooth
- FP5: 5" Straight Fluted
- FP6: 6" Straight Fluted
- TFP5: 5"-3" Tapered Fluted*
- TFP6: 6"-3" Tapered Fluted**
- ETFP6: 6"-4" Tapered Fluted

*Available in 11', 12', 14', 16' **Available in 11', 13', 15'



OPTIONS AVAILABLE
- GFI
- GFB
- FH
- SBA
- DBA
- SBAR
- DSPA
- DHPA
- PA478
- PCD
- SH
- SB
- WHK
- DB Direct Burial
- HB Helix Burial

† See first page for height restriction.

POST CENTER CAP (If Required)
- BCC
- FCC
- SCC
- TFCC
- SSCC

Candy Cane Poles

MODEL / HEIGHT / SHAFT	HEIGHT ABOVE GRADE	OPTIONS	FINISH
54 00 RT5 —	18 AG		BK

Part Number Selections

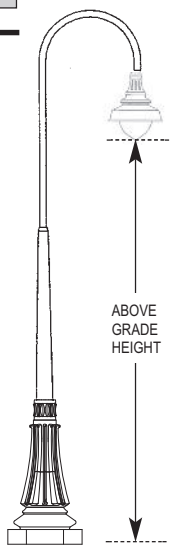
MODEL
- 54

HEIGHT
- 00

SHAFT†
- RT5: 5"-3" Tapered Smooth
- RT6: 6"-3" Tapered Smooth
- RP5: 5" Straight Smooth
- RP6: 6" Straight Smooth
- RFP5: 5" Straight Fluted
- RFP6: 6" Straight Fluted
- RTFP5: 5"-3" Tapered Fluted*
- RTFP6: 6"-3" Tapered Fluted**
- RETFP6: 6"-4" Tapered Fluted

*Available in 13'1", 14'1", 16'1", 18'1"
**Available in 13'5", 15'5", 17'5"

ABOVE GRADE
- 10' AG
- 12' AG
- 14' AG
- 16' AG
- 18' AG
- 20' AG
- 22' AG



STANDARD FINISHES*
- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

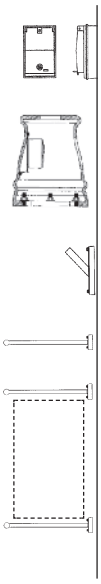
*Smooth Finishes are available upon request

CUSTOM FINISHES
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

STERNBERG SELECT FINISHES
- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

OPTIONS AVAILABLE

See Accessories Section for more options and information



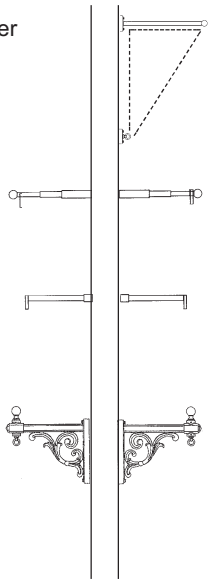
GFI - Ground Fault Interrupter mounts in the pole

GFB - Ground Fault Breaker *inside* base

FH - Flag Pole Holder mounts on the pole

SBA - Single Banner Arm mounts on the pole

DBA - Double Banner Arms mount on same side of the pole

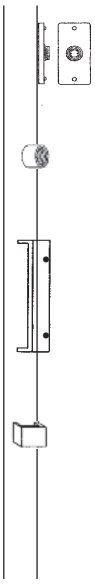


SBAR - Single Banner Arm and Ring

DSPA - Double Stepped Planter Arms mount on either side

DHPA - Double Hooked Planter Arms mount on either side

PA478 - Decorative Planter Arms with planter rings



PCD - Photo Control mounts on door on pole

SH - Speaker Hub for mounting speaker, floodlight or signal

SB - Sign Bracket mounts on pole to hold signs

WHK - Wreath Hook mounts on pole to hold decorations

POST CENTER CAPS (If Required)

BCC - Ball Center Cap

FCC - Finial Center Cap

SCC - Spiked Center Cap

TFCC - Tall Finial Center Cap

SSCC - Side Spiked Center Cap

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www.sternberglighting.com Email: info@sternberglighting.com

EiKO®
CERTIFIED GREEN

POST-TOP HID REPLACEMENT LAMP

C0820 PT Series

FEATURES

- Most efficient LED replacement lamp on the market - as much as 105 lpw
- Patented individual LED heatsink provides unrivaled thermal control
- Superior optical control through a proprietary lensing process
- LEDs maintain greater than 90% of initial light output after 60,000 hrs
- The only LED replacement lamp with independent heatsink
- Available in 30W and 45W
- Choice of 5 color temperatures
- Medium to mogul enlarger socket provided
- Typically replaces 70W to 175W HID

** Must be operated base down*

TYPICAL APPLICATIONS

- Streetscapes
- Apartment Complexes
- University Campuses
- Bike Paths
- Municipalities
- Community Park and Recreation

Acorn cover not included. Existing acorn fixtures will still function with LED lighting.

Lamp comes standard as Mogul base. Medium to Mogul Enlarger Socket (shown right) included.

OPTICAL PERFORMANCE

- Choice of 2300K, 2700K, 3000K, 4000K, 5000K color temperature
- Superior optic control distributes light directly to the task
- CRI > 70

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277 VAC 50/60Hz
- Power Factor: ≥95%
- THD <20% at full load
- Operates in -40°C to 40°C ambient temperatures

TEST & CERTIFICATIONS

- ETL Listed
- UL 1993
- CSA C22.2 No. 1993-12
- LM79, LM80
- RoHS Compliant (optional)
- 5 year limited warranty
- L90 - 60,000 hours at 40°C - compliant with IESNA TM-21

POST-TOP HID REPLACEMENT LAMP

1. Model	2. Type	3. Wattage	4. Color Temp.	5. Finish	LED vs. Typical HID	
C0820	**PT** - Post-Top	**30W** - 3,000 lumens **45W** - 4,500 lumens	**23K** - 2300K **27K** - 2700K **30K** - 3000K **40K** - 4000K **50K** - 5000K	**W** - White	30W	70W-100W
					45W	100W-175W

Example: **C0820 - PT - 45W - 50K - W**
1 2 3 4 5

LITESPAN™ FIXTURES

lighting design lab

The following lamps are listed as LDL qualified product:
- C0820-PT-30W-40K-W
- C0820-PT-30W-50K-W
- C0820-PT-45W-30K-W
- C0820-PT-45W-40K-W
- C0820-PT-45W-50K-W

RoHS Compliant

23220 W. 84th St., Shawnee, KS 66227 • Ph: 1.800.852.2217 • Fax: 1.800.492.8975 • eiko@eiko.com
EiKO CANADA: 81 King Street, Barrie, ON L4N 6B5, Canada • Ph: 1.888.410.8151 • Fax: 1.888.705.1335 • orderdesk@eiko.com
www.eiko.com

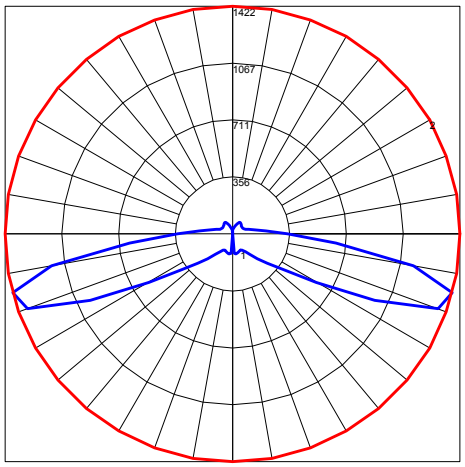
POST-TOP HID REPLACEMENT LAMP

CERTIFIED GREEN

C0820 PT Series

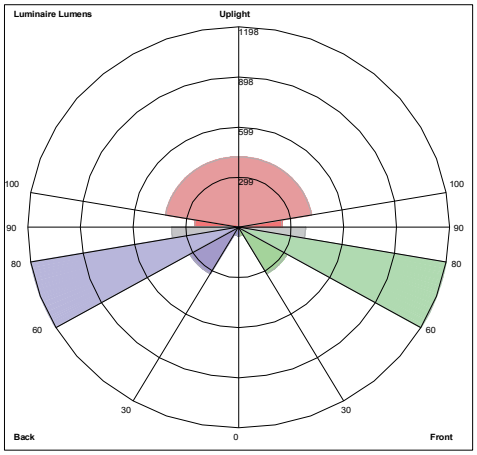
ILLUMINATION DIAGRAM

POLAR GRAPH



Maximum Candela = 1422 Located At Horizontal Angle = 0, Vertical Angle = 75
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (75) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=48.9, Medium=318.7, High=1197.6, Very High=379.8
Back: Low=48.9, Medium=318.7, High=1197.6, Very High=379.8
Uplight: Low=248.1, High=420.7

BUG Rating : B3-U3-G3

DIMENSIONS

30W **45W**

- *Comes standard as a mogul base. Medium to mogul enlarger socket included.*
- *Universal voltage operation from 120-277V*
- *Bypasses the HID ballast and provides 120-277V line voltage directly to socket*
- *Must be operated base down.*

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www.eiko.com

Medium Based Spiral CFLi Lamps

Continued...

Ordering Code	Approvals	mg Hg	Volts	Watts	Base	MOL	CT deg K	Life Hours	CRI	Approx Initial Lumens
SP23/65K	UL/CSA, TCLP Compliant	1.6	120	23	Medium Screw (E26)	4.882/124	6500	10000	80	1600
SP27/27K	Energy Star	1.6		26	Medium Screw (E26)	5.079/129	2700	10000	80	1700
SP27/35K	UL/CSA, TCLP Compliant	1.6	120	26	Medium Screw (E26)	5.08/129	3500	10000	80	1700
SP27/41K		1.6		26	Medium Screw (E26)	5.079/129	4100	10000	80	1700
SP27/50K		1.6		26	Medium Screw (E26)	5.079/129	5000	10000	80	1700
SP32/27K		3.2		32	Medium Screw (E26)	5.711/145	2700	10000	80	2000
SP32/35K	UL/CSA, TCLP Compliant	3.2	120	32	Medium Screw (E26)	5.63/143	3500	8000	80	2050
SP32/41K	UL/CSA, TCLP Compliant	3.2	120	32	Medium Screw (E26)	5.63/143	4100	8000	80	2050
SP32/50K	UL/CSA, TCLP Compliant	3.2	120	32	Medium Screw (E26)	5.71/145	5000	10000	80	2000
SP42/27K	UL/CSA, TCLP Compliant	3.2		40	Medium Screw (E26)	7.283/185	2700	10000	80	2600
SP42/35K		3.2		40	Medium Screw (E26)	7.283/185	3500	10000	80	2600
SP42/41K		3.2		40	Medium Screw (E26)	7.13/181	4100	10000	80	2600
SP42/50K		3.2		40	Medium Screw (E26)	7.283/185	5000	10000	80	2600
SP65/41/MED	UL/CSA, TCLP Compliant	4.8	120	65	Medium Screw (E26)	9.45/240	4100	10000	>80	4300
SP65/50/MED	UL/CSA, TCLP Compliant	4.8	120	65	Medium Screw (E26)	9.45/240	5000	10000	>80	4000
SP85/41/MED	UL/CSA, TCLP Compliant	4.8	120	85	Medium Screw (E26)	9.96/253	4100	10000	>80	5700
SP85/50/MED	UL/CSA, TCLP Compliant	4.8	120	85	Medium Screw (E26)	9.96/253	5000	10000	>80	5350
SP105/41/MED	UL/CSA, TCLP Compliant	4.8	120	105	Medium Screw (E26)	10.75/273	4100	10000	>80	7000
SP105/50/MED	UL/CSA, TCLP Compliant	4.8	120	105	Medium Screw (E26)	10.75/273	5000	10000	>80	6600

Currently the City standard lamp

Dimmable CFLi Lamps

Ordering Code	Volts	Watts	mg Hg	Special Desc	Base	MOL	CT deg K	Life Hours	CRI	Approx Initial Lumens
SP13/27K-DIM	120	13	2	Dimmable down to 8%. Use only dimmers rated 600W or lower, made after 1995.	Medium Screw (E26)	4.92/125	2700	8000	80	900
SP13/41K-DIM	120	13	2	Dimmable down to 8%. Use only dimmers rated 600W or lower, made after 1995.	Medium Screw (E26)	4.92/125	4100	8000	80	850
SP15/R30/27K-DIM	120	15	1.6		Medium Screw (E26)	6.102/155	2700	10000		680
SP15/R30/41K-DIM	120	15	1.6		Medium Screw (E26)	6.102/155	4100	10000		680
SP15/R30/50K-DIM	120	15	1.6		Medium Screw (E26)	6.102/155	5000	10000		680
SP15/R30/65K-DIM	120	15	1.6		Medium Screw (E26)	6.102/155	6500	10000		640
SP19/27K-DIM	120	18	2	Dimmable down to 8%. Use only dimmers rated 600W or lower, made after 1995.	Medium Screw (E26)	5.12/130	2700	8000	80	1350
SP19/41K-DIM	120	20	2	Dimmable down to 8%. Use only dimmers rated 600W or lower, made after 1995.	Medium Screw (E26)	5.12/130	4100	8000	80	1300
SP23/27K-DIM	120	23	2	Dimmable down to 8%. Use only dimmers rated 600W or lower, made after 1995.	Medium Screw (E26)	5.47/139	2700	8000	80	1550

lighting levels. Consensus opinion is currently to delete such a differential on the basis that adequate research to justify the lower levels has not been conducted.

High mast lighting typically consists of clusters of three to six or more luminaires mounted on rings, which can be mechanically lowered to near ground levels for servicing.

Designs for high mast lighting can utilize the illuminance method. Unique high mast luminaires and both symmetrical and asymmetrical distributions have been used. Cutoff luminaires are desirable to avoid excessive glare. Large lamps consuming up to 1000 watts are sometimes employed.

Because high mast lighting is a tool for illuminating areas rather than specific sections of roadway, the poles are customarily placed well back from adjacent roadways. Installation cost comparisons between high mast and conventional lighting systems vary widely, depending on the application. High mast lighting for interchanges is frequently less expensive to install than conventional lighting, due to the reduced complexity of conduit and conductor and the smaller number of luminaires and poles required. Other than at interchange locations, conventional lighting usually requires a smaller initial cost.

Maintenance costs for the two types of systems differ greatly. Conventional lighting requires the use of a bucket truck and frequently requires extensive traffic control, such as signs, cones, and lane closures. When poles are mounted on concrete traffic barriers (CTB's), the adjacent traffic lane usually has to be closed, resulting in significant traffic disruptions. One or two persons, without special lift equipment, can usually perform maintenance on a high mast lighting system equipped with a lowering device. High mast lighting may also eliminate the risks involved with having personnel working near high speed traffic.

3.5 Pedestrian and Bikeway Design Criteria

The lighting of streets with pedestrian sidewalks and/or bikeways included as part of the right of way, particularly in urban and suburban areas, differs from that of limited access high speed roadways. The driver's tasks include seeing objects in the roadway as well as pedestrians, parked cars, and other elements. The purpose

Table 2: Illuminance Method - Recommended Values

Road and Pedestrian Conflict Area		Pavement Classification (Minimum Maintained Average Values)			Uniformity Ratio	Veiling Luminance Ratio
Road	Pedestrian Conflict Area	R1 lux/fc	R2 & R3 lux/fc	R4 lux/fc	E_{avg}/E_{min}	L_{vmax}/L_{avg}
Freeway Class A		6.0/0.6	9.0/0.9	8.0/0.8	3.0	0.3
Freeway Class B		4.0/0.4	6.0/0.6	5.0/0.5	3.0	0.3
Expressway	High	10.0/1.0	14.0/1.4	13.0/1.3	3.0	0.3
	Medium	8.0/0.8	12.0/1.2	10.0/1.0	3.0	0.3
	Low	6.0/0.6	9.0/0.9	8.0/0.8	3.0	0.3
Major	High	12.0/1.2	17.0/1.7	15.0/1.5	3.0	0.3
	Medium	9.0/0.9	13.0/1.3	11.0/1.1	3.0	0.3
	Low	6.0/0.6	9.0/0.9	8.0/0.8	3.0	0.3
Collector	High	8.0/0.8	12.0/1.2	10.0/1.0	4.0	0.4
	Medium	6.0/0.6	9.0/0.9	8.0/0.8	4.0	0.4
	Low	4.0/0.4	6.0/0.6	5.0/0.5	4.0	0.4
Local	High	6.0/0.6	9.0/0.9	8.0/0.8	6.0	0.4
	Medium	5.0/0.5	7.0/0.7	6.0/0.6	6.0	0.4
	Low	3.0/0.3	4.0/0.4	4.0/0.4	6.0	0.4

*(Refer to **Section 3.6** for Intersection Lighting)*

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Table 5: Recommended Values for High Pedestrian Conflict Areas

Maintained Illuminance Values for Walkways/Bikeways			
	E_H lux/fc	E_{Vmin} lux/fc	E_{avg}/E_{min}*
Mixed Vehicle and Pedestrian**	20.0/2.0	10.0/1.0	4.0
Pedestrian Only	10.0/1.0	5.0/0.5	4.0

* Horizontal only

Mixed vehicle and pedestrian refers to those areas where the pedestrians are immediately adjacent to vehicular traffic without barriers or separation. Does not apply to mid-block crossings. (See **Section 3.5.1.4.)

E_H = average horizontal illuminance at walkway/bikeway

E_{Vmin} = minimum vertical illuminance at 1.5 m (4.9 ft.) above walkway/bikeway measured in both directions parallel to the main pedestrian flow

3.6 Intersections

3.6.1 Classification. Typically, about 50 percent of accidents in urban areas, excluding freeways, occur at intersections.[11] The basic classification system for urban surface streets as given in **Section 2.1** include:

Major (M)
Collector (C)
Local (L)

These streets intersect to form six types of intersections; M/M, M/C, M/L, C/C, C/L, and L/L. The Institute of Transportation Engineers (ITE) in Guidelines for Residential Subdivision Street Design[12], has identified the following volumes of average daily traffic (ADT) as typical for each type of street in residential areas:

Major ..... over 3,500 ADT
Collector ..... 1,500 to 3,500 ADT
Local ..... 100 to 1,500 ADT

Note: These street classifications do not apply to the road classifications of **Tables 2, 3**, and **4**, but may be used in determining intersection lighting levels from **Table 9**.

3.6.2 Vehicular Traffic Volumes and Conflicts. Obviously, the volume of traffic at the intersection of one local street with another is quite low. Alternatively, volumes at intersections of local streets with major streets are primarily those on the major street. If the intersecting street is of collector or major type, the total volume is substantially increased due to the traffic on the cross street. Also, denser land uses, such as commercial or industrial, generate higher volumes for all types of streets. The likelihood of pedestrian conflict is also an important consideration.

Driveways onto other roadways are miniature intersections and should be classified accordingly. Those serving a single family home typically generate about ten trips per day; i.e., five vehicles in and five vehicles out and do not require any special lighting. At the other extreme, driveways serving high volume activities, such as regional shopping centers, will be used by thousands of vehicles per day and should be illuminated similar to a major/major intersection.

At the intersection of two streets, both carrying two-way traffic, with no restriction on turning movements and no signal control, a total of 16 vehicular conflict points exist as shown in **Figure 3**. An equal number of pedestrian conflict points exists; i.e., there are four

Table 6: Recommended Values for Medium Pedestrian Conflict Areas

Maintained Illuminance Values for Walkways/Bikeways			
	E_H lux/fc	E_{Vmin} lux/fc	E_{avg}/E_{min}*
Pedestrian Areas	5.0/0.5	2.0/0.2	4.0

* Horizontal only

E_H = average horizontal illuminance at walkway/bikeway

E_{Vmin} = minimum vertical illuminance at 1.5 m (4.9 ft.) above walkway/bikeway measured in both directions parallel to the main pedestrian flow

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Table 9. Recommended Illuminance for the Intersection of Continuously Lighted Urban Streets
(Based on the values in Table 2 for R2 and R3 pavement classifications)

Illuminance for Intersections				
Functional Classification	**Average Maintained Illumination at Pavement by Pedestrian Area Classification** lux/fc			E_{avg}/E_{min}
	High	Medium	Low	
Major/Major	34.0/3.4	26.0/2.6	18.0/1.8	3.0
Major/Collector	29.0/2.9	22.0/2.2	15.0/1.5	3.0
Major/Local	26.0/2.6	20.0/2.0	13.0/1.3	3.0
Collector/Collector	24.0/2.4	18.0/1.8	12.0/1.2	4.0
Collector/Local	21.0/2.1	16.0/1.6	10.0/1.0	4.0
Local/Local	18.0/1.8	14.0/1.4	8.0/0.8	6.0

urban street right of way, such as pedestrians and bicyclists, will also require adequate lighting for their tasks.

4.4 Integration with Non-Lighting Elements

In urban areas, particularly medium to high pedestrian usage areas, many elements may have to be integrated and coordinated with the lighting system. Some of these elements are noted in **Figure 2**. The locations of light poles need to be coordinated with the street furniture and landscaping. An assessment may be required of the impact that these objects may have on the performance of the lighting system. The designer and owner of the lighting system must look at the installation with all of the non-lighting elements and work to resolve conflicts.

4.5 Vertical Surface Illumination

Illuminated building faces can provide a sense of security and mitigation for the shadows (off the street) created by roadway cut-off luminaires in standard layouts. Adding a small percentage of vertical component to the lighting photometric distribution can provide "fill light" to enliven the architectural facades at night. Care must be exercised in selection of the optical type and equipment placement to avoid creating an obtrusive condition for the motorist or the abutting property users.

4.6 Glare and Sky-Glow Issues

Roadway lighting systems are under increasing scrutiny from various sectors of the public. While the general public is not usually aware of specific design requirements of roadway lighting systems, glare, sky-glow, and aesthetic elements are widely perceived and open to criticism. The lighting designer should become familiar with these issues and be prepared to design a lighting system that meets the needs of the client/owner, while also considering the effect of the lighting system on the general aesthetic environment of the area.

An increasing number of communities are adopting lighting ordinances meant to reduce sky-glow (popularly termed light pollution). This action should put lighting designers on notice that this is a very important issue. There are situations (building facades, landscapes, and central business districts for example) in which lighting aimed upward may sometimes be required. Roadway lighting is not usually one of these situations. Luminous flux above the horizontal does not benefit roadway lighting but can contribute to glare and may be considered visual clutter.

Luminous flux above the horizontal also adds to sky-glow. Many people consider sky-glow undesirable and even offensive. This is an immensely important issue with the astronomical community, professional and amateur, and is particularly annoying when equally effective lighting systems can be designed that reduce or eliminate direct up lighting.

Unless it is essential to have luminous flux aimed above the horizontal, as mentioned in the situations above, non-cutoff luminaires should not be used for new roadway lighting. Non-cutoff luminaires inappropriately used may be considered a waste of energy. Roadway lighting luminaires should at least be semi-cutoff. Cutoff and full cutoff should be strongly considered. When it is necessary to have luminous flux above the horizontal, the designer should be diligent to keep the above horizontal flux as low as practical to accomplish the intended effect. This can be done by using lower wattage luminaires, by shielding, or by luminaire design.

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Chapter Fifty-six

HIGHWAY LIGHTING

BUREAU OF DESIGN AND ENVIRONMENT MANUAL

Chapter Fifty-six
HIGHWAY LIGHTING

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Chapter Fifty-six
HIGHWAY LIGHTING

56-1 GENERAL

The general purpose of roadway lighting is to provide improved safety, security, and aesthetics for the various users of the roadway and associated facilities. Lighting enables the driver to recognize the geometry and condition of the roadway at extended distances, thereby simplifying the driving task at night. This, in turn, increases driver visual comfort and reduces driver fatigue, which contributes measurably to highway safety.

Due to the large and diverse volume of highway lighting information, it would be impractical for this Chapter to present a complete design guide. Instead, the intent is to provide the user with a synopsis of the highway lighting design process and to present IDOT's criteria, policies, and procedures on this issue. Use the references listed in Section 56-7 as guidance for highway lighting design.

56-1.01 Responsibilities

Each district is responsible for the highway lighting projects within their respective jurisdictions (e.g., information gathering, plan preparation). See Chapter 63 for additional information on plan preparation.

The district will contact the Electrical and Mechanical Unit in the Central Office to design the project lighting. If it is mutually decided to have it designed by a consultant, a pre-design discussion will be held with the consultant to outline the lighting design parameters for the project.

The consultant lighting design must be submitted and approved by the Electrical and Mechanical Unit before lighting plans are submitted. The district will submit all consultant preliminary and final lighting plans to the Central Office for review and approval by the Electrical and Mechanical Unit.

Lighting plans for all types of lighting installations will be reviewed and approved by the Electrical and Mechanical Unit in the Central Office. See Chapter 11 for additional information on the local agency highway lighting improvement projects that must be submitted for review.

District 1 is responsible for highway lighting projects within their jurisdiction. This includes both lighting design and plan review for approval.

56-1.02 Definitions

The following definitions are for a common understanding of terms for non-practitioners in the lighting field; consult listed references for detailed definitions:

1. Average Initial Illuminance. The average level of horizontal illuminance on the pavement area of a traveled way at the time the lighting system is installed, when lamps are new and luminaries are clean; expressed in average footcandles (lux) for the pavement area. See definition of Illuminance.

2. Average Maintained Illuminance (E_h). The average level of horizontal illuminance on the roadway pavement when the output of the lamp and luminaire is diminished by the maintenance factor (MF); expressed in average footcandles (lux) for the pavement area. See definition for Maintenance Factor.

3. Ballast. An electrical device used with high-intensity discharge lamps to regulate electric current through the lamp and provide the necessary voltage to start and operate the lamp.

4. Candela (cd). A measure of the luminous intensity of a light source as seen by the eye (a.k.a., "candle"). For example, because the eye is less sensitive to blue light than to green light, a blue light source must radiate more power in watts (W) than a green light source if the two are to have the same luminous intensity. Most light sources have different luminous intensities when viewed from different directions and so the luminous intensity for a light source may vary with the angle at which it is viewed (1 cd = 1 cp).

5. Candela per Square Meter (cd/m^2). The metric unit of luminance (photometric brightness) that is equal to the uniform luminance of a perfectly diffusing surface emitting or reflecting light at the rate of one lumen per square meter (lm/m^2) or the average luminance of any surface emitting or reflecting light at that rate (1 cd/m^2 = 0.2919 fl).

6. Candlepower (cp). The luminous intensity in a specific direction; expressed in candelas (cd). It is no indication of the total light output (1 cp = 1 cd).

7. Coefficient of Utilization (CU). The ratio of the luminous flux (lm) from a luminaire received on the pavement surface to the rated lumens emitted by the luminaire.

8. Disability Glare. Glare resulting in reduced visual performance and visibility. It often is accompanied by discomfort. See definitions for Discomfort Glare and Glare.

9. Discomfort Glare. Glare producing discomfort. It does not necessarily interfere with visual performance or visibility. See definition for Glare.

10. Footcandle (fc). The US Customary unit of measurement for illuminance on a surface one square foot (ft^2) in area where there is uniformly distributed a light flux of one lumen (lm) (1 fc = 10.76 lx).

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11. Footlambert (fl). The US Customary unit of luminance (photometric brightness) equal to the uniform luminance of a perfectly diffusing surface emitting or reflecting light at the rate of one lumen per square foot (lm/ft^2) or the average luminance of any surface emitting or reflecting light at that rate (1 fl = 3.426 cd/m^2).

12. Glare. The optical sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted and causes annoyance, discomfort, or loss in visual performance and visibility. See definitions for Disability Glare and Discomfort Glare.

13. House Side. The horizontal direction away from the roadway or behind the nadir of the luminaire. See definitions for Street Side and Nadir.

14. Isolux Diagram. A diagram plotted on any appropriate set of coordinates to show all points on a surface where the illuminance is the same, represented by a series of isolux line curves.

15. Illuminance. The density of the luminous incident on a surface. It is the quotient of the luminous flux by the area of the surface when the latter is uniformly illuminated.

16. Lamp Lumen Depreciation Factor (LLD). A depreciation factor that indicates the decrease in a lamp's initial lumen output over time. For design calculations, the initial lamp lumen value is reduced by LLD to compensate for the anticipated lumen reduction. See definition for Maintenance Factor.

17. Light Standard (Pole). A pole provided with the necessary internal attachments for wiring and the external attachments for the bracket and luminaire.

18. Longitudinal Roadway Line (LRL). A line along the roadway parallel to the curb or shoulder line. See definition for Transverse Roadway Line.

19. Lumen (lm). The unit of luminous flux. It is equal to the flux through a unit solid angle (steradian), from a uniform point source of one candela (cd), or to the flux on a unit surface, all points of which are at unit distance from a uniform point source of one candela.

20. Luminaire. A complete lighting unit consisting of a lamp or lamps and ballast together with accessories (reflector and/or refractor) designed to distribute the light to its intended target area.

21. Luminaire Dirt Depreciation Factor (LDD). A depreciation factor that indicates the expected reduction of a lamp's initial lumen output due to the accumulation of dirt on or within the luminaire over time. See definition for Maintenance Factor.

22. Luminance. The luminous intensity of any surface in a given direction per unit of projected area of the surface as viewed from that direction.

23. Luminous Efficacy (lm/W). The quotient of the luminous flux (lm) emitted by the total lamp power input. It is expressed in terms of lumens per watt (lm/W).

24. Luminous Efficiency (%). The ratio of the total luminous flux emitted by a luminaire to that emitted by the bare lamp.

25. Luminous Intensity. See definition of Candela.

26. Lux (lx). The metric unit of illuminance on a surface one square meter (m^2) in area on which there is uniformly distributed light flux of one lumen (lm), or the illuminance produced on a surface where all points are at a distance of one meter (m) from a uniform point source of one candela (cd) (1 lx = 1 lm/m^2 = 0.0929 fc).

27. Maintenance Factor (MF). A combination of light loss factors (LLD, LDD, EF) used to denote the reduction of the illumination for a given area after a period of time compared to the initial illumination on the same area (MF = Luminaire Lumen Depreciation (LLD) • Luminaire Dirt Depreciation (LDD) • Equipment Factor (EF)).

28. Mounting Height. The vertical distance between the roadway surface and the center of the light source in the luminaire.

29. Nadir. The vertical axis that passes through the center of the luminaire light source.

30. Overhang. The horizontal distance between a vertical line through the nadir of a luminaire and the edge of traveled way or edge of the area to be illuminated.

31. Setback. The horizontal distance between the face of a light pole and the edge of traveled way.

32. Spacing. The distance in meters between successive light poles.

33. Street Side. The horizontal direction toward the roadway from the nadir of the luminaire. See definition of House Side.

34. Transverse Roadway Line (TRL). Any line across the roadway that is perpendicular to the curb or shoulder line. See definition of Longitudinal Roadway Line.

35. Uniformity Ratio (E_h/E_{min}). The ratio of average maintained horizontal illuminance (E_h) to the maintained horizontal illuminance at the point of minimum illumination (E_{min}) on the pavement. A uniformity ratio of 3:1 means that E_h - footcandles (lux) is three times the E_{min} - footcandles (lux) at the point of least illuminance on the pavement.

36. Utilization Curve. A plot of the quantity of light falling on the horizontal surface both in front (street side) and behind (house side) the luminaire. It shows only the percent of bare lamp lumens that fall on the horizontal surface and is plotted as a ratio of width of area to mounting height of luminaire.

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56-2 GUIDELINES FOR JUSTIFYING HIGHWAY LIGHTING

Providing lighting for all highway facilities is neither practical nor cost effective. It is generally IDOT's practice only to provide highway lighting where justified based on sound engineering judgment and on the criteria, recommendations, and principles presented in the AASHTO publication *Roadway Lighting Design Guide* and NCHRP Report No. 152 *Warrants for Highway Lighting*.

The Department will assess the economic feasibility of lighting on roadway projects and prioritize potential lighting projects. A location that appears to justify lighting does not necessarily obligate the Department to provide funding. Local agencies may provide lighting within their respective jurisdictions provided they find sufficient benefit in the forms of convenience, safety, policing, community promotion, public relations, etc., to participate in an appreciable percentage of the cost of, or wholly finance, the installation, maintenance, operation, and energy needs of the lighting facilities; see Chapter 5.

For a highway lighting facility to be considered for funding by IDOT, the lighting system must be both economically feasible and justified based on the applicable criteria presented in the following sections. The impacts of local conditions (e.g., frequent fog, ice, snow, roadway geometry, ambient lighting, sight distance, signing) should also be considered when analyzing highway lighting needs.

56-2.01 Analyzing Highway Lighting Needs

The AASHTO publication *Roadway Lighting Design Guide* presents an empirical approach to analyzing highway lighting needs with primary application to freeway-type facilities. The principal considerations are vehicular traffic volume, interchange spacing (i.e., an indicator of the relative frequency of vehicular traffic maneuvers), land development and artificial lighting conditions in the area surrounding the freeway, and the night-to-day crash ratio. The affect of these factors on driver visibility should be considered in the lighting needs analysis.

A supplemental approach to analyzing highway lighting needs, based primarily on an analytical evaluation of driver information, is published in NCHRP Report No. 152 *Warrants for Highway Lighting*. This publication has application to both urban-type facilities (e.g., streets, arterials, intersections) and freeway-type facilities (e.g., Interstates). In urban areas where the analyst may find difficulty in applying the AASHTO empirical approach, Report No. 152 offers an alternative approach for analyzing highway lighting needs. Additional information for analyzing partial interchange lighting is available in NCHRP Report No. 256.

56-2.02 Freeways

Use the criteria presented in the following sections when analyzing the lighting needs for State-maintained freeway facilities.

56-2.02(a) Continuous Freeway Lighting

Continuous lighting consists of all mainline and direct connections, and provides for complete lighting of all associated interchanges. Lighting may be provided through high-mast facilities, conventional, or both. Continuous freeway lighting (CFL) should be considered under the following conditions:

1. Freeway Volume. On those freeway sections in and near cities where the current ADT is 30,000 or more, CFL should be considered.

2. Interchange Spacing. CFL should be considered where three or more successive interchanges are located with an average spacing of 1.5 miles (2.5 km) or less, and adjacent areas outside the right-of-way are substantially urban in character.

3. Land Development/Lighting Conditions. Consider CFL where, for a length of 2 miles (3 km) or more, the freeway passes through a substantially developed suburban or urban area where one or more of the following conditions exist:

   - local traffic operates on a complete street grid having some form of street lighting, parts of which are visible from the freeway;
   - the freeway passes through a series of developments (e.g., residential, commercial, industrial areas, civic areas, colleges, parks, terminals), which include facilities (e.g., roads, streets, parking areas, yards) that are lighted;
   - separate cross streets, with and without connecting ramps, occur with an average spacing of 0.5 miles (1 km) or less, some of which are lighted as part of the local street system; or
   - freeway cross-section elements (e.g., median, shoulders) are substantially reduced in width below desirable criteria in relatively open country.

4. Night-To-Day Crash Ratio. CFL should be considered where the night-to-day ratio of crash rates is at least 2.0 or higher than the statewide average for all unlighted similar sections, and a study indicates that lighting may be expected to result in a significant reduction in the night crash rate. The number of nighttime crashes should also be evaluated.

5. Local Agency Needs. CFL should be considered where the local agency finds sufficient benefit in the forms of convenience, safety, policing, community promotion, public relations, etc., to pay an appreciable percentage of the cost of, or wholly finance, the installation, maintenance and operation of the lighting facilities. See Chapter 5 for additional information on local agencies' lighting responsibilities.

6. Local Conditions. CFL should be considered where local conditions (e.g., frequent fog, ice, snow, roadway geometry, ambient lighting, sight distances, or frequent advertising signing) could justify lighting.

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56-2.02(b) Complete Interchange Lighting

Complete interchange lighting (CIL) consists primarily of lighting the freeway's through traffic lanes within the interchange area, the traffic lanes of all ramps, the acceleration and deceleration lanes, all ramp terminals, and the crossroad between the outermost ramp terminals. Consider CIL at interchanges under the following conditions:

1. Ramp Volume. CIL should be considered where the total current ADT ramp traffic entering and exiting the freeway within the interchange area exceeds 10,000 for urban conditions, 8000 for suburban conditions, or 5000 for rural conditions.

2. Crossroad Volume. Consider CIL where the current ADT on the crossroad exceeds 10,000 for urban conditions, 8000 for suburban conditions, or 5000 for rural conditions.

3. Land Development/Lighting Conditions. Consider CIL at locations on unlighted freeways where existing substantial commercial or industrial development, which is lighted during hours of darkness, is located in the immediate vicinity of the interchange, or where the crossroad approach legs are lighted for 0.5 miles (1 km) or more on each side of the interchange.

4. Night-to-Day Crash Ratio. CIL should be considered where the night-to-day ratio of crash rates within the interchange area is at least 1.5 or higher than the statewide average for all unlighted similar sections, and a study indicates that lighting may be expected to result in a significant reduction in the night crash rate. The number of nighttime crashes should also be evaluated.

5. Local Agency Needs. CIL should be considered where the local agency finds sufficient benefit in the forms of convenience, safety, policing, community promotion, public relations, etc., to pay an appreciable percentage of the cost of, or wholly finance, the installation, maintenance, and operation of the lighting facilities. See Chapter 5 for additional information on lighting responsibilities of local agencies.

6. Continuous Freeway Lighting. Provide CIL at interchanges where continuous freeway lighting is provided. See Section 56-2.02(a).

56-2.02(c) Partial Interchange Lighting

Partial interchange lighting (PIL) generally is a lighting configuration that defines lighting for the decision-making areas. It consists of a few luminaires located in the vicinity of all ramp terminals. The usual practice is to light those general areas where the exit and entrance ramps connect with the through traffic lanes of the freeway and generally those areas where the ramps intersect the crossroad. Consider PIL at interchanges under the following conditions:

1. Ramp Volume. Consider PIL where the total current ADT ramp traffic entering and exiting the freeway within the interchange area exceeds 5000 for urban conditions, 3000 for suburban conditions, or 1000 for rural conditions.

2. Freeway Volume. Consider PIL where the current ADT on the freeway through traffic lanes exceeds 25,000 for urban conditions, 20,000 for suburban conditions, or 10,000 for rural conditions.

3. Night-to-Day Crash Ratio. PIL should be considered where the night-to-day ratio of crash rates within the interchange area is at least 1.25 or higher than the statewide average for all unlighted similar sections, and a study indicates that lighting may be expected to result in a significant reduction in the night crash rate. The number of nighttime crashes should also be evaluated.

4. Local Agency Needs. PIL should be considered where the local agency finds sufficient benefit in the forms of convenience, safety, policing, community promotion, public relations, etc., to pay an appreciable percentage of the cost of, or wholly finance, the installation, maintenance, and operation of the lighting facilities. See Chapter 5 for additional information on local agencies' lighting responsibilities.

5. Continuous Freeway Lighting. Consider PIL where continuous freeway lighting is justified, but not initially installed. See Section 56-2.02(a). The freeway section should be in or near a city where the current ADT is 30,000 or more, or the interchange should be among three or more successive interchanges located with an average spacing of 1.5 miles (2.5 km) or less with adjacent areas outside the right-of-way being substantially urban in character.

6. Complete Interchange Lighting. Where complete interchange lighting is justified, but not initially fully installed, a partial lighting system, which exceeds the normal partial installation in number of lighting units, is considered to be justified. See Section 56-2.02(b).

NCHRP Report No. 256 *Partial Lighting of Interchanges* provides additional information on analyzing the need for partial interchange lighting.

56-2.02(d) Crossroad Ramp Terminal Lighting

Lighting of the crossroad ramp terminal should be considered regardless of traffic volume where the crossroad ramp terminal design of freeway interchanges incorporates raised channelizing or divisional islands, where there is poor sight distance, or roadway alignment constitutes curvature or severe slopes.

56-2.03 Streets and Highways Other Than Freeways

Urban and rural conditions, traffic volumes (both vehicular and pedestrian), intersections, turning movements, signalization, channelization, and varying geometrics are factors that should be considered when determining the lighting needs of streets and highways other than freeways. Consider the following when assessing the lighting needs of such State-maintained

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facilities. NCHRP Report No. 152 *Warrants for Highway Lighting* provides additional information analyzing the need for lighting.

1. Facilities with Raised Medians. Consider highway lighting along sections of State-maintained facilities that have raised medians.

2. Major Urban Arterials. Consider highway lighting along all major arterials that are located in urban areas.

3. Intersections. Consider intersection lighting at rural intersections that meet any one of the following conditions:

   - there are 2.4 or more crashes per million vehicles in each of three consecutive years;
   - there are 2.0 or more crashes per million vehicles per year and 4.0 or more crashes per year in each of three consecutive years;
   - there are 3.0 or more crashes per million vehicles per year and 7.0 or more crashes per year in each of two consecutive years;
   - the intersection is signalized and in the past year the day-to-night crash ratio is at least 1.25 or higher than the Statewide average for similar signalized intersections;
   - substantial nighttime pedestrian volume exists;
   - less than desirable alignment exists on any of the intersection approaches;
   - intersection approach roadway leg has less than the required Safe Sight Stopping Distance (SSSD) at the intersection;
   - the intersection is an unusual type requiring complex turning maneuvers;
   - commercial development exists in the vicinity, which causes high nighttime traffic peaks;
   - distracting illumination exists from adjacent land development; and/or
   - there exists recurrent fog or industrial smog in the area.

   Isolated intersections located within the fringe of corporate limits that are suburban or rural in character may be illuminated at the State's expense provided they meet the above criteria. Every effort should be made to have the local agency accept ownership of the system after installation and assume all operational and maintenance costs. See Chapter 5 for additional information on lighting responsibilities of local agencies.

4. High-Conflict Locations. Consider lighting along roadway sections with high vehicle-to-vehicle interactions (e.g., sections with numerous driveways, where driveway separation is less than one SSSD, significant commercial or residential development, driveways with larger percentage of turning traffic, large complex intersection with more than one turning lane in one direction, intersection with raised medians, high percentage of trucks). Lighting generally improves traffic safety and efficiency at such locations.

5. Complex Roadway Geometry. Consider lighting at spot locations in rural areas where the driver is required to pass through a roadway section with complex or substandard geometry.

6. Night-to-Day Crash Ratio. Lighting should be considered at locations or sections of streets and highways where the night-to-day ratio of crash rates is higher than the statewide average for similar locations, and a study indicates that lighting may be expected to significantly reduce the night crash rate.

7. Local Agency Needs. Lighting should be considered where the local agency finds sufficient benefit in the forms of convenience, safety, policing, community promotion, public relations, etc., to pay an appreciable percentage of the cost of, or wholly finance, the installation, maintenance, and operation of the lighting facilities. See Chapter 5 for additional information on lighting responsibilities of local agencies.

8. Pedestrian Sidewalk. Consider lighting the sidewalk along the roadway section. Properly designed highway lighting may provide adequate roadway and sidewalk lighting without the need for supplemental or separate sidewalk lighting.

56-2.04 Rest Areas

Provide lighting at rest areas that offer complete rest facilities (e.g., comfort station, information kiosk, picnic areas). Illuminate all areas within the facility that have pedestrian activities (e.g., parking areas, immediate area of building). Provide lighting at rest area ramps, gore areas, other decision points, and traffic conflict areas.

56-2.05 Weigh Stations

Provide lighting and overheight detectors at all permanent truck weigh stations. Illuminate the weighing area, parking areas, speed change lanes, ramps, and gore areas.

56-2.06 Bridge Structures and Underpasses

Because of their typical configuration and length-to-height ratio, underpasses generally have good daylight penetration and do not require supplemental daytime lighting. Underpass lighting generally is installed to enhance driver visibility after daylight hours. When the underpass length-to-height ratio exceeds approximately 10:1, it usually is necessary to analyze specific geometry and roadway conditions, including vehicular and pedestrian activity, to determine the

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need for supplemental daytime lighting. See ANSI/IESNA *American National Standard Practice for Tunnel Lighting* for more information on daytime lighting.

On highways that are not continuously lighted, consider providing underpass lighting where frequent nighttime pedestrian traffic exists through the underpass or where unusual or critical geometry exists within or on an approach to the underpass.

Provide underpass lighting on all highways that are continuously lighted. Favorable positioning of conventional highway luminaires adjacent to a relatively short underpass often can provide adequate illumination within the underpass without a need to provide supplemental lighting. If this action is considered, ensure that shadows cast by the conventional luminaires do not become a visibility problem within the underpass.

56-2.07 Tunnels

Provide lighting for tunnels to create adequate roadway visibility necessary for safe and efficient traffic operation. Daytime tunnel lighting is recommended when driver visibility requirements are not satisfied without the use of a daytime lighting system to supplement natural daylight. Visibility requirements vary considerably with such items as:

- portal to portal tunnel length (i.e., short or long);
- tunnel portal design;
- geometry of tunnel and its approaches;
- vehicular and pedestrian traffic characteristics;
- treatment of pavement, portal, interior, and environmental reflective surfaces;
- climate and orientation of tunnel; and
- visibility objectives to provide for safe and efficient tunnel operation.

The AASHTO publication *Roadway Lighting Design Guide* provides tunnel lighting guidelines. For additional tunnel lighting requirements, consult the *American National Standard Practice for Tunnel Lighting*.

56-2.08 Roundabouts

Provide lighting at roundabouts, including rural roundabouts, as recommended by the AASHTO publication *Roadway Lighting Design Guide*. Additional lighting requirements are outlined in the most current version of the *Design Guide for Roundabout Lighting*, IESNA DG-19.

Lighting should be located in consideration of the following:

- Lights should be located so that they provide good illumination on the approach nose of splitter islands, at all conflict areas where traffic is entering the circulating stream, and at all places where the traffic streams separate to exit the roundabout.
- Particular attention should be given to the lighting of the pedestrian crossing areas.
- Avoid placing lighting poles within splitter islands, on the central island directly opposite an entry roadway, or on the right-hand perimeter immediately downstream of an exit point.

56-2.09 Other Locations

Provide lighting for pedestrian crosswalks and all pedestrian underpass and pedestrian tunnel facilities. In addition, lighting for the following facilities will be considered on a case-by-case basis:

- commuter park-and-ride lots,
- bike paths,
- pedestrian walkways, and
- pedestrian overpasses.

56-2.10 Highway Sign Illumination

Overhead highway signs fitted with long-lasting, highly reflective sheeting may be adequately illuminated by vehicular headlights. Signs with non-reflective lower grade sheeting must be internally illuminated by a direct light source. Roadway lighting adjacent to signs does not provide adequate intensity to meet the requirements for external sign illumination.

Provide sign illumination where background (roadway and/or non-roadway) lighting obscures the legend of the sign or the sign is not adequately visible by vehicular headlights. In urban areas with high-ambient lighting, the external illumination of overhead sign panels generally is warranted.

External lighting for all other overhead sign panels along lighted highway facilities will be illuminated on a case-by-case basis. See the *IESNA Recommended Practice for Roadway Sign Lighting* for additional information on when to light signs. Also, apply the requirements of this publication when designing lighting for sign panels.

56-2.11 Navigation and Obstruction Lighting

Highway structures over navigable waterways require waterway obstruction warning luminaires in accordance with US Coast Guard requirements. The district or Electrical and Mechanical Unit in the Central Office will coordinate with the Coast Guard. Design navigable waterway obstruction lighting in accordance with the US Coast Guard Bridge Administration Manual, *Bridge Lighting and Other Signals* and the CFR Title 33, Part 118.

Any need for aviation obstruction warning luminaires on highway structures will be coordinated with the Federal Aviation Administration by the district or Electrical and Mechanical Unit in the Central Office. For information on lighting for navigable airspace obstructions, consult the FAA Advisory Circular AC 70/74602J *Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace*.

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56-2.12 Transition Lighting

Consider step-down transition lighting, or similar visibility measures, for traffic lanes emerging from a lighted area with very high lighting levels. For additional information, consult the ANSI/IESNA RP-8.

56-2.13 Roadway Reconstruction

Existing highway lighting shall be evaluated for upgrade to meet current Department highway lighting criteria on roadway reconstruction projects. Contact the Electrical and Mechanical Unit in the Central Office for additional information.

56-2.14 Municipal and Residential Lighting

IDOT will not participate in highway lighting on facilities located within an incorporated area except as described in Sections 56-2.02, 56-2.03, and Chapter 5.

56-2.15 Ornamental Lighting

At the request of a local agency, ornamental lighting may be permitted by the Department on a State-maintained facility if the minimum requirements of the Department and ANSI/IESNA RP-8 are met and the local agency is 100% responsible for construction funding, ownership, electrical energy, and maintenance of such lighting both during and after construction. Special lighting requirements regarding light trespass and glare must also be satisfied. Contact the Electrical and Mechanical Unit in the Central Office for additional information on ornamental lighting requirements.

56-2.16 Lighting for Nighttime Construction

Ensure lighting for nighttime construction activities, either mobile or stationary, is provided and included in all plans. Ensure the lighting design does not impair motorist visibility and meets RP-8 glare and light trespass requirements. This should be done to help provide for the overall on-site safety of the workers and by making them more visible to motorists where construction is adjacent to traffic. Nighttime lighting also benefits the quality of the construction work.

56-2.17 Temporary Lighting

Consider temporary highway lighting in construction zones requiring complex traffic maneuvers (e.g., crossovers) and where existing lighting will be removed, relocated, or altered by construction operations. Temporary roadway lighting shall meet ANSI/IENSNA RP-8 requirements for lighting, glare, and light trespass. Also, ensure the temporary roadway lighting is designed to meet roadside safety issues (e.g., clear zone setback) in accordance with Chapter 38.

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56-2.18 Replacement Lighting

Consider a new roadway lighting design where existing lighting facilities are being replaced on a complete lighting circuit basis or in its entirety. With the exception of spot replacements, large portions of lighting facilities replaced through maintenance or construction operations shall be reevaluated from a lighting design standpoint to ensure lighting facilities are upgraded to meet current Department lighting criteria, including ANSI/IESNA RP-8 requirements.

This is especially important with older facilities that were installed with a different light source than is currently used, wiring methods, etc. Contact the Electrical and Mechanical Unit in the Central Office for additional information on the replacement of existing lighting facilities.

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56-3 MATERIALS AND EQUIPMENT

Because luminaires, electrical devices, and support structures change rapidly with new developments, this section presents an overview rather than an absolute requirement for lighting equipment and materials. The *Standard Specifications, Highway Standards*, and the IDOT electric detail sheets provide additional details on lighting equipment and materials that are required for IDOT projects. Section 56-5 provides specific design guidance for luminaires, electrical devices, and support structures used by IDOT. Figure 56-3.A illustrates the various components of a typical highway lighting structure.

56-3.01 Foundations and Mounting

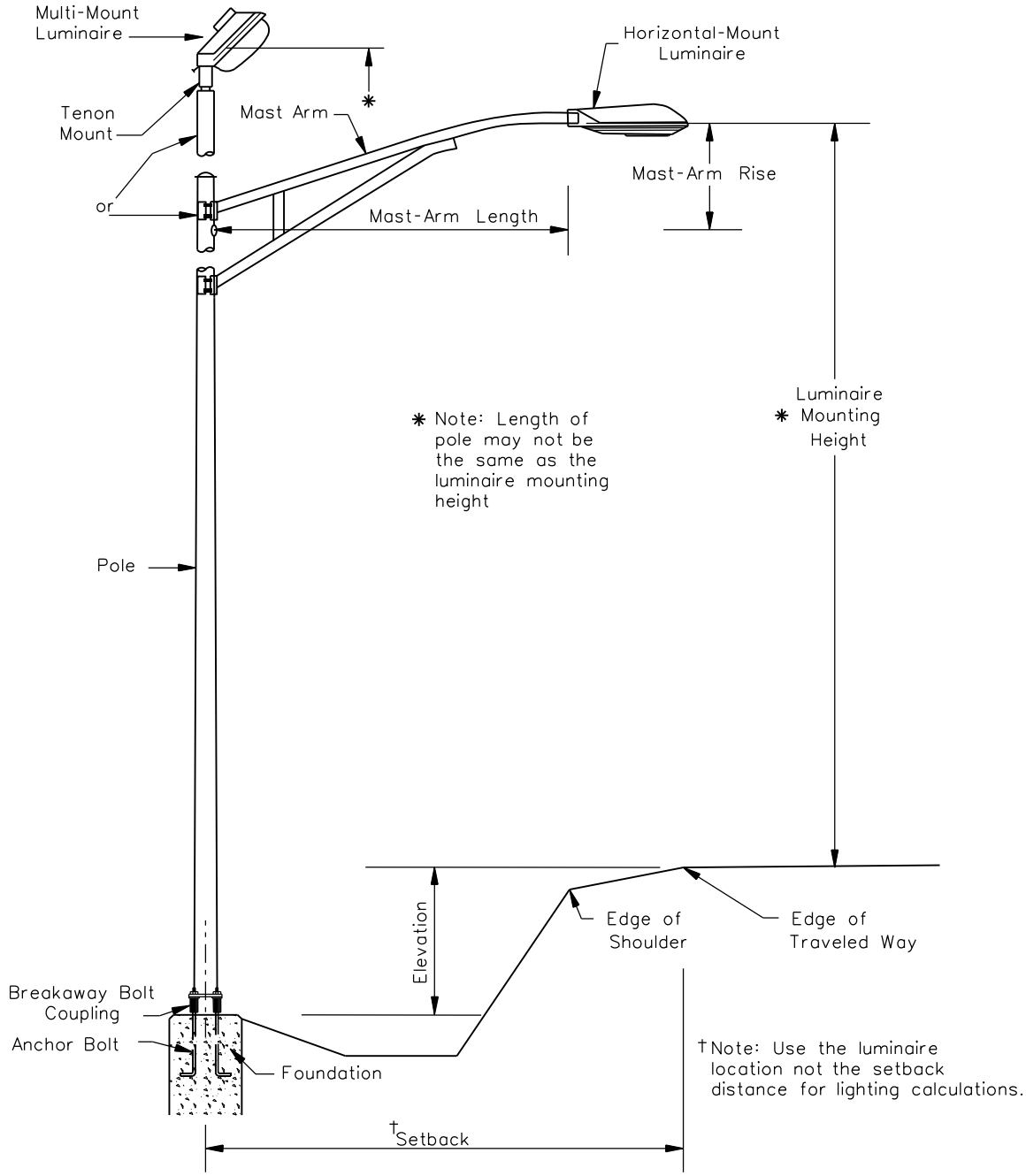
In conventional highway lighting applications, luminaire assemblies generally are attached to davit or mast-arm poles mounted along the roadway either on ground foundations or atop bridge parapets or barriers. Supports for conventional light poles may be either reinforced concrete or steel helix foundations and are constructed from typical designs. However, concrete foundations for light towers in high-mast lighting applications require special designs and soil analyses to determine adequate foundation depth. Depending on factors such as roadside location, most conventional light poles will be mounted on breakaway devices. Attach light poles that are mounted atop parapets and barriers or behind guardrail to foundations with high-strength, non-breakaway bolts. Use special vibration isolating materials to mount light poles on bridges. Where feasible at signalized intersections, a roadway luminaire may be mounted on a combination mast-arm assembly and pole using approved combination structures.

Luminaires mounted in underpasses and tunnels are either attached directly to the wall adjacent to or hung from vibration-dampening pendants at the edge of the travel lanes. Light sources that are used to externally illuminate overhead sign panels typically are fastened to the truss or cantilever support structure.

Waterway and aviation obstruction warning luminaires are attached directly to the structures representing the hazard. Ensure the location and installation of warning luminaires for waterway and aviation also meet the requirements of Section 56-2.11.

56-3.02 Pole Bases

Light poles may be attached to one of several types of bases (e.g., stainless steel flair base, transformer base, breakaway coupling base, anchor base, butt base). Selection is governed by project need and material suitability. A very important distinguishing characteristic of the pole base is whether it is classified by AASHTO and FHWA as an acceptable breakaway device. If the pole represents a roadside hazard, it will be mounted on a breakaway device (see Chapter 38 for additional guidance). Section 56-5.05 provides some design guidance on this issue. The following briefly describes typical pole configurations used by the Department:



Note: Single mast-arm/multi-mount luminaire shown for illustrative purposes. For other luminaire mounting types, see the IDOT Electric Detail Sheets, Highway Standards, and Standard Specifications.

TYPICAL HIGHWAY LIGHTING STRUCTURE

Figure 56-3.A

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1. Breakaway Coupling. Breakaway couplings are connectors or sleeves that are designed to shear when the pole is hit by an errant vehicle. The bottom of each coupling (device) is threaded onto a foundation anchor bolt, and the pole is attached to the top of the coupling. Four couplings are used with each pole. All wiring at the pole base will have simultaneous quick disconnect splices.

2. Frangible Transformer Base. The frangible transformer base consists of a cast aluminum apron between the foundation and the base of the pole. It is designed to deform and break away when hit by an errant vehicle. All wiring inside the base will have quick disconnect splices.

3. Anchor Base. The anchor base consists primarily of a metal plate that is welded to the bottom of the pole. The plate allows the pole to be bolted directly to the foundation using anchor bolts without an intermediate breakaway connection. The anchor bolts and anchor base is not classified by the Department as a breakaway device.

56-3.03 Poles

Light poles for conventional highway lighting applications support luminaire mounting heights ranging from approximately 30 ft to 50 ft (9.1 m to 15.2 m). Light towers for high-mast lighting applications generally range from 80 ft to 160 ft (24.4 m to 48.8 m) and are designed in multiple sections. Weathering steel is a common material choice for light towers. Ornamental light poles used for local streets generally range in height for 8 ft to 15 ft (2.4 m to 4.5 m).

56-3.04 Arms

Depending on the particular application, luminaires may be mounted on single and/or double mast arms or davit arms at the top of the pole. The use of an arm places the light source closer to the traveled way while allowing the pole to be located further from the edge of the traveled way. Arms longer than 15 ft (4.5 m) require special approval.

56-3.05 Luminaires

Luminaire housing consists of a lamp or lamps and electrical components to start and regulate the lamps and distribute the light. The following sections provide some general information on the basic components of the luminaire.

56-3.05(a) Light Sources

There are numerous light sources for highway lighting applications. However, there are only a few practical choices when considering availability, size, power requirements, and cost effectiveness. It is rare that a light source other than the high-intensity discharge (HID) type is used in highway lighting applications.

Use high-pressure sodium for roadway lighting unless permission is obtained from the Department for a different light source. The local agency requests this permission from the district in writing and ensures the request demonstrates the ability of the alternative light source to light the roadway to the requirements of this Chapter without additional luminaires and increased cost.

Fluorescent lamps have been used to illuminate signs. Recently, light emitting diodes (LED's) have become a popular light source due to their long life and low electrical energy usage, but they have not yet become effective for most roadway applications. The following provides information on some of the HID light sources used in highway applications:

1. High-Pressure Sodium (HPS). HPS lamps have excellent luminous efficiency, power usage, and long life. The HPS lamp produces a soft, pinkish-yellow light by passing an electric current through a combination of sodium and mercury vapors.

2. Low-Pressure Sodium (LPS). LPS lamps are considered one of the most efficient light sources on the market. However, the LPS lamp is very long and produces a very pronounced monochromatic yellow light. Light is produced by passing an electrical current through a sodium vapor.

3. Mercury Vapor (MV). Prior to the introduction of HPS lamps, MV was the most commonly used light source in highway applications. The MV lamp produces a bluish-white light and is not as efficient as the HPS lamp. This light source is not longer used.

4. Metal Halide (MH). MH lamps produce better color at higher efficiency than MV lamps. However, life expectancy for MH lamps is shorter than for HPS or MV lamps. They also are more sensitive to lamp mountings and orientation (i.e., horizontal vs. vertical) than other light sources. MH lamps produce good color rendition. Light is produced by passing a current through a combination of metallic vapors. New technology is advancing pulse start and ceramic halide.

56-3.05(b) Optical System

The optical system of the luminaire consists of a light source, a reflector, and usually a refractor. The following provides a general discussion on the optical system components:

1. Light Source. See Section 56-3.05(a) for information on the high-intensity discharge lamps used in highway applications.

2. Reflector. The reflector is used to redirect the light rays emitted by the lamp. Its primary purpose is to redirect that portion of light emitted by the lamp that would otherwise be lost or poorly utilized. Reflectors are designed to function alone or, more commonly, with a refractor to redirect the poorly utilized portion of light to a more desirable distribution pattern. Reflectors are classified as either specular or diffuse. Specular reflectors are made from a glossy material that provides a mirror-like surface. Diffuse reflectors are used where there is a need to spread light over a wider area.

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3. Refractor. The refractor is another means of optical control to change the direction of the light. Refractors are made of a transparent, clear material, usually high-strength glass or plastic. The refractor, through its prismatic construction, controls and redirects both the light emitted by the lamp and the light redirected by the reflector. It also can be used to control the brightness of the lamp source.

56-3.05(c) Ballasts

All luminaires used in highway lighting applications have a built-in ballast. Ballasts are used to regulate the voltage and current to the lamp and to ensure that the lamp is operating within its design parameters. It also provides the proper open circuit voltage for starting the lamp.

56-3.05(d) Housing

The housing integrates the lamp, reflector, refractor, and ballast into a self-contained unit. The housing is designed to seal the unit against the entry of dust, moisture, and insects. Air entering the housing for thermal breathing will typically pass through a filter to eliminate contaminates. Housings are designed to accommodate access for lamp maintenance and adjustment (i.e., light direction and distribution). The housing is generally cast aluminum or stainless steel.

56-3.06 Other Materials and Equipment

There are numerous other materials and equipment that are used in a highway lighting system (e.g., quick disconnect fuse holders, controllers, photocells, surge arresters, raceways, ground rods, cabling, transformers, conduit, hand holes, pull boxes). The use and specification of These ancillary items will depend on the particular highway lighting application and will vary on a project-by-project basis.

56-3.07 Electric Service

Electric service must be a low voltage (0-600V) grounded system. Have the service delivered to the roadway right-of-way. Ground the service and equipment in accordance with the NEC. Specify the service transformer by the electric utility to typically deliver secondary voltages of single-phase 120/240V or 240/480V and 3-phase voltages of 120/208V or 277/480V.

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56-4 LIGHTING PROJECTS (New)

The following is a brief overview of the development of a typical highway lighting design project requested by the district, except District 1, and designed by the Electrical and Mechanical Unit in the Central Office.

56-4.01 Determine Classifications and Justify Need

Determine the roadway classification, pedestrian area classification, pavement classification, and environmental conditions. A mutual determination will be made between the district and the Electrical and Mechanical Unit in the Central Office regarding the classification of any interchange or freeways as urban, suburban, or rural. The district will initiate a lighting project by submitting the warrants and all supporting data to the Central Office for review. Highway lighting projects that are justified may be incorporated into the annual improvements program.

56-4.02 Assemble Information

The district assembles all necessary information needed for a lighting design and forwards it to the Electrical and Mechanical Unit in the Central Office or the lighting design consultant. This may include:

- identifying current lighting design policies, preferences, and procedures;
- gathering all necessary roadway and bridge plan and profile sheets and any special detail sheets (e.g., as-built plans for existing lighting, as applicable);
- determining existing and proposed utility locations;
- discussing special considerations with the highway or bridge designer;
- determining existing and proposed roadway cross-sections, plan and profile, construction staging, and right-of-way lines;
- conducting field reviews with photographic inventory;
- establishing the need for temporary lighting, as applicable;
- contacting local officials for local projects;
- contacting local electrical utility for electric service;
- determining existing and proposed signalized intersections with detailed information on any combination traffic signal and lighting structures;
- noting areas of high ambient lighting or areas especially sensitive to trespass lighting (e.g., soybean fields);

- determining the location of advance warning beacons, changeable message boards, or other devices that may be impacted by roadway lighting;
- contacting the FAA for any possible height restrictions on lighting facilities due to airports in the vicinity;
- identifying the need for other lighting needs (e.g., aviation and/or waterway navigation warning luminaires, overhead sign lighting, bike paths); and
- noting any other special considerations that may affect the lighting design (i.e., location of light poles due to drainage).

56-4.03 Prepare Preliminary Plans

The district will submit to the Electrical and Mechanical Unit in the Central Office or the lighting design consultant the plan sheets showing the overall project with roadway and area classifications including significant other information to justify chosen classification and criteria. Ensure that the plans include:

- information gathered in Section 56-4.02 as appropriate;
- stationing at appropriate 100 ft (30 m) intervals and stationing of noses and tangent points of ramps which are formed by the roadway proper and not by the shoulder;
- pavement, shoulder, and median widths at frequent intervals;
- all roadway features which may affect the stationing or setback of poles (e.g., guardrail, barrier median, barrier curb, signs exceeding 50 ft^2 (4.5 m^2), driveways, culverts, railroads, pipelines);
- the approximate height of any power and telephone lines along and over the roadway;
- the location of power poles from which service may be obtained;
- if combination signals and lighting are present or proposed, the stationing and offset of the traffic signal poles, the arm length and mounting height of luminaires, the type and wattage of luminaire, and the location of the power pole and control cabinet; and
- lighting calculations in an electronic format with all the supporting data.

Electronic plans are preferred over paper copies. Show existing and proposed roadway geometry and basic plan information as noted above. Also, furnish as-built plans of existing lighting facilities, as applicable. In addition, copies of any available sample calculations, plans, notes, schedules, and pay quantities may provide further clarification for the lighting designer.

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56-4.04 Electrical and Mechanical Unit Central Office Review

The district will communicate the project scope, configuration details, and timeframe for a lighting design to the Electrical and Mechanical Unit in the Central Office. Upon receipt of the request from the district, the Electrical and Mechanical Unit will design the lighting for the project and send the design package to the district. The design package will include the location of poles and luminaires, the electrical distribution and control system design, and associated specifications. The Electrical and Mechanical Unit also will furnish wiring diagrams and drawings of equipment, foundations, and electrical details, as applicable. The plans and specifications will be returned to the district for CADD drafting and completion as final contract documents.

When a consultant is used by the district to complete the design, the preliminary and final plans will be submitted to the Electrical and Mechanical Unit in the Central Office for review and approval, but not until the consultant's lighting design is approved.

56-4.05 Field Review

Prior to finalizing plans, the district or the lighting design consultant will conduct a field review to determine if pole and luminaire locations will interfere with existing or proposed underground, at-grade, and aerial utilities and/or roadway structures. The district will notify the Electrical and Mechanical Unit in the Central Office of any conflict that would cause modification to the design. For high-mast lighting designs, ensure that borings are taken for soil analyses to ascertain the correct foundation depth at each tower location.

56-4.06 Final Plan Preparation/Contract Award

The district and/or the lighting design consultant will prepare the final plans, specifications, and estimates and submit them to the BDE for processing and contract award. See Chapter 63 for information on plan preparation and Chapter 66 for information on contract processing. Upon award of the contract, the contractor will submit for approval a list of manufacturers for all major electrical equipment to be used on the project (e.g., poles, towers, luminaires, controllers, unit duct, cable), a complete set of manufacturer's product data, and detailed shop drawings for any fabricated equipment.

The complete package of project shop drawings for lighting shall be sent to the Electrical and Mechanical Unit in the Central Office for review and approval.

Each page of the submittal package shall be signed, stamped, and dated by the contractor.

56-4.07 Final Inspection

The completed project will be inspected by the Electrical and Mechanical Unit in the Central Office in accordance with the *Standard Specifications*. If the installation is satisfactory, it will be accepted. The Electrical and Mechanical Unit will notify the Engineer in writing of any

deficiencies found during the final inspection, which shall be repaired or corrected by the contractor. Depending on the severity of the deficiencies, a second inspection may be warranted.

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56-5 LIGHTING DESIGN

When designing a highway lighting system, there are numerous factors to consider. This Section presents design considerations commonly encountered in highway lighting designs and presents IDOT's criteria, policies, and procedures on these issues. Figure 56-5.A presents typical highway lighting design parameters used by the Department.

TYPICAL IDOT HIGHWAY LIGHTING DESIGN PARAMETERS	
Maintenance Factor (i.e., LLD • LDD)	0.50 to 0.70
Percent of Voltage Drop Allowed	3% to 5% maximum *
Typical Parameters for Conventional Lighting (Interstate)	Aluminum or Steel Pole, Single- or Twin-Arm Mounting; 45 ft to 55 ft (13.7 m to 16.8 m) Mounting Height; 250 W or 400 W HPS Horizontal Mount Luminaire; Breakaway Base where Justified.
Typical Parameters for Conventional Lighting (Expressway)	Aluminum Pole, Davit or Mast-Arm Mounting; 40 ft to 50 ft (12.2 m to 15.2 m) Mounting Height; 250 W or 400 W HPS Horizontal-Mount Luminaire; Breakaway Base where Justified.
Typical Pavement Classification	Class R3
Typical IES Luminaire Classification For Conventional Highway Lighting	Cutoff (C) or Full Cutoff (F).
Typical Luminaire Pole Arrangement	Staggered, Opposite, or Median Mounted.

* *Never exceed the equipment limits.*

Ensure all lighting designs conform to current recommended values in ANSI/IESNA/RP-8 for the selected roadway and pedestrian conflict areas.

TYPICAL IDOT HIGHWAY LIGHTING DESIGN PARAMETERS

Figure 56-5.A

56-5.01 Methodologies

There are at least two lighting design methodologies available for use in highway lighting design – illuminance or luminance. The Illuminating Engineering Society (IES) of North America has been a leader in developing these methodologies (see the publication, ANSI/IESNA RP-8). The levels defined in ANSI/IESNA RP-8 are minimum acceptable levels and the design approach shall achieve, but not significantly exceed these levels. Ensure calculated lighting levels do not exceed the levels for the next higher roadway and pedestrian classification.

It is a good practice, and will be required in consultant submittals, to consider both illuminance and a luminance design. Select the design that produces the most conservative results. Both of these methodologies require the designer to consider veiling luminance and limit the ratio to the values listed in Figures 56-5.B and 56-5.C. The following sections briefly describe each of the available design methodologies.

56-5.01(a) Illuminance

The illuminance methodology is the oldest and simplest method to employ. Illuminance is defined as the density of the luminous flux, lumen (lm), incident on a surface area, ft^2 (m^2), and is measured in footcandles (lux). Footcandle (fc) and lux (lx) are units of illuminance expressed in lumens (lm) per square foot (ft^2) and lumens per square meter (m^2), respectively. The illuminance methodology is used to determine the combined amount of luminous flux reaching critical pavement locations from contributing luminaires (i.e., a measure of light quantity) and to calculate how uniformly the luminaires' combined luminous flux is horizontally distributed over the pavement surface (i.e., a measure of light quality). The brightest spot normally will occur directly under the luminaire and diminishes as the driver travels away from the source.

An inherent disadvantage of the illuminance methodology was that it only accounts for incident light and does not assess the effect on visibility due to reflected light from an object or surface. This sensation is known as "brightness." Objects are distinguished by contrast from their difference in brightness. To address some visibility concerns, a new metric called "Veiling Luminance Ratio" was added to the illuminance methodology. Illuminance designs consider the average maintained horizontal illumination (E_h), or quantity of light, and the uniformity ratio, or quality of light. See Section 56-1.02 for the definition of uniformity ratio (E_h/E_{min}).

56-5.01(b) Luminance

Luminance is defined as the luminous intensity, candela (cd), of any surface in a given direction per unit of projected area, ft^2 (m^2), of the surface as viewed from that direction. It is measured in footlamberts (candelas per square meter). The luminance methodology is used to simulate driver visibility by assessing the quantity and quality of light reflected by the pavement surface to the motorist's eye from contributing luminaires. Assumptions are made regarding the spatial positioning of the driver's eye, and luminance values are calculated at grid points over

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Roadway Facility Classification④	Area Classification	Pedestrian Conflict Area ③	Average Maintained①⑤ Horizontal Illuminance (E_h) Footcandle (Lux) Pavement Classification ④			Uniformity Ratio (Ave./Min.)	Veiling Luminance Ratio L_{vmax}/L_{avg}
			R1	R2 & R3	R4		
Freeway ②	Class A Class B		0.6 (6) 0.4 (4)	0.9 (9) 0.6 (6)	0.8 (8) 0.5 (5)	3:1	0.3
Expressway ②	Commercial Intermediate Residential	High Medium Low	1.0 (10) 0.8 (8) 0.6 (6)	1.4 (14) 1.2 (12) 0.9 (9)	1.3 (13) 1.0 (10) 0.8 (8)		
Major	Commercial Intermediate Residential	High Medium Low	1.2 (12) 0.9 (9) 0.6 (6)	1.7 (17) 1.3 (13) 0.9 (9)	1.5 (15) 1.1 (11) 0.8 (8)		
Collector	Commercial Intermediate Residential	High Medium Low	0.8 (8) 0.6 (6) 0.4 (4)	1.2 (12) 0.9 (9) 0.6 (6)	1.0 (10) 0.8 (8) 0.5 (5)	4:1	0.4
Local	Commercial Intermediate Residential	High Medium Low	0.6 (6) 0.5 (5) 0.3 (3)	0.9 (9) 0.7 (7) 0.4 (4)	0.8 (8) 0.6 (6) 0.4 (4)	6:1	
Alleys	Commercial Intermediate Residential		0.4 (4) 0.3 (3) 0.2 (2)	0.6 (6) 0.4 (4) 0.3 (3)	0.5 (5) 0.4 (4) 0.3 (3)		
Walkways/ Bikeways and Intersections ③	See ANSI/IESNA RP-8 for recommended criteria and specific treatments. See IESNA DG-5 for Walkways/Bikeways separated from the roadways.						
Rest Areas And Weigh Stations							
Ramp Gores & Interior Roadways	All		0.4 (4)	0.6 (6)	--	3:1 to 4:1	0.4
Parking & Major Activity Areas	All		0.8 (8)	1.1 (11)	--		
Minor Activity Areas	All		0.4 (4)	0.5 (5)	--	6:1	

Notes:

1. *Average illuminance on the traveled way.*
2. *Both mainline and ramps.*
3. *Facilities adjacent to a vehicular roadway should use the illuminance levels and uniformity ratios for that roadway as recommended in IESNA RP-8.*
4. *See Section 56-5.04 for definitions of roadway facility, area, and pavement classifications. Use either Column 2 or Column 3 in the tables to best describe the location to be lighted.*
5. *The illuminance values in Figure 56-5.B are minimum maintained averages. Higher levels than shown in the tables may be justified, consult the* AASHTO Roadway Lighting Design Guide *for details.*

IDOT ILLUMINANCE DESIGN CRITERIA

Figure 56-5.B

Road and Area Classification			Average Luminance L_{avg} (cd/m^2)	Uniformity Ratio L_{avg}/L_{min} (Maximum Allowed)	Uniformity Ratio L_{max}/L_{min} (Maximum Allowed)	Veiling Luminance Ratio L_{Vmax}/L_{avg} (Maximum Allowed)
Roadway	**Area Classification**	**Conflict Classification**				
Freeway Class A	N/A		0.6	3.5	6.0	0.3
Freeway Class B	N/A		0.4	3.5	6.0	0.3
Expressway	Commercial	High	1.0	3.0	5.0	0.3
	Intermediate	Medium	0.8	3.0	5.0	0.3
	Residential	Low	0.6	3.5	6.0	0.3
Major	Commercial	High	1.2	3.0	5.0	0.3
	Intermediate	Medium	0.9	3.0	5.0	0.3
	Residential	Low	0.6	3.5	6.0	0.3
Collector	Commercial	High	0.8	3.0	5.0	0.4
	Intermediate	Medium	0.6	3.5	6.0	0.4
	Residential	Low	0.4	4.0	8.0	0.4
Local	Commercial	High	0.6	6.0	10.0	0.4
	Intermediate	Medium	0.5	6.0	10.0	0.4
	Residential	Low	0.3	6.0	10.0	0.4

IDOT LUMINANCE DESIGN CRITERIA

Figure 56-5.C

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the pavement surface. In theory, luminance is a good measure of visibility; however, the results of using the luminance methodology in highway lighting applications are greatly affected by the reflectance characteristics of the pavement surface, both now and in the future. Factors affecting pavement reflectivity include initial surface type, pavement deterioration, resurfacing material type, assumptions regarding weather conditions, etc. It is difficult to predict or control these factors. Luminance design parameters include average maintained luminance (L_{avg}), minimum luminance (L_{min}), maximum luminance (L_{max}), maximum veiling luminance (L_v), and ratios of L_{avg} to L_{min}, L_{max} to L_{min}, and L_v to L_{avg}.

56-5.01(c) Small-Target-Visibility (STV)

Many lighting practitioners no longer support the STV method discussed in ANSI/IESNA RP-8.

56-5.02 Computerized Design

The highway lighting design process is an iterative process that is quite effectively implemented by computer. If criteria are not initially satisfied, it will be necessary to change design parameters (e.g., pole spacing, mounting height, luminaire wattage, luminaire distribution) until an acceptable alternative is found. This process will be repeated until the design is optimized to meet the selected criteria.

For computerized designs prepared by outside consultants, the consultant will provide the program's name and version and the input data and output reports in both printed and electronic format. Ensure the software program selected meets all necessary provisions, including ANSI/IESNA RP-8 calculation requirements. Contact the Electrical and Mechanical Unit in the Central Office for approved software programs.

56-5.03 Design Process

The following briefly describes the processes used in any highway lighting design:

1. Select Lighting Equipment. Select the lighting equipment and associated design parameters that will be used for the project. This will include items such as luminaire mounting height, pole setback, light source, lamp wattage, etc. It will be necessary to make some initial assumptions during preliminary design. Design parameters then may be iteratively changed to meet the highway lighting criteria.

2. Select Luminaire Arrangement. Select an appropriate luminaire arrangement for the project. This will depend on local site conditions and engineering judgment. Alternative arrangements may need to be considered. Computer programs will create the required output based on the input criteria.

3. Luminaire Spacing. Typically, luminaire spacing required to satisfy the project specific design criteria will be determined by computer software.

4. Check Uniformity. Once luminaire spacing has been determined, check the uniformity of light distribution and compare this value to the lighting criteria selected in Step #1. Adjust design parameters and recalculate as necessary to meet criteria.

5. Select Optimum Design. Because computerized design is relatively quick and easy, modify key design parameters (e.g., luminaire photometry, location, mounting height) to develop and test several alternative designs. It generally is not good engineering practice to consider only one design, even if found to satisfy the lighting criteria. There often are several alternatives that will work. Optimize and select the most cost-effective and minimum maintenance design.

Typically, do not terminate a lighting project just before an intersection. Consider motorist decision points and potential pedestrian interaction when evaluating how far to extend the limits of lighting.

56-5.04 Design Considerations

When selecting design criteria for a lighting project, it is necessary to determine classifications for the roadway facility, the area the roadway traverses, and the pavement type that best fit the descriptions contained in ANSI/IESNA RP-8 and AASHTO. Do not use the classifications of other publications. The following sections discuss these classifications for the purpose of highway lighting design only.

56-5.04(a) Roadway Classification

Use the following definitions to classify roadway facilities for IDOT highway lighting projects:

1. Freeway. A divided major highway with full control of access and with no crossings at grade.

2. Expressway. A divided major arterial highway for through traffic with full or partial control of access and generally with interchanges at major crossroads. Expressways for non-commercial traffic within parks and park-like areas generally are known as parkways.

3. Major. The part of the roadway system that serves as the principle network for through traffic flow. The routes connect areas of principle traffic generation and important rural highways entering the city.

4. Collector. The distributor and collector roadways serving traffic between major and local roadways. These are roadways used mainly for traffic movements within residential, commercial, and industrial areas.

5. Local. Roadways used primarily for direct access to residential, commercial, industrial, or other abutting property. They do not include roadways carrying through traffic. Long

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local roadways generally will be divided into short sections by the collector roadway system.

6. Alley. A narrow public way within a block, generally used for vehicular access to the rear of abutting properties.

7. Sidewalk. Paved or otherwise improved areas for pedestrian use, located within public street right-of-way, which also contains roadways for vehicular traffic.

8. Pedestrian Way. Public sidewalks for pedestrian traffic generally not within rights-of-way for vehicular traffic roadways. Included are skywalks (pedestrian overpasses), subwalks (pedestrian tunnels), walkways giving access to park or block interiors, and crossings near centers of long blocks.

9. Bicycle Lane. Any facility that explicitly provides for bicycle travel.

56-5.04(b) Area Classification

For IDOT lighting projects, use the following definitions to classify the area in which the roadway traverses. These definitions match the AASHTO *Roadway Lighting Design Guide*. These definitions do not match the ANSI/IESNA RP-8 IESNA classifications, which are based on pedestrian/vehicular conflicts.

1. Commercial. That portion of a municipality in a business development where ordinarily there are large numbers of pedestrians and a heavy demand for parking space during periods of peak traffic or a sustained high pedestrian volume and a continuously heavy demand for off-street parking space during business hours. This definition applies to densely developed business areas outside of, as well as those that are within, the central part of a municipality.

2. Intermediate. That portion of a municipality that is outside of a downtown area but generally within the zone of influence of a business or industrial development, often characterized by a moderately heavy nighttime pedestrian volume and a somewhat lower parking turnover than is found in a commercial area. This definition includes densely developed apartment areas, hospitals, public libraries, and neighborhood recreational centers.

3. Residential. A residential development or mixture of residential and commercial establishments, characterized by few pedestrians and a low parking demand or turnover at night. This definition includes areas with single-family homes, townhouses, and/or small apartments. Regional parks, cemeteries, and vacant lands are also included.

56-5.04(c) Pedestrian Conflict Area Classification

The magnitude of pedestrian flow is nearly always related to the abutting land use. Three classifications of pedestrian night activity levels and the types of land use with which they are

typically associated are given below. These definitions match the ANSI/IESNA RP-8 classifications, which are based on pedestrian/vehicular conflicts not the AASHTO *Roadway Lighting Design Guide*:

1. High. Areas with significant numbers of pedestrians expected to be on the sidewalks or crossing the streets during darkness. Examples are downtown retail areas, near theatres, concert halls, stadiums, and transit terminals.

2. Medium. Areas where lesser numbers of pedestrians utilize the streets at night. Typical areas are downtown office areas, blocks with libraries, apartments, neighborhood shopping, industrial, older city areas, and streets with transit lines.

3. Low. Areas with very low volumes of night pedestrian usage. These can occur in any of the cited roadway classifications, but may be typified by suburban single-family streets, very low density residential developments, and rural or semi-rural areas.

Consult ANSI/IESNA RP-8 for the method used in taking pedestrian counts and the associated pedestrian count that corresponds with these conflict areas.

56-5.04(d) Pavement Classification

For IDOT lighting projects, use the following definitions to classify the pavement type of the roadway facility. These pavement classifications have mean luminance coefficient Q_0:

1. Class R1 and (Q_0 = 0.10). Class R1 pavement has a mostly diffuse mode of reflectance. R1 pavements include portland cement concrete road surfaces and asphalt road surfaces with a minimum of 12% of the aggregates composed of artificial brightener (e.g., Synopal) aggregates (e.g., labradorite, quartzite).

2. Class R2 and (Q_0 = 0.07). Class R2 pavement has a mixed diffuse and specular mode of reflectance. R2 pavements include asphalt road surfaces with an aggregate composed of a minimum of 60% gravel with a size greater than 0.40 in (12 mm).

3. Class R3 and (Q_0 = 0.07). Class R3 has a slightly specular mode of reflectance. R3 pavements include asphalt road surfaces, both regular and carpet seal coats, with dark aggregates (e.g., trap rock, blast furnace slag) and exhibit a rough texture after some months of use. Class R3 pavement represents typical asphalt highways and is used on most highway lighting projects.

4. Class R4 and (Q_0 = 0.08). Class R4 pavement has a mostly specular mode of reflectance. R4 includes asphalt road surfaces with a very smooth texture.

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56-5.04(e) Illuminance and Luminance Design Levels

Design criteria for highway lighting projects vary according to the roadway, area, and pavement classification. Figures 56-5.B and 56-5.C present the illuminance and luminance design criteria used by the Department. In addition to these figures, consider the following:

1. Crossroads at Interchanges. Lighting levels on crossroad approaches should not be reduced through an interchange area. If existing crossroad lighting currently is deemed inadequate, consider upgrading the lighting to current criteria to ensure safe and efficient traffic operation.

2. Partial Interchange Lighting. Where partial interchange lighting is provided, luminaires should be located to best light the through lanes and speed change lanes at diverging and merging locations. The design controls of basic level of lighting and uniformity should be subordinated to overall lighting of the roadway area at these locations.

3. Bridge Structures and Underpasses. Underpass lighting level and uniformity ratios should duplicate, to the extent practical, the lighting levels on the adjacent facility. On continuously lighted freeways and lighted interchanges, the lighting of bridges and overpasses should be at the same level as the adjacent roadway.

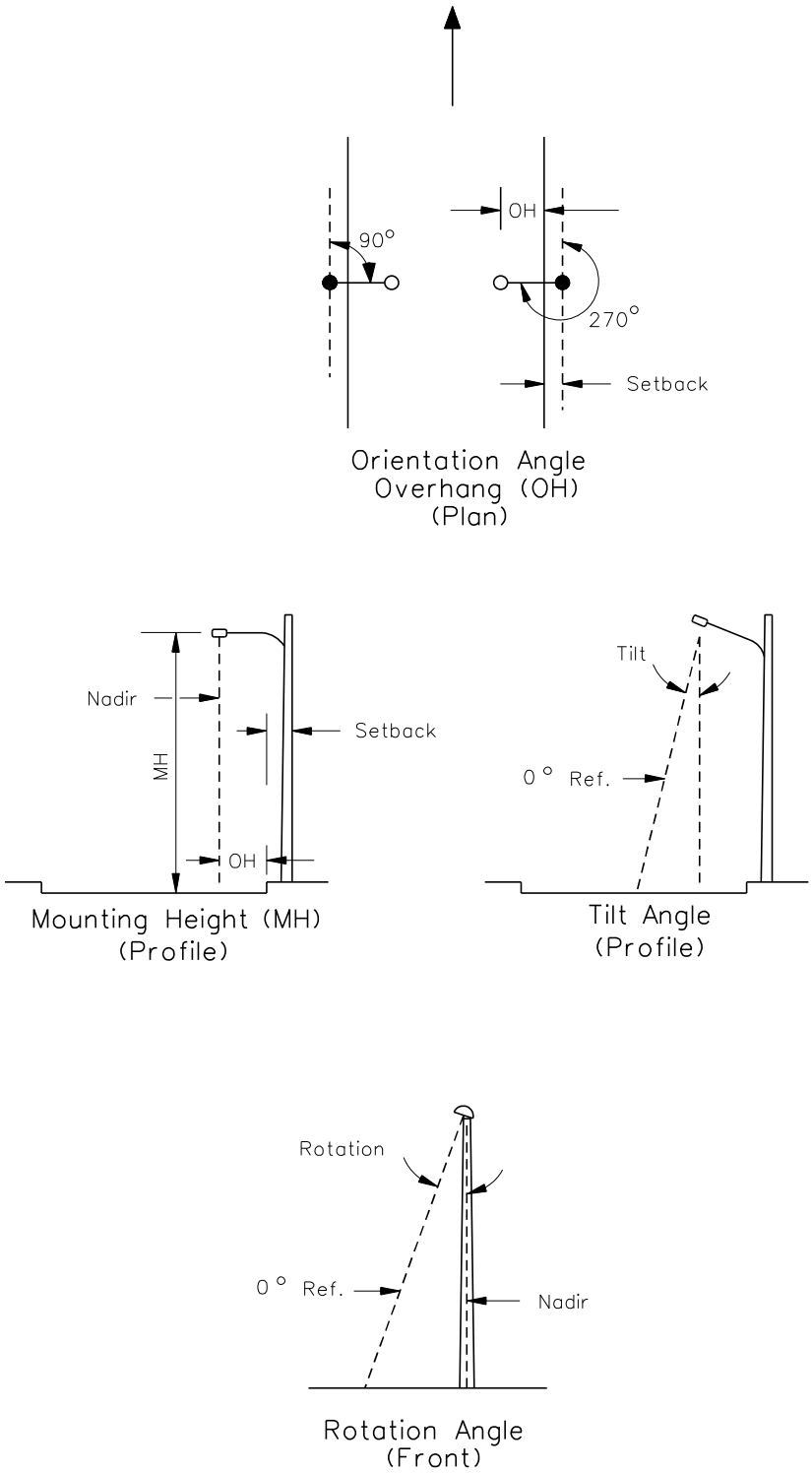
4. Transition Lighting. Transition lighting is a technique intended to provide the driver with a gradual reduction in lighting levels and glare when leaving an illuminated area. The designer should consider transition lighting if a study of the specific conditions at a location indicates a need. The designer may also want to consider extending delineation beyond the last luminaire for traffic lanes emerging from a lighted area. This will provide an additional measure of effectiveness. Visual adaptation occurs more quickly when approaching a lighted area and therefore no transition lighting is typically required.

5. Navigation and Obstruction Lighting. The lighting criteria and locations for waterway and aviation obstruction luminaires will be based on the requirements of the US Coast Guard and the Federal Aviation Administration, respectively.

6. Other Locations. Where lighting is justified for other facilities not covered under this section, consult the references in 56-7 and contact the Electrical and Mechanical Unit in the Central Office for additional information on lighting criteria.

56-5.04(f) Luminaire Characteristics

Figure 56-5.D illustrates the common terms used in defining and mounting luminaires (e.g., mounting height, overhang). The following sections discuss design issues related to luminaires.



LUMINAIRE GEOMETRY

Figure 56-5.D

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56-5.04(f.1) Light Distribution

Light distribution is a major factor in highway lighting design. It affects the selection of luminaire mounting height, placement, and arrangement. Specific photometric data and light distribution sheets are available from each luminaire manufacturer. Manufacturers typically classify their luminaire products based on the IES luminaire classification system. This system uses a three part approach to define luminaire distribution — the lateral beam width, vertical angle of maximum candlepower, and the degree of glare control.

The following briefly describes the IES classification system:

1. Vertical Light Distribution. There are various classifications of vertical light distribution. The selection of a particular vertical light distribution is dependent upon the luminaire mounting height and application. The following defines each type:

   a. Short Distribution (S). The maximum candlepower strikes the roadway surface between 1 and 2.25 mounting heights from the luminaire. The theoretical maximum luminaire spacing, using the short distribution, is 4.5 mounting heights.

   b. Medium Distribution (M). The maximum candlepower is between 2.25 and 3.75 mounting heights from the luminaire. The theoretical maximum luminaire spacing is 7.5 mounting heights. Medium distribution is commonly used in highway applications.

   c. Long Distribution (L). The maximum candlepower is between 3.75 and 6.0 mounting heights from the luminaire. The theoretical maximum luminaire spacing is 12 mounting heights.

   From a practical standpoint, the medium distribution is predominantly used in highway practice, and the spacing of luminaires normally does not exceed five to six mounting heights. Short distributions are not used extensively for reasons of economy, because extremely short spacing is required. At the other extreme, the long distribution is not used to any great extent because the high beam angle of maximum candlepower often produces excessive glare.

2. Lateral Light Distribution. There are seven classifications for lateral light distribution. The following provides application guidelines for each luminaire type:

   a. Type I. The Type I luminaire is placed in the center of the roadway or area where lighting is required. It produces a long, narrow, oval-shaped lighted area. Some types of high-mast lighting are considered a modified form of Type I.

   b. Type I - 4-Way. This luminaire type is located over the center of the intersection and distributes the lighting along the four legs of the intersection.

   c. Type II. The Type II luminaire is placed on the side of the roadway or edge of the area to be lighted. It produces a long, narrow, oval-shaped lighted area, which is usually applicable to narrower roadways.

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d. Type II - 4-Way. This luminaire type is placed at one corner of the intersection and distributes the light along the four legs of the intersection.

e. Type III. The Type III luminaire is placed on the side of the roadway or edge of the area to be lighted. It produces an oval-shaped lighted area and is usually applicable to medium width roadways.

A Type III distribution is where the street side segment of the half-maximum-intensity isointensity trace within the longitudinal range where the point of maximum intensity falls (S, M, or L), lies partly or entirely beyond the 1.75 MH street side LRL, but does not cross the 2.75 MH street side LRL; see Figure 56-5.E.

f. Type IV. The Type IV luminaire is placed on the side of the roadway or the edge of area to be lighted. It produces a wider, oval-shaped lighted area and is usually applicable to wide roadways.

g. Type V. The Type V luminaire is located over the center of the roadway, intersection, or area to be lighted. It produces a circular, lighted area. Type V often is used in high-mast lighting applications.

3. Control of Distribution. As the vertical light angle increases, disability and discomfort glare also increase. To distinguish the glare effects on the driver created by the light source, IES has defined the vertical control of light distribution as follows:

a. Full-Cutoff (F). A luminaire light distribution is designated as full cutoff (F) when zero candela intensity occurs at or above an angle of 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10%) at or above a vertical angle of 80° above nadir. This applies to any lateral angle around the luminaire.

b. Cutoff (C). A luminaire light distribution is designated as cutoff (C) when the candela per 1000 lamp lumens does not numerically exceed 25 (2.5%) at or above an angle of 90° above nadir, and 100 (10%) at or above a vertical angle of 80° above nadir. This applies to any lateral angle around the luminaire.

c. Semi-Cutoff (S). A luminaire light distribution is designated as semi-cutoff (S) when the candela per 1000 lamp lumens does not numerically exceed 50 (5%) at or above an angle of 90° above nadir, and 200 (20%) at or above a vertical angle of 80° above nadir. This applies to any lateral angle around the luminaire.

d. Non-Cutoff (N). This classification is where there is no limitation on the zone above the maximum candela intensity.

A plan view of the theoretical light distribution (i.e., theoretical roadway coverage) and schematics of the intended application of each type of IES luminaire are illustrated in Figure 56-5.E.

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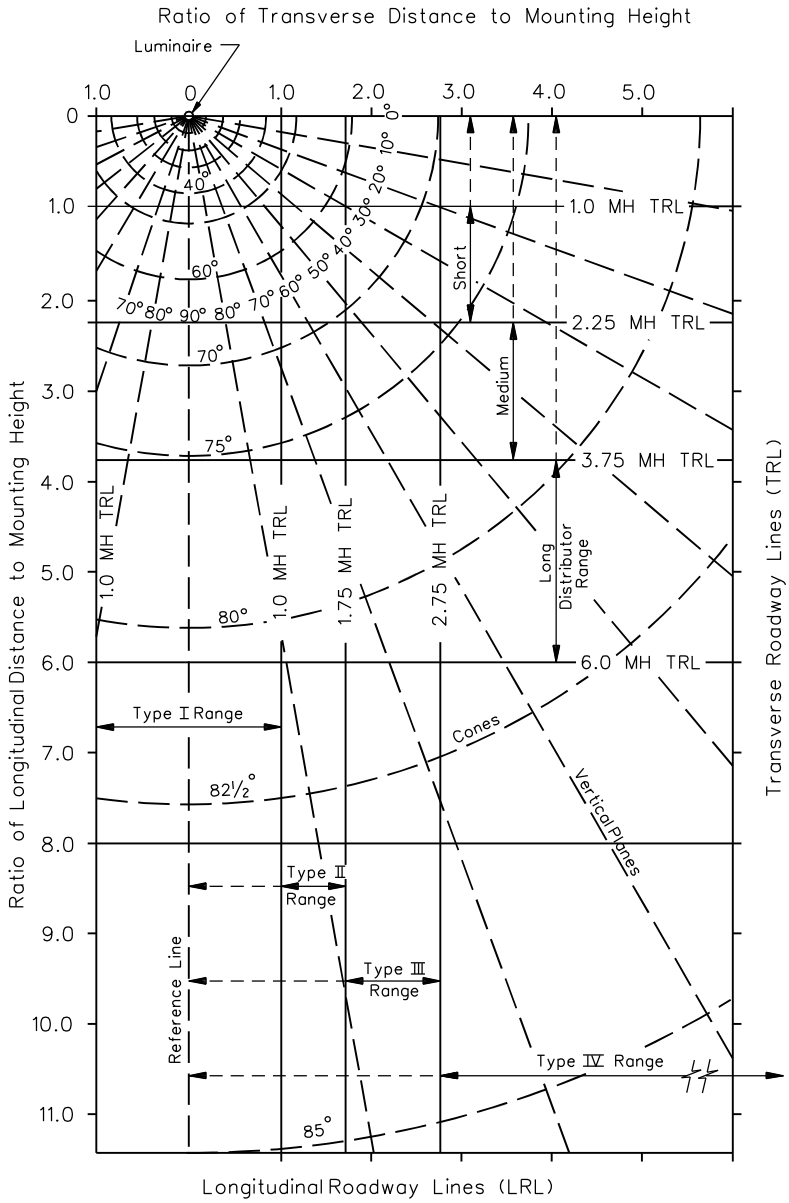

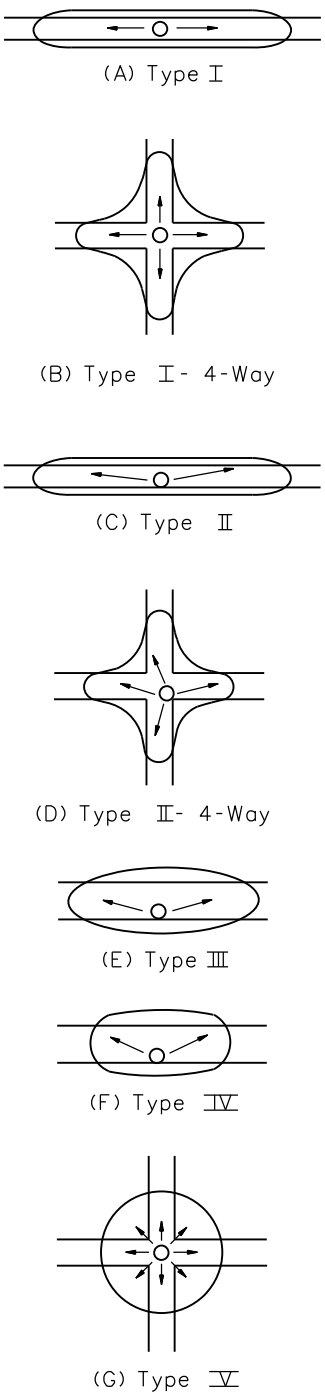

PLAN VIEW OF ROADWAY COVERAGE FROM LUMINAIRES

Figure 56-5.E

Recently a system of backlight, uplight, and glare (BUG) ratings have been derived from the IES Luminaire Classification System (LCS). For additional information on the LCS and BUG ratings, consult the *Luminaire Classification System for Outdoor Light*ing. Use only the photometric data with the proper shield, if the project requires luminaire shielding. Do not use the photometric data without the appropriate shield for projects with shields.

56-5.04(f.2) Mounting Heights

Higher mounting heights used in conjunction with higher wattage luminaires enhances lighting uniformity and typically reduces the number of light poles needed to produce the same illumination level. In general, higher mounting heights tend to produce a more cost-effective design. For practical and aesthetic reasons, the mounting height should remain constant throughout the system. The manufacturer's photometric data is required to determine an appropriate mounting height. Typical mounting heights used by the Department for conventional highway lighting purposes range from 30 ft to 55 ft (9.1 m to 16.8 m). Mounting heights for light towers are typically 80 ft (24 m) or greater.

56-5.04(f.3) Coefficient of Utilization

A utilization curve is used to obtain a luminaire's coefficient of utilization (CU). Manufacturers typically provide utilization curves and isolux diagrams with each of their respective luminaire products. Figure 56-5.F illustrates a sample utilization curve. The utilization curve relates to the luminaire rather than to the light source. The ratio of transverse distance over luminaire mounting height provides the percentage of bare lamp lumens that are utilized. If the luminaire is placed over the traveled way (i.e., over the pavement), the total lumen utilization is determined by adding the percentages from the street side and curbside (i.e., house-side) light from the coefficient of utilization curve (furnished by the luminaire manufacturer). In essence, the utilization curve defines how much of the total lumen output reaches the area being lighted.

56-5.04(f.4) Light Loss Factors

The efficiency of a luminaire decreases over time. The designer must estimate this decrease to properly estimate the light available at the end of the luminaire's serviceable life. The following briefly discusses these factors:

1. Lamp Lumen Depreciation Factor (LLD). As the lamp progresses through its serviceable life, the lumen output of the lamp decreases. This is an inherent characteristic of all lamps. The initial lamp lumen value is adjusted by a lumen depreciation factor to compensate for the anticipated lumen reduction. This assures that a minimum level of illumination will be available at the end of the assumed lamp life (i.e., after the lamp lumen depreciation has occurred).

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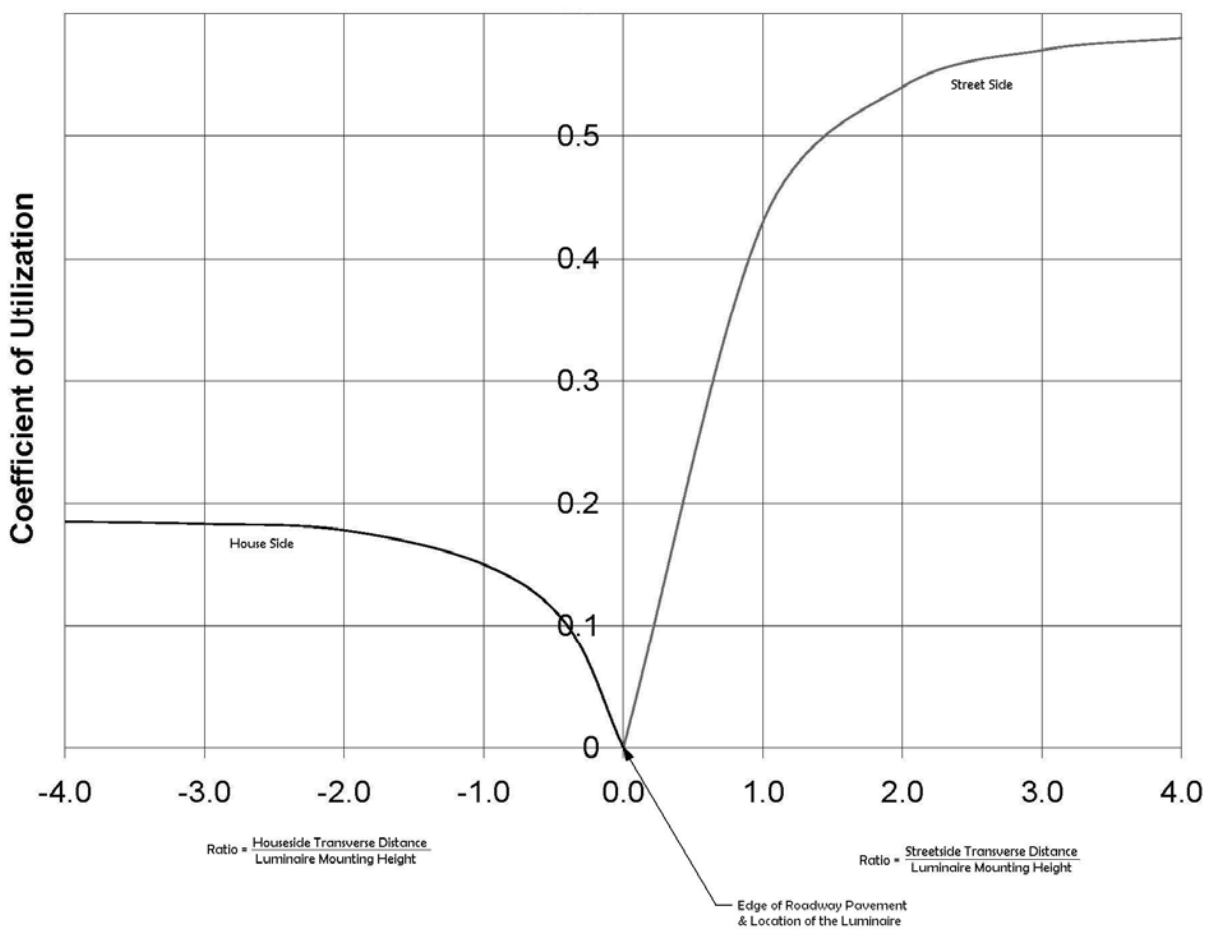
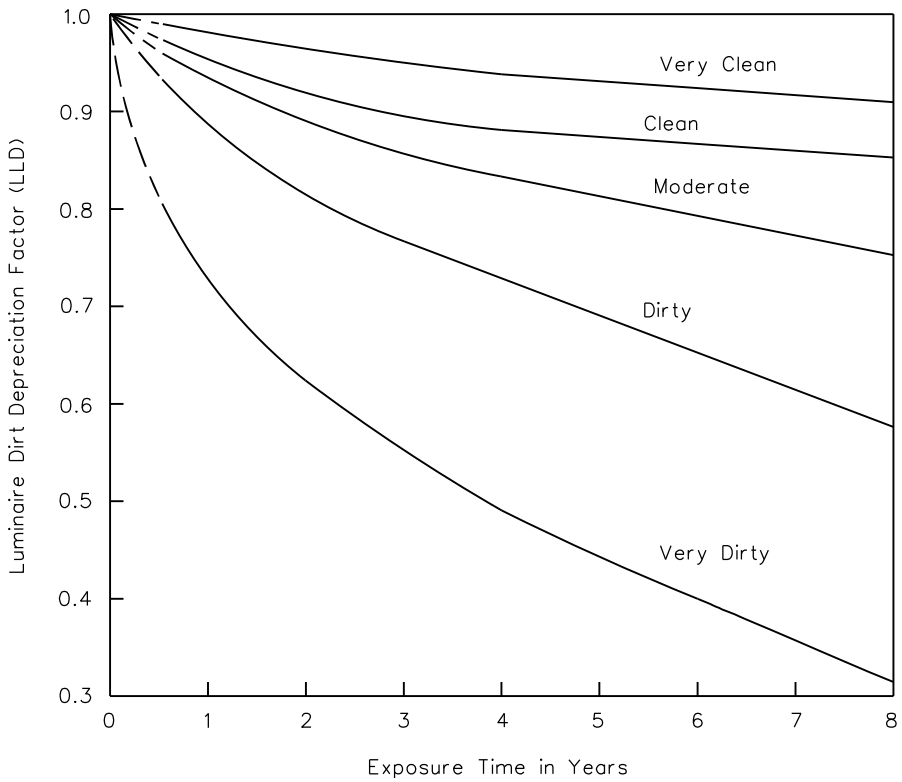


Note: The utilization curve will vary with each manufacturer and luminaire type.

SAMPLE UTILIZATION CURVE

Figure 56-5.F

2. Luminaire Dirt Depreciation Factor (LDD). Dirt on the exterior and interior of the luminaire, and to some extent on the lamp itself, reduces the amount of light reaching the pavement. Various degrees of dirt accumulation may occur depending upon the area where the luminaire is located. Industrial areas, automobile exhaust, diesel trucks, dust and other environs all affect the dirt accumulation on the luminaire. Higher mounting heights, however, tend to reduce the vehicle-related dirt accumulation. The relationship between the ambient environment and the expected level of dirt depreciation over time is shown in Figure 56-5.G.



Notes:

1. *VERY CLEAN - No nearby smoke or dust-generating activities and a low ambient contaminant level. Light traffic. Generally limited to residential or rural areas. The ambient particulate level is not more than 150 micrograms per cubic meter.*

2. *CLEAN - No nearby smoke or dust-generating activities. Moderate to heavy traffic. The ambient particulate level is not more than 300 micrograms per cubic meter.*

3. *MODERATE - Moderate smoke or dust-generating activities nearby. The ambient particulate level is not more than 600 micrograms per cubic meter.*

4. *DIRTY - Smoke or dust plumes generated by nearby activities may occasionally envelope the luminaires.*

5. *VERY DIRTY - As above, but the luminaires are commonly enveloped by smoke or dust plumes.*

ROADWAY LUMINAIRE DIRT DEPRECIATION CURVE

Figure 56-5.G

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3. Equipment Factor (EF). Allows for variations inherent in the manufacture and operation of the equipment (i.e., luminaire, system voltage, voltage drop). It is generally assumed to be 95%.

4. Maintenance Factor (MF). The maintenance factor is the combination of light loss factors used to denote the reduction of the illumination for a given area after a period of time compared to the initial illumination on the same area. It is the product of the lamp lumen depreciation factor, the luminaire dirt depreciation factor, and the equipment factor (i.e., MF = LLD • LDD • EF). Consult the manufacturer's data and the Electrical and Mechanical Unit in the Central Office for the appropriate factors to use.

56-5.04(f.5) Luminaire Arrangement

Figure 56-5.H illustrates typical luminaire arrangements for conventional highway lighting designs. Use the calculation points provided in Figure A4 of ANSI/IESNA RP-8 publication.

56-5.04(g) Voltage Drop Determination

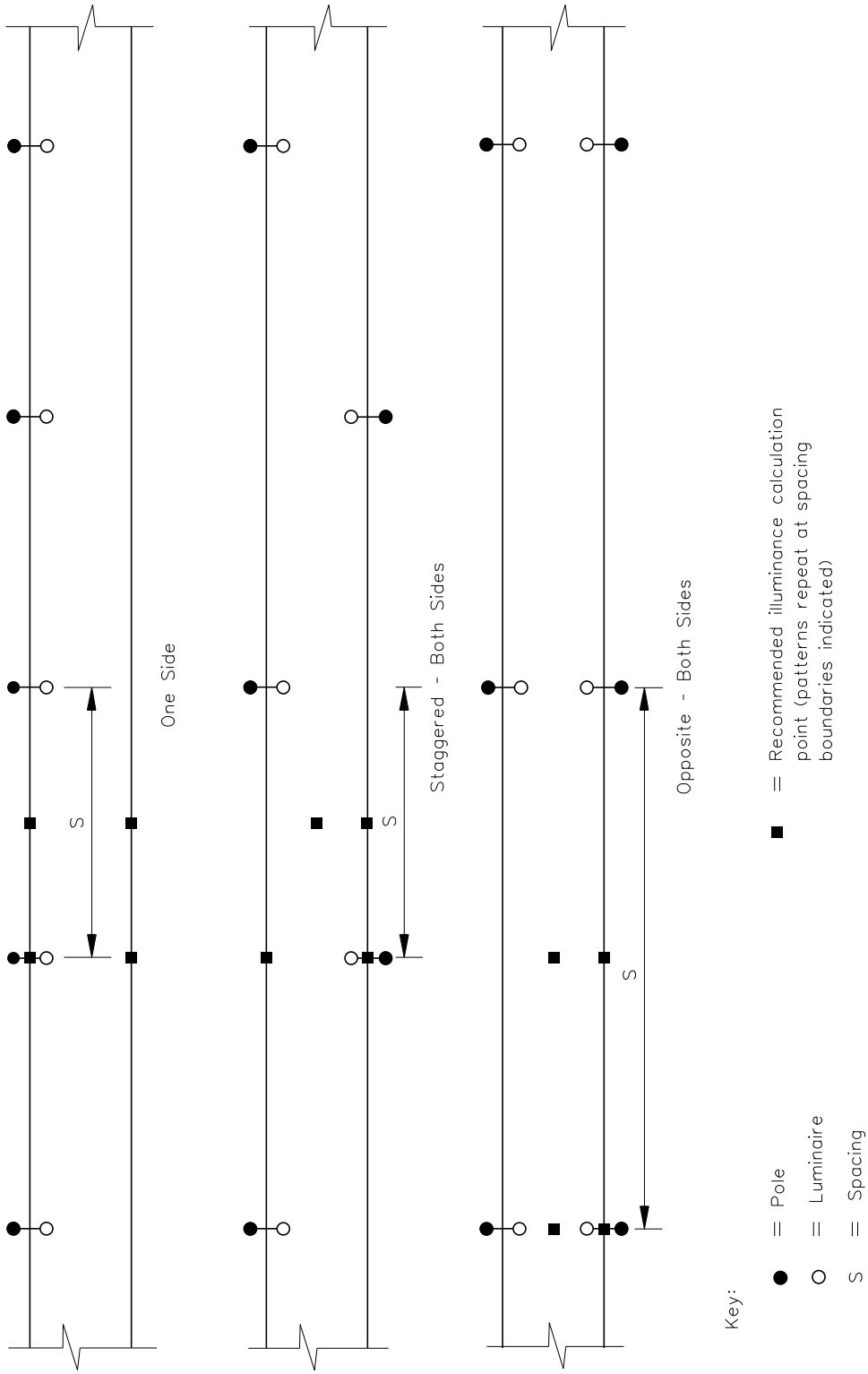
The typical power supply circuit to the highway lighting controller is 120/240 V or 240/480 V, single-phase, four-wire, 60-cycle alternating current. The branch lighting circuit consists of two conductors and an insulated ground wire. The lights are connected on both sides of the circuit to obtain 240V or 480V across the luminaire's ballast. Use Figure 56-5.I to determine the voltage drop between two adjacent luminaires.

56-5.05 Other Design Considerations

56-5.05(a) Roadside Safety Considerations

Light poles should be installed so that they will not present a roadside hazard to the motoring public. However, the physical roadside conditions often dictate their placement. It is important to recognize this limitation. Overpasses, sign structures, guardrail, roadway curvature, right-of-way, gore clearances, proximity to roadside obstacles, and lighting equipment limitations are all physical factors that can limit the placement of light poles. The designer also must consider factors such as roadway and area classification, design speed, posted speed, safety, aesthetics, economics, and environmental impacts. In addition, there should be adequate right-of-way, driveway control, and utility clearance. Consider the following when determining the location of light poles:

1. Clear Zone. Where practical, place light poles outside the roadside clear zone. See Chapter 38 for additional information on roadside clear zone.



TYPICAL LUMINAIRE ARRANGEMENTS FOR CONVENTIONAL HIGHWAY LIGHTING DESIGN

Figure 56-5.H

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AMPS① (HPS Mag Reg Ballast)		
Watts	**240 Volts**	**480 Volts**
250 WATTS	1.4	0.7
400 WATTS	2.1	1.1

Wire Size AWG	Circuit Resistance ohms/100 ft (ohms/100 m)	Wire Size AWG	Circuit Resistance ohms/100 ft (ohms/100 m)
14	0.0032614 (1.0700)	2	0.0002009 (0.0659)
12	0.0020498 (0.6725)	1	0.0001600 (0.0525)
10	0.0012899 (0.4232)	1/0	0.0001271 (0.0417)
8	0.0008089 (0.2654)	2/0	0.0001009 (0.0331)
6	0.0005099 (0.1673)	3/0	0.0000796 (0.0261)
4	0.0003210 (0.1053)	4/0	0.0000625 (0.0205)

Notes:

1. *Consult manufacturer's data for specific ballasts being considered.*

2. *Voltage drop is determined using the following equation:*

$$V_d = 2 \cdot D \cdot I \cdot R$$ *(For single-phase circuits with minimal impedance.)*

where:

V_d = *voltage drop (volts)*

D = *distance in hundreds of ft (m). See Note 3.*

I = *current (amperes). Use nominal, full-load current – published by the ballast manufacturer*

R = *resistance in ohms/100 ft (ohms/100 m). See Note 4.*

3. *Distance is the circuit length from controller-to-pole or from pole-to-pole for the segment of circuit being analyzed, measured in hundreds of feet (meters).*

4. *DC resistances listed in table above are based upon stranded copper conductor at 167°F (75°C) operating temperature with an insulated covering and located in conduit. Reference source: Table 8 "Conductor Properties," Chapter 9 of the National Electrical Code.*

VOLTAGE DROP BETWEEN LUMINAIRES

Figure 56-5.I

2. Breakaway Supports. Unless located behind a roadside barrier, guardrail or crash cushion, which are necessary for other safety-related reasons, conventional light poles placed within the roadside clear zone will be mounted on FHWA-approved breakaway supports. Poles outside the clear zone also should be mounted on breakaway supports where there is a possibility of them being struck by errant vehicles. Be aware that falling poles and mast arms may endanger bystanders (e.g., pedestrians, bicyclist, motorists). Consider the following during design:

   a. Pedestrians. In areas where pedestrians, bicyclists, or building structures and windows may be struck by falling poles or mast arms after a crash, evaluate the relative risks of mounting the light pole on a breakaway support. Examples of locations where the hazard potential to pedestrian traffic would be greater include:

      - transportation terminals,
      - sports stadiums and associated parking areas,
      - tourist attractions,
      - school zones, or
      - central business districts and local residential neighborhoods where the posted speed limit is 30 mph (50 km/h) or less.

      In these locations, use non-breakaway supports. Other locations that require the use of non-breakaway bases, regardless of the pedestrian traffic volume, are rest areas and weigh station parking lots and combination traffic signal/light poles.

   b. Breakaway Bases. All breakaway devices will comply with the latest applicable AASHTO *Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals* requirements for breakaway supports.

   c. Breakaway Support Stub. Substantial remains of breakaway supports shall not project more than 4 in (100 mm) above a line between the straddling wheels of a vehicle on 60 in (1.5 m) centers. The line connects any point on the ground surface on one side of the support to a point on the ground surface on the other side, and it is aligned radially or perpendicular to the centerline of the roadway. Breakaway supports, including those placed on roadside slopes, must not allow impacting vehicles to snag on either the foundation or any substantial remains of the support. Surrounding terrain may need to be graded in order to permit vehicles to pass over any non-breakaway portion of the installation that remains in the ground or rigidly attached to the foundation. The specified limit on the maximum stub height lessens the possibility of snagging the undercarriage of a vehicle after a support has broken away from its base, and minimizes vehicle instability if a wheel hits the stub. The necessity of this requirement is based on field observations. Application of the clearance requirement is illustrated in Figure 56-5.J.

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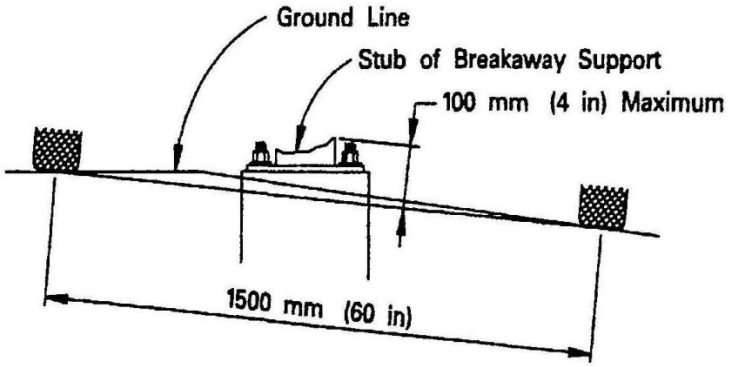

STUB HEIGHT REQUIREMENTS

Figure 56-5.J

d. Wiring. All light poles that require breakaway supports will be served by underground wiring and designed with simultaneous quick disconnect splices.

e. Light Towers. Light Towers used in high-mast lighting applications will not be mounted on breakaway supports. Also, towers will not be located within the roadside clear zone unless protected by guardrail, barriers, or crash cushions; see Chapter 38.

f. Bridge Parapets and Concrete Barriers. Where poles are mounted atop bridge parapets and concrete barriers, they will be mounted on non-breakaway supports.

3. Gore Areas. Where practical, locate light poles outside the gore areas of exit and entrance ramps. Generally, lighting support should not be placed within the clear zone of the gore area.

4. Horizontal Curves. Place light poles on the inside of sharp curves and loops. Where poles are located on the inside radius of superelevated roadways, provide sufficient lateral clearance to avoid being struck by trucks.

5. Maintenance. When determining pole and luminaire locations, consider the hazards that will be encountered while performing maintenance on the lighting equipment.

6. Barriers. Use the criteria provided in Chapter 38 to design and place light poles in conjunction with roadside barriers. Consider the following additional guidelines:

a. Placement. Where a roadside barrier is provided, place all light poles behind the barrier.

b. Deflection. Light poles placed behind a roadside barrier should be offset by at least the deflection distance of the barrier; see Chapter 38. This will allow the barrier rail to deflect without hitting the pole. If this clearance distance is not

available, such as in extreme side slope conditions, designate the stiffening of the barrier rail for reduced deflection.

c. Concrete Barriers. Light poles that are mounted atop barriers or protected by a rigid or non-yielding barrier do not require a breakaway support.

d. Impact Attenuators. Do not locate light poles within the functional operation of any impact attenuator or other safety device.

7. Protection Features. Do not use protection features (e.g., barriers) for the primary purpose of protecting a light pole.

8. Longitudinal Adjustments. Locate light poles to balance both safety and lighting needs. Adjustments on the order of 2% average of the longitudinal spacing is permissible in the field to accommodate utilities or drainage facilities provided the new location does not constitute a roadside hazard. Larger adjustments need to be brought to the attention of the lighting designer for evaluation and approval.

56-5.05(b) Foundation, Pole Mounting, and Structural Considerations

The *Standard Specifications*, *Highway Standards* and the electrical detail sheets provide pole mounting details and details for foundation materials, depth, width, reinforcing, etc. When designing lighting systems, also consider the following:

1. Foundation Height Relative to Final Grade. For other than light towers, ensure pole foundations are no more than 0.5 in (13 mm) higher than the high edge of the surrounding final grade and in compliance with Figure 56-5.J. This permits proper drainage around the foundation and reduces the likelihood of the foundation intensifying a collision. The foundation also is less likely to be destroyed during a collision. When located within the clear zone, ensure that the foundation and fractured breakaway device does not protrude more than 4 in (100 mm) above the finished grade within a 5 ft (1.5 m) chord. See Chapter 38 for additional information on clear zones.

2. Steel Foundations. The steel (i.e., helix screw-in type) foundation is one that is commonly used by the Department for conventional light poles. This foundation is placed in undisturbed earth using a clockwise rotation similar to a common screw. The steel tube is typically 8 in (200 mm) in diameter and 6 ft to 8 ft (1.8 m to 2.4 m) long. Shorter lengths may be appropriate for foundations in areas with shallow bedrock. The steel foundation will accommodate poles with 11.5 in and 15 in (292 mm and 381 mm) bolt circles for luminaire mounting heights up to 50 ft (15.2 m).

3. Light Tower Foundations. Foundations for light towers used in high-mast lighting applications typically require specialized designs and soil surveys to ensure adequate support. A 4-ft (1.2-m) diameter reinforced concrete foundation, to a depth as required by the soils analysis, usually is adequate for towers accommodating 80 ft to 110 ft (24.4 m to 33.5 m) luminaire mounting heights. The top 18 in (450 mm) of the foundation is

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formed. Below this depth, ensure that the foundation is poured monolithically against the undisturbed earth of the bored hole. Specify the foundation depth on the lighting plans. Additionally, include a level concrete work pad at the base of the tower..

4. Foundations for Temporary Lighting. Foundations for temporary lighting will be determined on a case-by-case basis. This may include direct embedment of wood poles to a depth of from 5.5 ft (1.7 m) for 30 ft (9.1 m) poles, to 12 ft (3.6 m) for 65 ft (19.8 m) poles. The use of butt base anchors also may be considered. However, locate these supports outside the clear zone; see Section 56-5.05(b) for more details.

5. Pole Mounting on Parapets. Poles for bridge lighting typically are mounted on specially designed concrete parapet sections. Mounting design includes the necessary non-breakaway, high-strength bolts, leveling plate, and vibration isolation pad and washers.

6. Structural Design. Poles will be designed and fabricated to meet or exceed AASHTO requirements as documented in *Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals* and NCHRP Report 411. See the *IDOT Standard Specifications* for the appropriate design criteria (e.g., wind loading, gust factor, luminaire weight, and effective projected area).

56-5.05(c) Other Considerations

In addition to the items discussed in the previous sections, consider the following when designing the highway lighting system:

1. Signs. Place light poles to minimize interference with the driver's view of the roadway and any highway signs. Luminaire locations should not seriously detract from the legibility of signs at night.

2. Structures. Place light poles sufficiently away, generally at least one mounting height, from overhead bridges and sign structures to minimize glare and distracting shadows on the roadway surface.

3. Trees. Insufficiently pruned trees can cause shadows on the roadway surface and reduce the luminaire's effectiveness. Design the pole/luminaire with a height and mast-arm length to negate such adverse effects.

4. Criteria. Consult the authority having jurisdiction of the lighting for design criteria and standards prior to design.

5. Navigable Airspace. Where lighting projects are being considered in close proximity to an active airfield or airport, consider the impact the height of the light pole has on navigable airspace during and after construction. For additional information, consult the FAA Advisory Circular AC 70/7460-2J *Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace*.

6. Luminaire Shielding. Avoid external shielding of luminaires. If external shielding is used, ensure the shields have been tested to achieve the necessary light control and designed to prevent rotation and misalignment. The lighting design must incorporate the correct photometry that accurately depicts the luminaire with the shields in place.

7. Combination Traffic Signal/Light Pole. The use of combination traffic signal structures that have a roadway luminaire top attachment generally improve roadside safety. They should be used, where practical, to eliminate a light pole adjacent to a traffic signal structure. Place combination poles beyond the pedestrian crosswalk to allow pedestrian visibility in silhouette.

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56-6 HIGH-MAST LIGHTING DESIGN

In general, the design of high-mast lighting systems follows the same design procedures as discussed in Section 56-5. In addition, consider the following:

1. Light Source. IDOT-owned and maintained lighting systems typically use either 400W, or 750W HPS lamps. The number of luminaires required will be determined by the area to be lighted. As a general starting point, it can be assumed that 400W luminaires will be used and the number per pole will be six luminaires.

2. Mounting Heights. Mounting heights in high-mast lighting applications range from 80 ft to 160 ft (24.3 m to 48.8 m). In general, heights of 100 ft to 150 ft (30.5 m to 45.7 m) have exhibited the most practical designs. Greater mounting heights require more luminaires to maintain illumination levels. However, greater heights allow for fewer poles and provide better light uniformity. As a general starting point, it can be assumed that mounting heights of 80 ft to 100 ft (24.3 m to 30.5 m) will be used.

3. Location. In determining the location of light towers, review the plan and profile view of the area to determine the critical areas requiring lighting. In selecting tower locations, consider the following:

   a. Critical Areas. Locate light towers so that the highest localized levels of illumination fall within the critical traffic areas (e.g., freeway/ramp junctions, ramp terminals, merge points).

   b. Roadside Safety. Locate light towers outside the roadside clear zone and a sufficient distance from the roadway so that the probability of a collision is virtually eliminated; see Chapter 38. Do not place light towers on the end of long tangents.

   c. Signs. Locate light towers so that they are not within the driver's direct line of sight to highway signs.

4. Design. Use point-by-point calculations to evaluate luminance, illuminance, and veiling luminance levels. Calculation grids must be placed at appropriate locations to analyze these levels. Consult the Electrical and Mechanical Unit in the Central Office for assistance to make these determinations.

   Adjust luminaires, pole locations, and other variables, as needed, to ensure that the minimum-maintained illumination is provided and the uniformity ratio has been satisfied. Give consideration to adjacent land use during the analysis. Ensure the design minimizes glare and maintains light control on adjoining property.

5. Navigable Airspace. Where lighting projects are being considered in close proximity to an active airfield or airport, consider the impact the height of the light tower has on navigable airspace during and after construction.

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56-7 REFERENCES

1. *American National Standard Practice for Roadway Lighting*, ANSI/IESNA RP-8, American National Standards Institute/Illuminating Engineering Society of North America;

2. *Roadway Lighting Design Guide*, American Association of State Highway and Transportation Officials;

3. *National Electrical Code*, National Fire Protection Association;

4. *National Electrical Safety Code*, American National Standards Institute/Institute of Electrical and Electronics Engineers;

5. *Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals*, American Association of State Highway and Transportation Officials;

6. *Structural Supports for Highway Signs, Luminaires, and Traffic Signals*, National Cooperative Highway Research Program Report No. 411, Transportation Research Board;

7. *Roadside Design Guide*, American Association of State Highway and Transportation Officials;

8. *Standard Specifications for Road and Bridge Construction*, Illinois Department of Transportation;

9. *Supplemental Specifications and Recurring Special Provisions*, Illinois Department of Transportation;

10. *Highway Standards*, Illinois Department of Transportation;

11. *Electrical Detail Sheets*, Illinois Department of Transportation;

12. *Warrants for Highway Lighting*, National Cooperative Highway Research Program Report No. 152, Transportation Research Board;

13. *Partial Lighting of Interchanges*, National Cooperative Highway Research Program Report No. 256, Transportation Research Board;

14. *Illinois Manual on Uniform Traffic Control Devices (ILMUTCD),* Illinois Department of Transportation

15. *American National Standard Practice for Tunnel Lighting*, ANSI/IESNA RP-22, American National Standards Institute/Illuminating Engineering Society of North America;

16. *IESNA Recommended Practice for Roadway Sign Lighting*, IESNA RP-19, Illuminating Engineering Society of North America;

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17. *Design Guide for Roundabout Lighting*, IESNA DG-19, Illuminating Engineering Society of North America;

18. *Luminaire Classification System for Outdoor Luminaires*, IESNA TM-15, Illuminating Engineering Society of North America;

19. US Coast Guard Bridge Administration Manual COMDTINST M16590.5, *Bridge Lighting and Other Signals;*

20. *Code of Federal Regulations,* CFR Title 33, Part 118.

21. FAA Advisory Circular AC 70/74602J *Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace*; and

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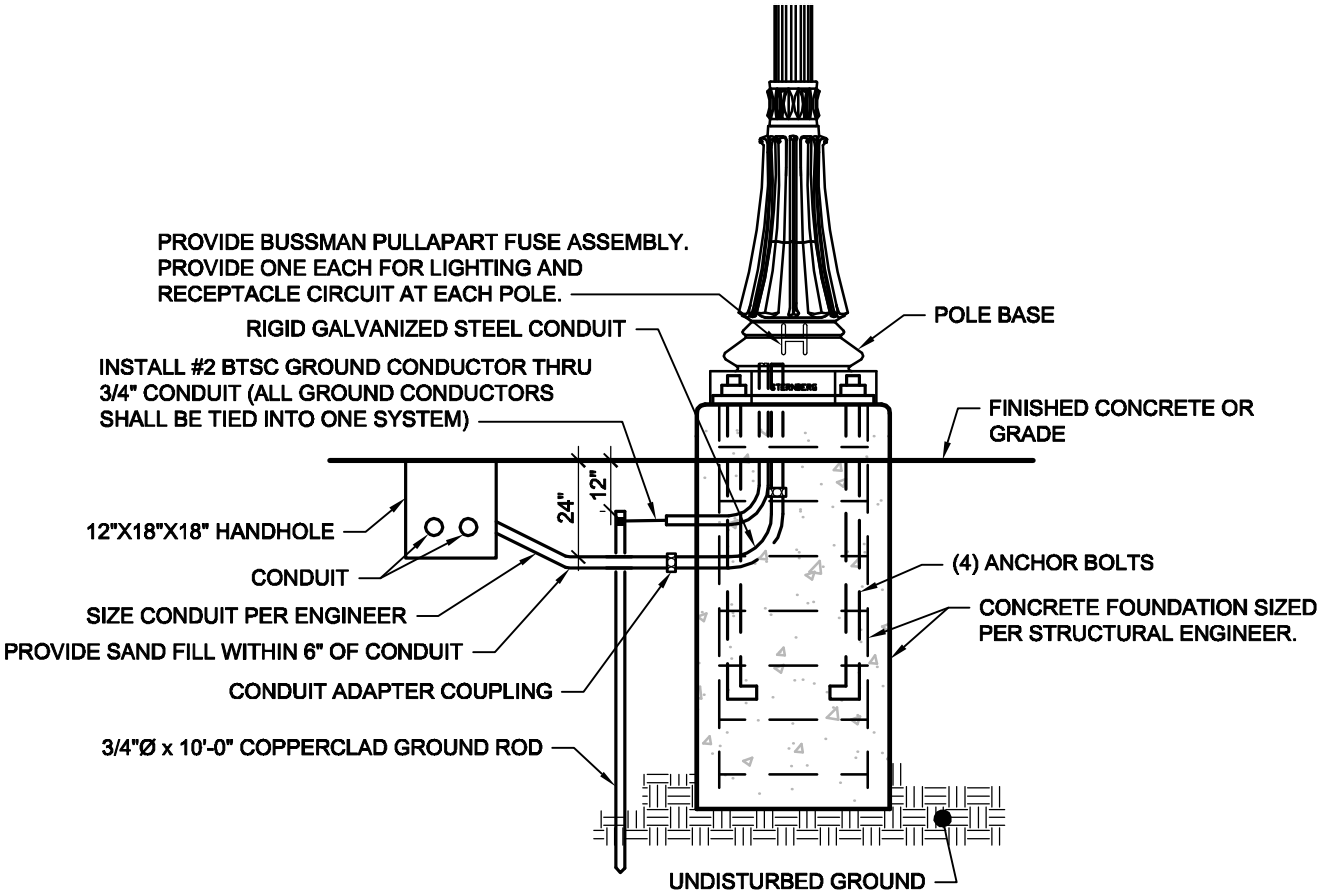

NOTES:

1. CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.,) WITH THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.

2. PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

3. ALL SPLICES SHALL TAKE PLACE AT THE ACCESS DOOR OF LIGHT POLE. NO SPLICES WILL BE ALLOWED IN HAND HOLES.

4. DETAIL NOT FOR CONSTRUCTION AND TO BE USED ONLY AS REPRESENTATIONAL OF DESIGN INTENT.

Farnsworth GROUP
200 W. COLLEGE AVENUE, SUITE 301
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Bloomington Streetscape Lighting Master Plan

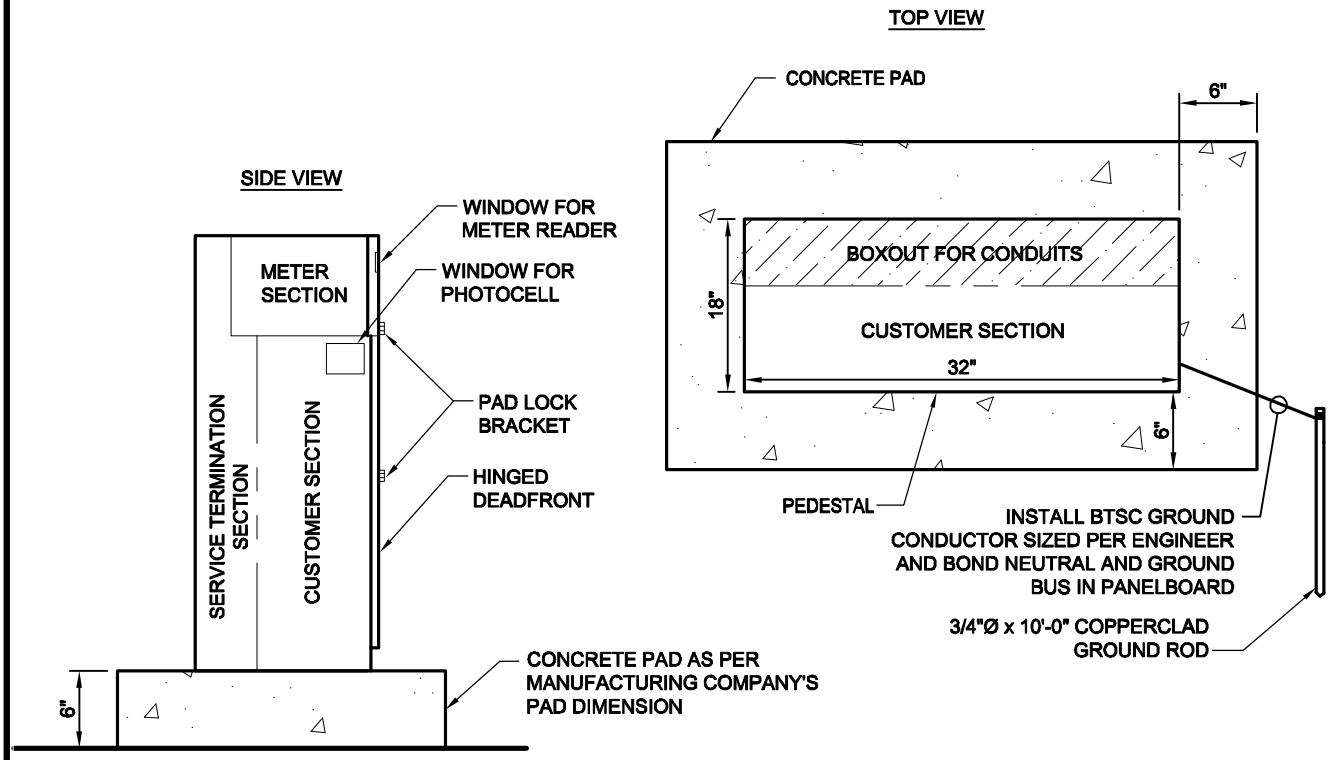
TYPICAL POLE BASE LAYOUT

Project No: 0131202.00
Book No:
Drawn by: –
Reviewed: –
Date: 06/20/14

XRef Files: | jgandhi | P:\City Of Bloomington\2013\0131202.00 – Streetscape Lighting Master Plan\Documents\Report\Sections\2014-06-23 Council Submittal Final\0091418.00-E201 Electrical Details.dwg | 6/20/2014 4:02 AM |

NOTES:

1. NEMA TYPE 3R ALUMINUM OR STAINLESS STEEL ENCLOSURE WITH BOTH SIDES ACCESSIBLE WITH DEAD FRONT PANEL.
2. ANCHOR PEDESTAL WITH (4) ANCHOR BOLTS IN CONCRETE PAD.
3. ACCESSIBLE DOORS SHALL BE LOCKABLE.
4. METERING PEDESTAL SHALL BE GROUNDED AND BONDED PER NEC.
5. DETAIL NOT FOR CONSTRUCTION AND SHOWN FOR GENERAL DESIGN INTENT ONLY.



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200 W. COLLEGE AVENUE, SUITE 301
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Bloomington Streetscape Lighting Master Plan

TYPICAL CONTROLLER iNSTALLATION

Project No: 0131202.00
Book No:
Drawn by: –
Reviewed: –
Date: 06/20/14

XRef Files: | jgandhi | P:\City Of Bloomington\2013\0131202.00 – Streetscape Lighting Master Plan\Documents\Report\Sections\2014-06-23 Council Submittal Final\0091418.00-E201 Electrical Details.dwg | 6/20/2014 4:52 AM |

FOR COUNCIL: August 11, 2014

SUBJECT: Presentation by Ecology Action Center (EAC) regarding Bloomington-Normal Greenhouse Gas Inventory

RECOMMENDATION/MOTION: Presentation only.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5c. Incorporation of "Green Sustainable" concepts into City's developments and plans.

BACKGROUND: On February 10, 2013, the Council entered into an agreement with the EAC joining the Town of Normal in a Local Government Operations and Community Scale Emissions Inventory. The agreement expired February 9, 2014 with the completion of the inventory assessment. As per the agreement, the City and the Town contributed $5,000 as a one (1) time payment to the EAC to perform the inventory.

The study measured emissions through two (2) separate analyses. The first examined the municipal government sector, specifically emissions from local government operations of the City and Town, and related public service agencies including public transportation and wastewater treatment. The second focused on community scale emissions for all sectors of the City and Town. The inventory utilized 2008 data as the baseline year because it was the earliest year for which reliable data was available.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: West Bloomington Revitalization Project, West Bloomington Housing Coalition, Mid-Central Community Action, McLean County Regional Planning Commission, and Illinois Wesleyan University and Illinois State University's faculty, staff and student interns.

FINANCIAL IMPACT: No funding is being requested at this time.

Respectfully submitted for Council consideration.

Prepared by: Alexander S. McElroy, Asst. to the City Manager

Discussion only:

David A. Hales
City Manager

Attachment: Attachment 1. Bloomington-Normal Baseline GHG Inventory Report

Bloomington-Normal Greenhouse Gas Inventory

Local Government Operations and Community-Scale Emissions

Baseline Year: 2008

Inventory performed on behalf of
The City of Bloomington
and the Town of Normal
by the Ecology Action Center, Normal, Illinois
June 2014

Michael Brown, Executive Director
Charlotte Brown, Editor
Leslie Lewis, Program Technician
Caitlin Perry, Designer
Emily Cross, Energy Program Coordinator

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Acknowledgements

This inventory would not have been possible without the cooperation of many local agencies and organizations and the assistance of dedicated volunteers. The Ecology Action Center is grateful for a community that makes stewardship of our local environment such a high priority.

Ameren

Amtrak

Bloomington-Normal Water Reclamation District

City of Bloomington

Connect Transit

Corn Belt Energy

McLean County Regional Planning Commission

Nicor Gas

Town of Normal

Executive Summary

The Ecology Action Center's (EAC) baseline inventory of greenhouse gas emissions for Bloomington-Normal is an important step towards combating climate change locally. By knowing the relative sources of greenhouse gas emissions, Bloomington and Normal will be better equipped to strategically and cost-effectively reduce emissions. Following similar efforts nationally and globally, the EAC adopted the International Local Government GHG Emissions Analysis Protocol (IEAP) developed by ICLEI—Local Governments for Sustainability (formerly called the International Council for Local Environmental Initiatives). This tool is used internationally for measuring and reporting greenhouse gas emissions.

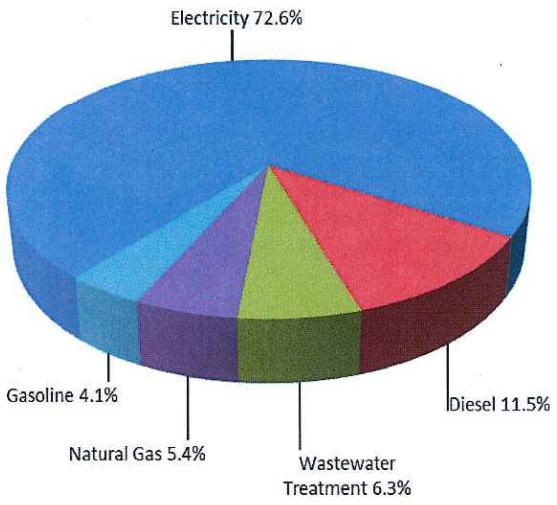


Figure i. 2008 Bloomington-Normal LGO GHG Inventory MT CO_2e by Category

Our study measured emissions through two separate analyses. The first examined the municipal government sector, specifically emissions from local government operations (LGO) of Bloomington, Normal, and related public service agencies including public transportation and wastewater treatment. The second focused on community-scale emissions for all sectors of Bloomington and Normal. We used 2008 as the baseline year because it was the earliest year for which reliable data was available.

Consistent with similar inventories at local, state, and national levels, the leading source of greenhouse gas emissions in Bloomington-Normal is stationary energy usage, which includes electricity and natural gas used for cooling, heating, and other needs in homes, businesses, industry, and local government. Vehicular transportation follows, which includes all gasoline and diesel usage in local transportation. Both the stationary energy and transportation emissions are directly attributable to the combustion of fossil fuels.

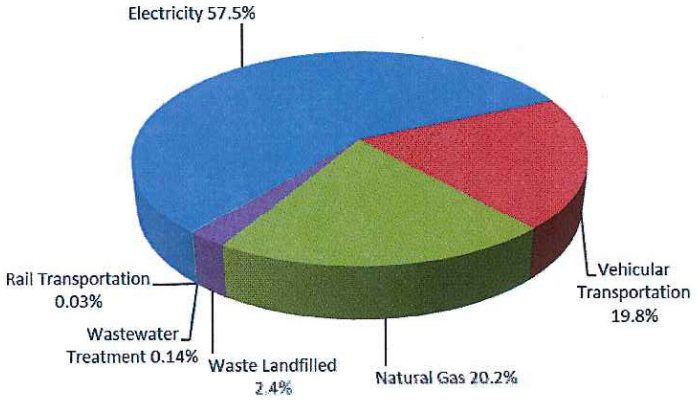


Figure ii. 2008 Bloomington-Normal Community Scale GHG Inventory MT CO_2e by Category

Introduction 1

According to the US Environmental Protection Agency, global temperatures are increasing. On average, temperatures have gone up nearly one and a half degrees Fahrenheit over the past hundred years, with increases projected up to 11.5 degrees over the next century[1]. The potential ramifications of unchecked shifts in climate across the world are significant, including migrating agricultural zones[2], increasing frequency of droughts and floods[3], and stagnating economic growth[4]. A significant surge in emissions of carbon dioxide from the combustion of fossil fuels, especially from transportation and energy generation, along with other human-generated "greenhouse gases" is increasing the impact of the greenhouse effect, which results in increased average global temperatures[5].

Scientists and political leaders frequently note the need for significant steps to reduce greenhouse gas emissions. In 2008 Senator John McCain argued for urgent action[6].

> *Instead of idly debating the precise extent of global warming, or the precise timeline of global warming, we need to deal with the central facts of rising temperatures, rising waters, and all the endless troubles that global warming will bring. We stand warned by serious and credible scientists across the world that time is short and the dangers are great.*

Communities across the nation are responding with common-sense strategies that not only help reduce climate-changing greenhouse gases, but also save money, conserve energy, improve air quality, and preserve precious natural resources. However, in order to prioritize these efforts and measure their effectiveness, baseline emissions data are necessary. Combustion of fossil fuels such as coal, petroleum, and natural gas for electricity generation and transportation are key sources of these emissions. A greenhouse gas (GHG) emissions inventory is a tool that quantifies these emissions, and allows our community to both set baseline data and regularly assess the progress towards meeting local goals for reducing emissions.

---

1. United States Environmental Protection Agency, "Climate Change: Basic Information," March 18, 2014. http://www.epa.gov/climatechange/basics/.
2. Jason Samenow, "New USDA plant zones clearly show climate change," *Washington Post*, January 27, 2012. http://www.washingtonpost.com/blogs/capital-weather-gang/post/new-usda-plant-zones-clearly-show-climate-change/2012/01/27/gIQA7Vz2VQ_blog.html.
3. Intergovernmental Panel on Climate Change, "IPCC Fourth Assessment Report: Climate Change 2007, 3.4.3 - Floods and droughts," 2007. https://www.ipcc.ch/publications_and_data/ar4/wg2/en/ch3s3-4-3.html.
4. Tim Hume, "Report: Climate change may pose threat to economic growth." *CNN*, October 30, 2013. http://www.cnn.com/2013/10/29/world/climate-change-vulnerability-index/.
5. United States Environmental Protection Agency, "Climate Change: Basic Information," March 18, 2014. http://www.epa.gov/climatechange/basics/.
6. Michele Norris and Scott Horsley, "McCain talks climate change in Orgeon speech," May 12, 2008. http://www.npr.org/templates/story/story.php?storyId=90379943.

1.1 Background

What is a Greenhouse Gas Inventory?

A greenhouse gas (GHG) inventory identifies and quantifies greenhouse gas pollution from human activities emitted into the atmosphere over a period of one year and correlates this pollution with the activities that caused the emissions. It also provides background on the methods used to make these calculations. Policy makers use GHG inventories to track emission trends, develop strategies to reduce GHG pollution, and assess progress toward meeting reduction goals[7].

While the International Panel on Climate Change (IPCC), an internationally acknowledged authority on climate change, identifies six greenhouse gases, only three are both relevant and practical for most local inventories.

INCLUDED	EXCLUDED
carbon dioxide (CO_2)	perfluorocarbons (PFCs)
methane (CH_4)	hydrofluorocarbons (HFCs)
nitrous oxide (N_2O)	sulfur hexafluoride (SF_6)

Accurate data are not available for the measurement of perflurocarbons, hydrofluorocarbons, and sulfur hexafluoride, which are usually the result of industrial processes. Furthermore, while they are significantly more potent than carbon dioxide, the fluorinated gases, as they are collectively called, represent only 3% of our nation's total emissions[8]. Accordingly, these gases were not included in our inventory.

Figure 1.1 Greenhouse Gases Overview[9]

Gas	Abbreviation	Global Warming Potential[10]	Percentage of U.S. Emissions
Carbon Dioxide	CO_2	1	82%
Methane	CH_4	21	9%
Nitrous Oxide	N_2O	310	6%
Hydroflurocarbons	PFCs	43-11,700	3%
Perflurocarbons	HFCs	6,500-9,000	
Sulfur Hexaflouride	SF_6	23,900	

7. United States Environmental Protection Agency, "Developing a Greenhouse Gas Inventory," April 28, 2014. http://www.epa.gov/statelocalclimate/local/activities/ghg-inventory.html.
8. United States Environmental Protection Agency, "National Greenhouse Gas Emissions Data," April 15, 2014 http://www.epa.gov/climatechange/ghgemissions/usinventoryreport.html.
9. Global Warming Potential is a relative measure of how much heat a greenhouse gas traps in the atmosphere. See Appendix A for a definition.
10. United States Environmental Protection Agency, "U.S. Greenhouse Gas Emissions," 2011. http://cfpub.epa.gov/eroe/index.cfm?fuseaction=detail.viewPdf&ch=46&lshowInd=0&subtop=342&lv=list.listByChapter&r=224026

Instead, we focused our efforts to accurately calculate carbon dioxide (CO_2), nitrous oxide (N_2O), and methane (CH_4) emissions. Following standards set by the international association Local Governments for Sustainability, also known as ICLEI, these gases were aggregated and reported as carbon dioxide equivalents (CO_2e), a commonly used unit that combines greenhouse gases of differing impact on the earth's climate into one weighted unit. CO_2e volumes are expressed in metric tons (MT), which equal 1,000 kilograms, or 2,204.6 pounds.[11]

Expressing total volumes of greenhouse gases in one universal unit allows for comparisons of emissions in terms of one common "currency". While other greenhouse gases may be more potent, CO_2 represents 82% of all emissions released by human activity.

1.2 Benefits of Measurement

The value of a GHG inventory goes beyond the obvious goal of quantifying and identifying greenhouse gas emissions.

Risk Management and Voluntary Action

By measuring emissions, Bloomington and Normal will have a tool to prepare for a carbon-constrained future that will document actions to reduce GHG emissions. Voluntary reporting of GHG emissions by communities may at a later date reduce the need for more severe reduction mandates by higher levels of government.

Identification of Inefficiencies and Cost-Savings Opportunities

Accounting for emissions creates opportunities to identify ways to improve efficiency by reducing materials and energy inputs, as well as waste and emissions. The benefits include cost savings, emissions reductions, and future cost control for activities that have high carbon intensity.

Leadership

While many Illinois communities are working to reduce their carbon footprint, relatively few have completed a baseline GHG emissions inventory. Like many past initiatives, Bloomington-Normal will set an example for other central Illinois communities by taking responsibility for our impact on the climate. Sharing the lessons we learned through the experience will empower others to follow suit for even greater impact.

Mitigation and Adaptation

After completing a baseline inventory quantifying local GHG emissions, Bloomington-Normal can next identify and implement strategies to reduce those emissions. At the same time, the community can begin planning adaptive strategies for a changing environment. Examples might include using water resources more efficiently, adapting building codes to new climate conditions and extreme weather events, and choosing tree species less vulnerable to storms and drought.

11. United States Environmental Protection Agency, "U.S. Greenhouse Gas Emissions".

1.3 Principles

The ICLEI Protocol identifies five general principles to aid in the inventory process[12].

Relevance

The greenhouse gas inventory shall appropriately reflect the greenhouse gas emissions of the local government or the community within the local government area and should be organized to reflect the areas over which local governments exert control and hold responsibility in order to serve the decision-making needs of users.

Completeness

All greenhouse gas emission sources and activities within the chosen inventory boundary shall be accounted for. Any specific exclusion should be disclosed.

Consistency

Consistent methodologies to allow for meaningful comparisons of emissions over time shall be used. Any changes to the data, inventory boundary, methods, or any relevant factors in the time series, shall be disclosed.

Transparency

All relevant issues shall be addressed in a factual and coherent manner to provide a clear audit trail, should auditing be required. Any relevant assumptions shall be disclosed and include appropriate references to the accounting calculation methodologies and data sources used, which may include this Protocol and any relevant Supplements.

Accuracy

The quantification of greenhouse gas emissions should not be systematically over or under the actual emissions. Accuracy should be sufficient to enable users to make decisions with reasonable assurance as to the integrity of the reported information.

12. ICLEI Local Governments for Sustainability, *International Local Government GHG Emissions Analysis Protocol, Version 1.0*, October 2009.

Inventory Design 2

2.1 Methodology

To estimate GHG emissions, we used the International Local Government Greenhouse Gas Emissions Analysis Protocol (IEAP) produced by the ICLEI. This Protocol provides guidance essential for estimating GHG emissions generated by energy use, solid waste disposal, and fugitive GHG emissions. Fugitive emissions are the unintended releases of gases from the transmission, processing, or transportation of fossil fuels or other materials, such as coolant leaks in HVAC systems or natural gas line leaks. While they are assumed to occur, accurate quantification is often impossible.

The IEAP Protocol also sets forth the operational boundaries we acknowledged for the community-scale inventory, aiming to include all major sources of GHG emissions within the geopolitical boundaries of Bloomington and Normal and all of the emission sources normally included in a local government analysis. We conducted two studies; the first focused on local government operations (LGO), which includes all operations owned or controlled by local government. The LGO study is important because this is the area where local governments have direct control and therefore the greater potential to implement changes. The second study analyzed the emissions of the entire community; this included all sectors—residential, commercial, industrial, and municipal.

2.2 Scopes

The emissions inventory includes the most important sources of greenhouse gas emissions within Bloomington-Normal's geopolitical and organizational boundaries. ICELI's IEAP Protocol calls for reporting of emissions by scope. Scopes are a means of categorizing emissions based on whether they are direct or indirect sources, and are then assigned to an entity relative to the degree that it controls or owns the sources that are attributable to it. It is important to note that many sources of emissions that are attributable to Bloomington-Normal may not be produced here; for example, an out-of-state coal-fueled power plant supplying electricity to the grid will generate greenhouse gases. Even though it is not located here, Bloomington-Normal is responsible for a portion of its emissions when we purchase energy from the grid. Identifying these different emissions scopes avoids double counting emissions and ensures inclusion of all relevant information. The three scopes used for the Bloomington-Normal inventory follow international standards and the IEAP Protocol.

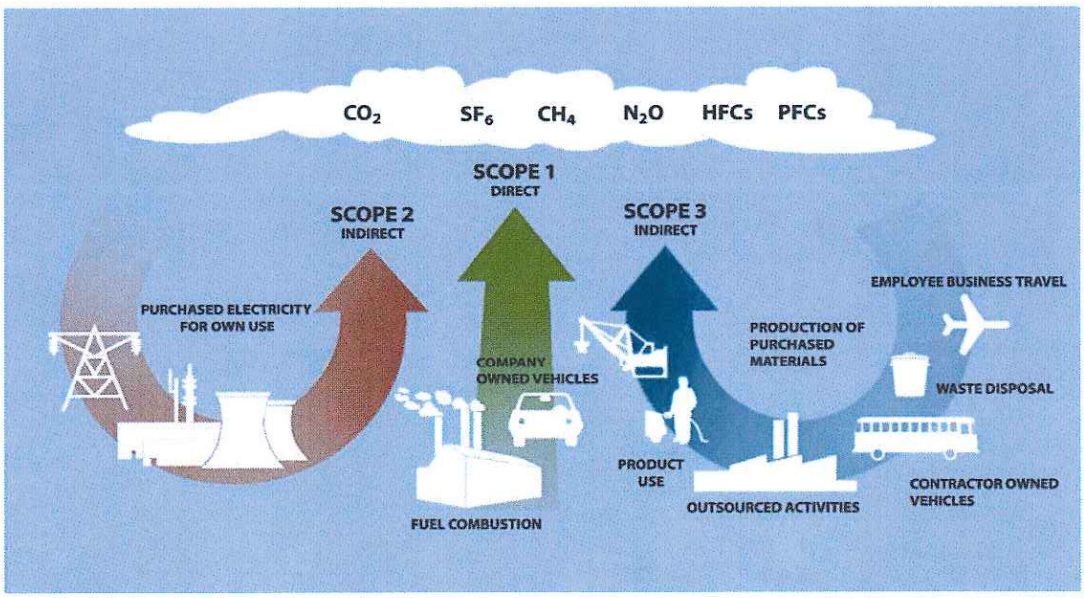


Figure 2.1 Inventory Emission Scopes[13]

Scope 1

Direct GHG emissions from sources that are owned or controlled by the local government, residents, and commercial property owners in Bloomington-Normal, such as mobile combustion of fossil fuels by fleet vehicles, personal and public transportation, and stationary combustion of fossil fuels for use of boilers, furnaces, and processing equipment.

Scope 2

Indirect GHG emission sources from purchased electricity that is generated at facilities not owned by Bloomington-Normal or private properties. Scope 2 includes all emissions generated in the production of electricity consumed by local government facilities, along with residential, commercial, and industrial properties of Bloomington-Normal.

Scope 3

Methane and nitrous oxide emissions resulting from waste landfilled or from biological wastewater treatment processes are the sole sources of emissions for Scope 3 of this inventory. Note that fuel used at these facilities is classified as Scope 1 and electricity used is classified as Scope 2.

13. United States Environmental Protection Agency, "Sources of Scope 1, 2, and 3 GHG Emissions," November 5, 2012. http://www.epa.gov/oaintrnt/practices/eo13514.htm.

2.3 Sectors

Sectors refer to classifying the entity causing the emissions. Typical sectors include residential, commercial, industrial, and municipal. Within an LGO inventory, sectors may be subdivided further—we classified LGO sectors as Bloomington, Normal, wastewater treatment, or public transportation. The waste landfilled category is normally split into residential, commercial, industrial, and municipal sectors. However, because the data we received were not segregated, these emissions were classified as a mixed-source sector under the community-scale inventory.

Figure 2.2 Emissions Inventories for LGO and Community-Scale

LGO Inventory: Municipal Emissions				
Source	**Type**	**Category**	**Sector**	**Scope**
Energy	Stationary Energy	Electricity	Bloomington LGO	2
			Normal LGO	2
			Wastewater treatment	2
		Natural Gas	Bloomington LGO	1
			Normal LGO	1
			Wastewater treatment	1
	Transportation	Gasoline	Bloomington LGO	1
			Normal LGO	1
			Wastewater treatment	1
		Diesel	Bloomington LGO	1
			Normal LGO	1
			Public Transportation	1
			Wastewater treatment	1
Waste	Wastewater treatment	Wastewater treatment	Wastewater treatment	3

Community-Scale Inventory: Residential, Commercial, Industrial, and Municipal Emissions				
Source	**Type**	**Category**	**Sector**	**Scope**
Energy	Stationary Energy	Electricity	Residential	2
			Commercial	2
			Industrial	2
			LGO	2
		Natural Gas	Residential	1
			Commercial	1
			Industrial	1
			LGO	1
	Transportation	Vehicular Transportation	Mixed Residential, Commercial, & Industrial	1
			LGO	1
		Railroad	Commercial	1
Waste		Waste Landfilled	Mixed Residential, Commercial, Industrial, & LGO	3

2.4 Data Sources

Bloomington and Normal municipal staffs and utility providers Ameren, Nicor, and Corn Belt provided access to data in the form of utility bills, fuel records, and energy usage reports. McLean County Regional Planning Commission, Connect Transit, and Amtrak supplied transit data. Solid waste generation data was supplied by the Ecology Action Center as the solid waste agency for the Bloomington-Normal and McLean County community. The Bloomington-Normal Water Reclamation District provided wastewater treatment data.

2.5 Establishing a Baseline Year

The most critical task before beginning the full data collection and examination of the inventory was to establish a baseline or analysis year. The baseline year represents the starting point of GHG data collection in our community, which lays the foundation for future inventories. The selected baseline year should provide data that is as consistent and complete as possible. Understanding that analysis of the LGO data would be a significant part of this GHG inventory, EAC staff established a protocol for spot-checking samples of utility bills and other related consumption data for Bloomington and Normal.

It is also preferable to select the relatively earliest year for which complete data is available in order to track progress made in more recent years with already implemented programs. 2008 was identified as the earliest year for which consistent and complete data was available.

Another important consideration is whether the baseline year is representative for the location. The annual average temperature for Bloomington, Illinois is 51.2° F. The average temperature for the year 2008 was 49.2° F, which indicates that the baseline year is fairly representative for the community given that it was within 4% of historical averages for Bloomington.

Local Government Operations 3

3.1 Introduction

The LGO inventory examined the GHG emissions associated with Bloomington and Normal municipal buildings and facilities, streetlights and signals, potable water production and distribution, fleet vehicles, wastewater treatment, and public transportation. Note that wastewater treatment is not provided directly by Bloomington and Normal, but rather by the Bloomington-Normal Water Reclamation District (BNWRD). Likewise, public transportation services are provided on behalf of the local municipalities by Connect Transit, formerly the Bloomington-Normal Public Transit System.

Bloomington and Normal have many municipal buildings, parks, pumps, streetlights, and traffic signals that consume electricity and natural gas. Each municipality with their various departments receives a large number of electric and natural gas utility bills. The sum of the utility bills combined with fuel bills (gasoline and diesel) depict the direct energy usage of the facilities and operations of each municipality, which can then be converted to their carbon dioxide equivalents. Combined with a representative proportion of emissions generated by BNWRD and Connect Transit, this sum represents the total GHG emissions for each municipality.

3.2 Public Transportation

In Bloomington and Normal, public transportation services are provided by Connect Transit; as a public service entity, their emissions fall within the LGO inventory.

Figure 3.1 2008 Total Emissions from Public Transportation

Source	Gallons of Diesel	MT eCO2
Fixed Routes	291,800	2,938
Requested Routes	17,500	176
TOTAL		**3,114**

In 2008 Connect Transit provided public transportation to the Bloomington-Normal community through eleven fixed routes serviced by 27 buses and vans. Determining the exact proportion of gallons of diesel (and therefore GHG emissions) attributable to Bloomington and Normal separately is impossible. As the next most accurate means of segregating emissions, we divided the total volume proportionally by the total mileage of the routes in each municipality in 2008. Route lengths were measured using GIS. These segregated emissions are reflected in the transportation and fuel emissions totals in the LGO inventory where the results are shown by municipality.

Figure 3.2 2008 Segregated Emissions from Public Transportation

Municipality	Combined MT CO2e	Proportion of Total Route Miles	MT eCO2
Bloomington	3,114	65.7%	2,046
Normal	3,114	34.3%	1,068
TOTAL			**3,114**

3.3 Wastewater Treatment

In addition to emissions related to energy and fuel usage in wastewater treatment operations, the processes used to break down sewage generate greenhouse gases, including methane (CH_4) and nitrous oxide (N_2O). Recall that the Global Warming Potential (GWP) of methane is 21 times more potent than carbon dioxide (Figure 1.1). Likewise, nitrous oxide has a GWP 310 times that of carbon dioxide.

Bloomington-Normal Water Reclamation District, which provides wastewater treatment for both Bloomington and Normal, provided data on 2008 utility and fuel usage, as well as figures that were necessary in estimating methane and nitrous oxide emissions.

Figure 3.3 2008 Total Emissions from Wastewater Treatment

Source	Quantity	Source Units	MT CO2e
Electricity	11,800,000	kWh	9,641
Nitrous Oxide Emissions	6.89	MT	2,054
Methane Emissions	29,980	MMBtu	1,061
Natural Gas	12,500	MMBtu	660
Diesel	11,750	gal diesel	118
Gasoline	3,000	gal gas	26
TOTAL			**13,560**

Wastewater treatment emissions cannot be accurately segregated by municipality by volume of wastewater treated. Instead, assuming a similar average per capita usage rate between Bloomington and Normal, the total wastewater treatment emissions were proportionally split by 2008 population for the purposes of the LGO inventory where results are shown by municipality. These segregated emissions are shown in Figure 3.4.

Figure 3.4 2008 Segregated Emissions from Wastewater Treatment

Municipality	Combined MT CO2e	2008 Population	MT eCO2
Bloomington	13,560	58.4%	7,919
Normal	13,560	41.6%	5,641
TOTAL			**13,560**

3.4 Town of Normal

Energy consumption data from the Town of Normal was made available in the form of monthly electric and natural gas bills and fuel records. The annual volumes of each energy source was calculated and converted to CO_2e. In order to illustrate the total emissions generated by the Normal LGO alone, we combined these energy emissions with Normal's share of public transportation and wastewater treatment emissions. The results are shown in Figures 3.5 and 3.6. The same total volume representing Normal's total local government operations greenhouse gas emissions is reflected in both charts, but displayed in Figure 3.5 by emissions category and in Figure 3.6 by emissions type.

Figure 3.5 2008 Normal LGO Total MT CO_2e by Category

Category	MT CO2e
Electricity	11,971
Diesel	1,729
Wastewater Treatment	1,296
Natural Gas	1,007
Gasoline	459
TOTAL	**16,461**

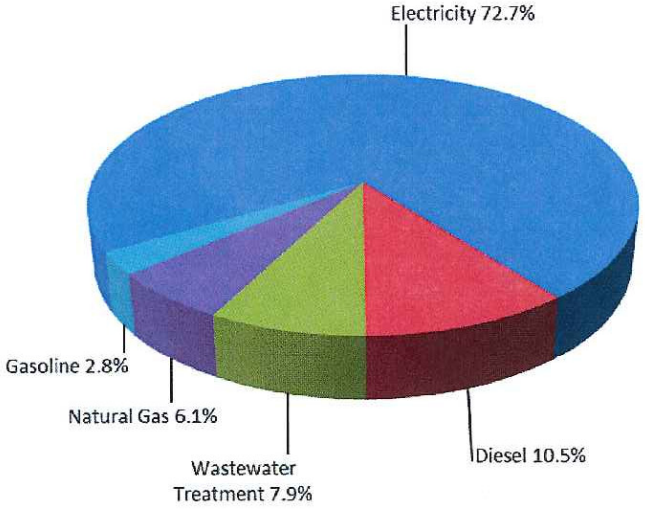
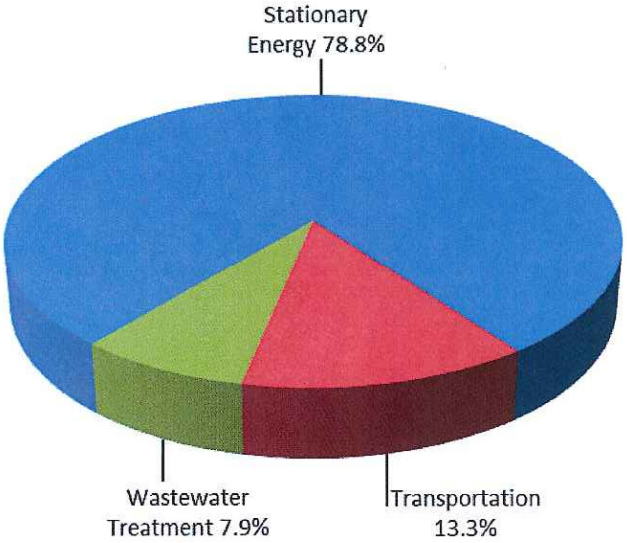


Figure 3.6 2008 Normal LGO Total MT CO_2e by Type

Type	MTe CO2
Stationary Energy	12,977
Transportation	2,188
Wastewater Treatment	1,296
TOTAL	16,461



3.5 City of Bloomington

Energy consumption data from the City of Bloomington was provided in the form of monthly electric and natural gas bills and fuel records. While Bloomington's records did allow for greater internal segregation of emissions than Normal's, to be consistent we chose to report all emissions in a uniform manner and therefore did not include segregated departmental-level data. The annual volume of each energy source was calculated and converted to CO_2e. In order to illustrate the total emissions generated by the Bloomington LGO alone, we combined these energy emissions with Bloomington's share of public transportation and wastewater treatment emissions. The results are shown in Figures 3.7 and 3.8. The same total volume representing Bloomington's local government operations greenhouse gas emissions is reflected in both charts, but displayed in Figure 3.7 by emissions category and in Figure 3.8 by emissions type.

Figure 3.7 2008 Bloomington LGO Total MT CO_2e by Category

Category	MTeCO2
Electricity	23,709
Diesel	3,900
Wastewater Treatment	1,819
Natural Gas	1,659
Gasoline	1,564
TOTAL	32,652

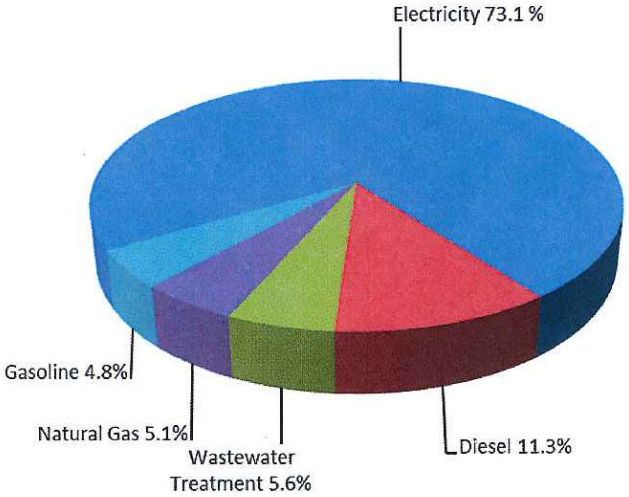
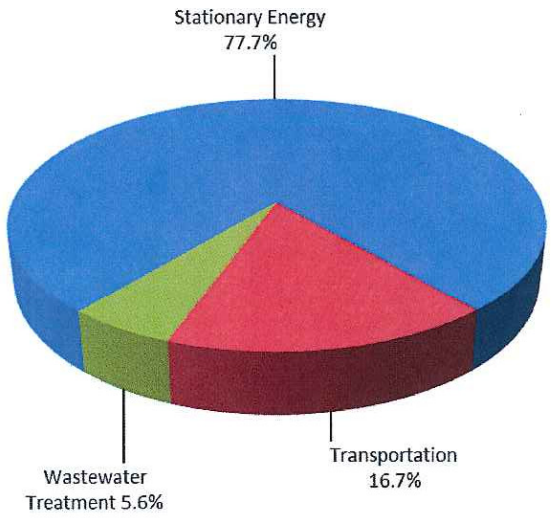


Figure 3.8 2008 Bloomington LGO Total MT CO_2e by Type

Type	MTeCO2
Stationary Energy 77.7%	25,368
Transportation 16.7%	5,465
Wastewater Treatment 5.6%	1,819
TOTAL	**32,652**



3.6 LGO Inventory Results

Total GHG emissions resulting from combined Bloomington and Normal LGO operations are reflected in the figures below, displayed by category and sector. Electricity usage is by far the leading source of GHG emissions, which is typical of other municipalities.

Figure 3.9 2008 Bloomington-Normal LGO Total MT CO_2e by Category

Category	MT CO_2e
Electricity	35,680
Diesel	5,630
Wastewater Treatment (methane and nitrous oxide emissions)	3,114
Natural Gas	2,666
Gasoline	2,023
TOTAL	**49,113**

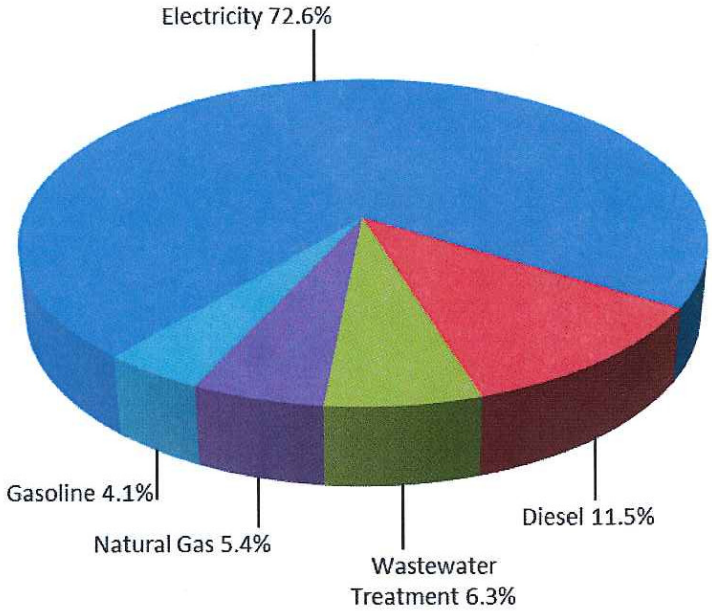
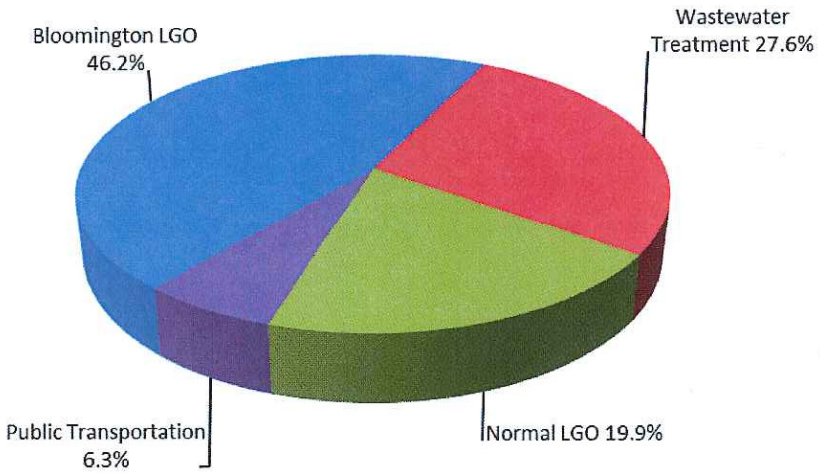


Figure 3.10 2008 Bloomington-Normal LGO Total MT CO_2e by Sector

Sector	MT CO2e
Bloomington LGO	22,687
Wastewater Treatment	13,560
Normal LGO	9,752
Public Transportation	3,114
TOTAL	**49,113**



Community-Scale Inventory

4

4.1 Introduction

The overall community-scale inventory results reflect GHG emissions produced by all activities from municipal (LGO), residential, commercial, and industrial sectors within Bloomington and Normal. Close scrutiny was required to avoid double counting of emissions from different data sources; Ameren, for example, includes municipal electricity usage within their "commercial" sector totals.

4.2 Stationary Energy

Stationary energy includes all electricity and natural gas usage in the community for purposes ranging from home and business heating and cooling to running of water treatment pumps.

The table below summarizes the data provided by the electricity utility companies Ameren and Corn Belt Energy. In the commercial and residential sectors, Bloomington's electricity usage surpassed that of Normal's. However, in the industrial sector, Normal's usage and subsequent GHG emissions were higher than Bloomington's, which is not surprising given that some major industrial entities are located in Normal.

Figure 4.1 2008 Bloomington-Normal Electric Utility Data

Bloomington Electricity Usage	Total (kWh)	MT CO2e
Commercial	608,223,893	496,919
Industrial	49,113,516	40,126
Residential	305,914,847	249,932
LGO	29,020,169	23,709
subtotals	**992,272,425**	**810,687**
Normal Electricity Usage		
Commercial	257,096,539	210,048
Industrial	84,938,884	69,395
Residential	170,853,224	139,587
LGO	14,651,338	11,970
subtotals	**527,539,985**	**431,000**
TOTALS	**1,519,812,410**	**1,241,687**

2008 natural gas usage records for the Bloomington-Normal community were provided by the gas utility, Nicor. While segregated data for Bloomington-Normal natural gas consumption was unavailable, Nicor data indicated that of the total volume, 52% represented commercial, municipal, and industrial natural gas consumption, with the remaining 48% coming from residential consumption. Using data collected as part of the LGO inventory, we were able to further segregate total LGO emissions.

Figure 4.2 2008 Bloomington-Normal Natural Gas

Sector	MMBtu	MT CO2e
Commercial/Industrial	4,239,792	223,819
Residential	3,960,273	209,063
LGO	50,504	2,666
TOTAL	**8,250,569**	**435,548**

4.3 Transportation

The McLean County Regional Planning Commission provided access to 2008 Illinois Department of Transportation data on vehicular transportation. This data includes all Vehicle Miles Traveled (VMT) for the "Greater Bloomington Urbanized Area" (GBUA)[14]. These figures include VMT for all sectors examined: municipal (LGO), residential, commercial, and industrial[15]. Because the Greater Bloomington Urbanized Area also includes Downs and Towanda, we prorated the total number of VMT for each municipality based on its proportion of linear miles. Not only is this the most reliable way of finding Bloomington's and Normal's shares of the VMT, but it also allows us to use this method to easily compare future the VMT from GHG inventories against the baseline as the boundaries of the GBUA are subject to change.

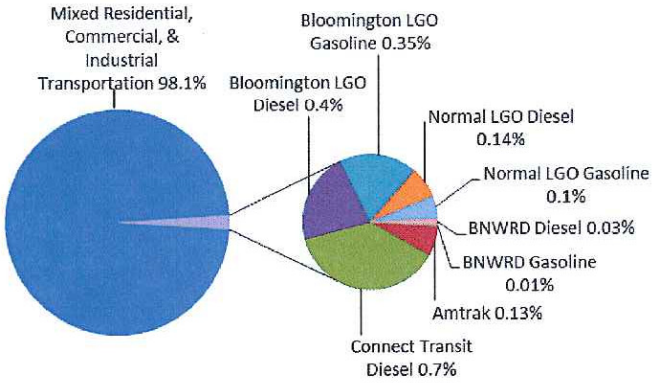
Figure 4.3 2008 Transportation Emissions[16]

Sector	MT CO2e
Mixed Residential, Commercial, & Industrial Transportation (VMT)	420,453
Amtrak	594
Connect Transit Diesel	3,114
Bloomington LGO Diesel	1,785
Bloomington LGO Gasoline	1,549
Normal LGO Diesel	612
Normal LGO Gasoline	448
BNWRD Diesel	118
BNWRD Gasoline	26
TOTAL	**428,699**

14. See Appendix F for more information on how the VMT data were calculated for Bloomington and Normal.
15. Freight rail emissions are excluded due to lack of data. Requests for information from U.S. Freight went unanswered.
16. We took the total VMT for all sectors, as defined above based on the prorated VMT from the GBUA data, and subtracted the LGO data in order to come up with the itemized list shown here. The total shown (in yellow) represents the total CO_2e from all transportation in the community.

In order to avoid double counting of LGO transportation and public transit, the volumes of CO2e for reported gasoline and diesel usage were subtracted from these mixed-sector VMT to arrive at an accurate tally for the community-scale inventory.

Figure 4.4 2008 Transportation Emissions and Bloomington-Normal LGO Fuel Usage



4.4 Solid Waste

The solid waste volumes included in the inventory represent the total amount of solid waste landfilled by Bloomington and Normal during 2008. This data was provided by the Ecology Action Center, which calculates community-wide waste and recycling statistics annually based upon an extensive survey of area waste haulers, recyclers, municipalities, corporations, and other entities[17]. This figure includes all sectors including municipal (LGO), residential, commercial, and industrial. As the raw data available also included waste landfilled by McLean County residents outside of Bloomington and Normal, that figure was prorated for the 2008 combined population of the twin cities as a percentage of the total county population. Further breakdown into separate sectors would be beneficial but is not currently possible due to waste collection and reporting practices. As such, the total volume of emissions represents all sectors--LGO, commercial, residential, and industrial.

Decomposing landfilled waste generates methane, which as discussed earlier is 21 times more potent as a greenhouse gas than CO_2. For consistency purposes, all methane emissions are reported as carbon dioxide equivalents. Waste generated but not landfilled, including materials composted or recycled, are not included as these processes typically do not result in methane emissions.

Figure 4.5 2008 Emissions from Landfilled Solid Waste

Tons Waste Landfilled	MTCO2e
123,496	51,868
TOTAL	51,868

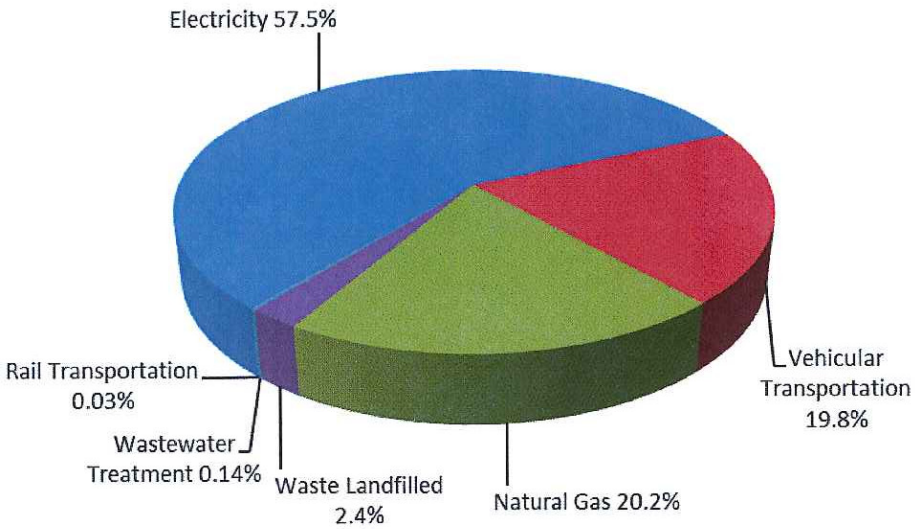
17. Recycling and waste generation rates determined by protocol set by Illinois Environmental Protection Agency and Illinois Counties Solid Waste Management Agency in *Recycling Measurements Working Group Final Report* 1997. Annual tallies available on the Ecology Action Center's website: http://www.ecologyactioncenter.org/wp-content/uploads/2014/01/1998-2012-McLean-County-Waste-Generation-and-Recycling-Rates.pdf

4.5 Community-Scale Inventory Results

The charts and graphs below show the Bloomington-Normal Community-Scale total GHG emissions organized by category[18]. The results indicate that electricity usage was by far the greatest contributor of CO_2e in our community, followed by non-rail transportation and natural gas usage[19]. These three category emissions are directly caused by the combustion of fossil fuels. Waste landfilled is also a significant source of emissions, while wastewater treatment and rail transportation are relatively insignificant sources of emissions.

Figure 4.6 Community-Scale GHG Total MT CO_2e by Category

Category	MT CO2e
Electricity	1,241,687
Vehicular Transportation	428,105
Natural Gas	435,548
Waste Landfilled	51,868
Wastewater Treatment	3,115
Rail Transportation	594
TOTAL	**2,160,917**

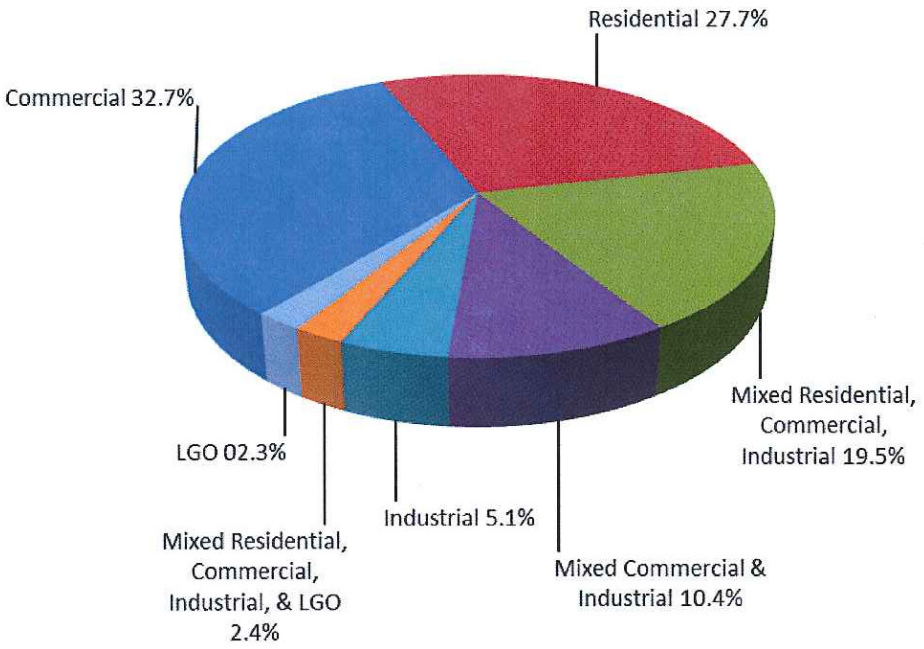


Because some data sources reported energy usage or other critical data sets as mixed, multi-sector aggregated volumes, certain emissions are shown here without further breakdown by sector. While multiple strategies for classification by sector of these combined amounts were explored, none were identified as an accurate representation. As a result, the precise sums of emissions for the commercial, residential, and industrial sectors are left unspecified.

18. Waste landfilled and total vehicle miles traveled data received in an unsegregated form.
19. Natural gas data received in an unsegregated form.

Figure 4.7 2008 Community-Scale GHG Total MT CO_2e by Sector

Sector	MT CO_2e
Commercial	707,561
Residential	598,582
Mixed Residential, Commercial, Industrial	420,452
Mixed Commercial & Industrial	223,819
Industrial	109,521
Mixed Residential, Commercial, Industrial, & LGO	51,868
LGO	49,114
TOTAL	**2,160,917**



Conclusion 5

5.1 Results

During 2008, the Bloomington-Normal community across all sectors generated a combined volume of 2,160,917 metric tons of carbon dioxide equivalents (MT CO_2e). Electricity, natural gas, and transportation were the primary sources of these emissions. Most other sources of emissions were minor.

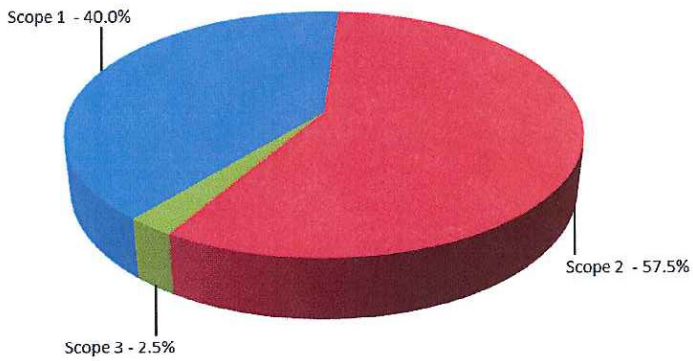


Figure 5.1. 2008 Bloomington-Normal Community Scale GHG Inventory MT CO_2e by Scope

The majority of these emissions are classified as Scope 2, which are indirect emissions largely resulting from the generation of electricity. Scope 1 emissions are second largest in volume; these include direct emissions from combustion of fuels such as gasoline engines, and natural gas for heating. Scope 3 emissions contributed only a minor volume of greenhouse gases; these come from indirect sources such as decomposition of materials in landfills or wastewater treatment operations.

On the Local Government Operations (LGO) level, Scope 2 again was the leading source of emissions, with nearly three-quarters of all municipal greenhouse gases resulting from electricity generation. Scope 1 emissions from natural gas, diesel and gasoline combustion were also significant. Scope 3 emissions from biogenic methane and nitrous oxide gases resulting from waste landfilled and wastewater treatment were minor relative to the other sources.

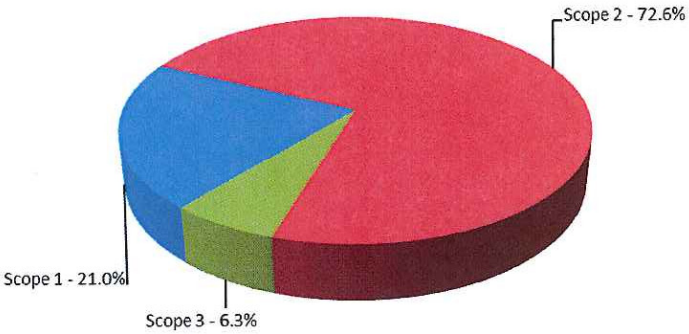


Figure 5.2 2008 Bloomington-Normal LGO Total MT CO_2e by Scope

The combined total emissions for residential, commercial, industrial, and local government sectors amount to a per capita rate of 17.3 MT CO_2e per person annually.

For purposes of comparison, the Bloomington-Normal per capita GHG emissions rate for 2008 is shown in Figure 5.2 with the 2008 Illinois per capita rate and the national per capita rate. Please note that there are multiple barriers that can prevent direct comparison of emissions rates between these levels, including differences in limitations on data collection and data inclusion. However, local trends mimic national trends: energy is the leading source of GHG emissions with transportation as the second largest source. Fossil fuel combustion is the largest single source of greenhouse gas emissions generated by human activities.

Figure 5.3 2008 Per Capita Emissions Comparative

2008 Comparisons	MT CO2e
Bloomington-Normal per capita emissions	17.3
Illinois per capita emissions[20]	18.6
United States per capita emissions[21]	22.2

5.2 Existing Initiatives

Since 2008, Bloomington and Normal have initiated numerous projects to help decrease local GHG emissions.

- 2009: WGLT and ISU's Good To Go sustainable transportation program launched
- 2009: Normal Bike and Pedestrian Master Plan completed
- 2011: EV Town electric car initiative
- 2011: Normal Sustainability Plan adopted with specific attention to greenhouse gas emissions
- Normal (2012) and Bloomington (2013) implemented Municipal Electricity Aggregation with inclusion of 100% renewable energy through Renewable Energy Credits (RECs), which offset our fossil fuel combustion by representing the environmental attributes of the power produced from renewable energy projects. RECs are sold separately from the electricity commodity and do not necessarily come from the Bloomington-Normal area.
- 2012: Bike BloNo bicycle commuter advocacy group formed
- 2014: Bloomington Bike Master Plan process initiated

20. Energy Information Administration, *State-Level Energy-Related Carbon Dioxide Emissions, 2000-2010*, May 2013.
21. United Nations Statistics Division, "Greenhouse gas emissions," July 2010. http://unstats.un.org/unsd/environment/air_greenhouse_emissions.htm.

5.3 Next Steps

The 2008 inventory serves as the baseline year against which all future increases or decreases in emissions may be contrasted. To be able to draw meaningful conclusions, regularly scheduled local inventories are necessary. Additional inventories will follow the same protocol as the 2008 inventory and will supply the relevant data necessary to track changes in emission levels for the Bloomington-Normal community.

While some communities perform an inventory on an annual or biennial basis, every five years may be a reasonable compromise between the need for frequent data collection and a cost-effective program. As six years have already passed since 2008, the baseline year, the first repeat inventory should be scheduled as soon as funding is available.

Other important next steps include the following:

- Submit results of the 2008 GHG Inventory to carbonn Cities Climate Registry (cCCR), the leading global reporting platform for local climate action
- Enroll Bloomington in the Illinois Cool Cities program (Normal is already enrolled)
- Register Bloomington on the U.S. Mayors Climate Protection Agreement
- Develop a Climate Action Plan (CAP) to set targets for emission reductions and strategies for reaching these targets
  - ⇒ Develop new programs and capitalize on existing programs designed to increase energy efficiency and public transportation, given that energy usage and transportation are the leading sources of most GHG emissions

Utilizing the data from this report to establish reduction goals and identify strategies to meet those goals will allow Bloomington-Normal not only to implement measures which conserve resources, improve air quality, promote healthy lifestyles, and save utility and fuel costs, but also to do our part locally to make a world of difference globally.

Appendix A Terminology

C - FAR: Carbon Footprint Assessment and Reduction software. A nonproprietary Microsoft Excel tool developed for the City of Columbus, Ohio with technical assistance from the Center for Resilience at Ohio State University. This software is designed to allow local governments to organize emissions data, track changes over time, and establish feasible reductions goals.

Community-Scale Inventory: The portion of the study encompassing all greenhouse gas emissions released within the geopolitical boundary of Bloomington and Normal combined. The local government inventory is a subset of the community inventory total, with the exception of any sources occurring outside the geopolitical boundary.

Fugitive Emissions: The unintended emissions of greenhouse gases from the transmission, processing, or transportation of fossil fuels or other materials (e.g. coolant leaks in HVAC systems or natural gas line leaks).

GHG: Greenhouse Gas, or a gas that contributes to global climate change, such as carbon dioxide.

Global Warming Potential (GWP): A relative measure of how much heat a greenhouse gas traps in the atmosphere.

ICLEI: Local Governments for Sustainability, formerly known as International Council for Local Environmental Initiatives. ICLEI is an international association of cities and counties committed to climate action, clean energy, and sustainability. They provide tools and resources to communities working on climate change initiatives.

IPCC: The Intergovernmental Panel on Climate Change (IPCC) is a scientific intergovernmental body under the auspices of the United Nations. It is an internationally acknowledged authority on climate change, producing reports which have the agreement of leading climate scientists and the consensus of participating governments.

LGO: Local Government Operations. This refers to the portion of the study that focused solely on operations that local governments either own or control. Common sectors include local government buildings and facilities, street lights and traffic signals, water delivery systems, and wastewater treatment.

MT CO_2e: Metric Tons of Carbon Dioxide Equivalents. This is the internationally accepted unit for measuring greenhouse gas emissions. While there are several greenhouse gases of concern, carbon dioxide is the most significant. Other gases within the scope of this study were converted to MT CO_2e using standardized conversions related to the potency of those gases relative to carbon dioxide.

NH_4: Methane, a greenhouse gas 21 times as potent as CO_2. Sources include decomposition of organic matter in an anaerobic (oxygen-absent) environment, such as a landfill or wastewater treatment plant, agriculture, and industry.

N_2O: Nitrous Oxide, a potent greenhouse gas with 310 times the impact of CO_2. Sources include wastewater treatment, fossil fuel combustion, agriculture, and industry.

Appendix B Software and Calculations

After reviewing available options, we chose to utilize Carbon Footprint Assessment and Reduction (C-FAR) software from Columbus, Ohio, for the Bloomington-Normal GHG Inventory. C-FAR is a free Microsoft Excel-based program specifically designed for local governments. Similarities in latitude, climate, and urban environment between Bloomington-Normal and the Columbus area, for which the software was designed, make the C-FAR software a good choice for EAC's inventory.

Direct measurement of all carbon emissions is not possible; the GHG inventory must rely upon indirect measurements which are extrapolations of emissions from consumption data such as the number of kilowatt hours of electricity used, vehicular miles traveled, tons of waste landfilled, gallons of wastewater processed, etc. C-FAR calculates these carbon emission equivalents from annual consumption data[22].

Although C-FAR simplifies our data interpretation, the interpreted units are fixed. The software only converts carbon equivalents from kWh, MMBtu, gallons of oil, gas, and diesel, Vehicle Miles Traveled (VMT), and tons of waste. Additional calculations using external formulas were required to estimate carbon equivalents from wastewater treatment and railroad locomotive engines. Our system was unable to capture certain fugitive emissions, which are the result of disposal or leaks from equipment, such as natural gas leaks.

Overall, this inventory utilized a simplified data collection strategy to encompass a fairly broad scope of emissions. While some omissions are inevitable, this approach does allow for a reliable and reproducible process that generates a dependable illustration of community-wide and LGO greenhouse gas emissions.

Appendix C Emissions Factors

With minor exceptions, we used the C-FAR software's standard emissions factors for conversion of energy usage and waste disposal data into carbon dioxide equivalents. These emissions factors originated from the US Energy Information Administration's January 2007 *Technical Guidelines: Voluntary Reporting of Greenhouse Gases (1605(b)) Program*. According to the US Energy Information Administration website, the program has been suspended since May 2011 due to budget cuts, so a recent update to this report is not available from this source[23]. However, other related sources of emissions factors show very similar rates to the 2007 document.

It is important to note that the emissions factors used in this GHG inventory are standardized as national averages and not customized specifically for local or regional energy sources, weather conditions, or other factors.

22. Note: some figures and tables may not agree completely given rounding errors inherent in the calculations processes.
23. US Energy Information Administration, "Voluntary Reporting of Greenhouse Gases Program Suspended," May 2011. http://www.eia.gov/survey/form/eia_1605/whatsnew.html

Appendix D Deviations from Protocol

LGO Employee Travel

The IEAP Protocol indicates that municipal employee commutes to and from work should be included in the LGO inventory. We did not have an accurate means of segregating this data so it was not included. However, this sector of transportation is included in the totals of the community-scale inventory.

Solid Waste

LGO solid waste landfilled should also be included in the LGO inventory but due to lack of segregated data this was not included. However, this sector of waste landfilled is included in the totals of the community-scale inventory.

Wastewater Treatment

The C-FAR software is unable to calculate biogenic emissions (those resulting from biological processes involving living organisms) from wastewater treatment facilities. While the IEAP Protocol from ICLEI provides guidance on calculating wastewater emissions, alternative formulas that better fit the available data were identified to allow for reliable results.

Methane emissions were calculated utilizing a formula recommended in the 2008 USEPA report "*Climate Leaders Greenhouse Gas Inventory Protocol Core Module Guidance: Direct Emissions from Stationary Combustion Sources.*" Nitrous oxide emissions were estimated utilizing formulas prescribed in the 2010 Report to the USEPA by RTI International: "*Greenhouse Gas Emissions Estimation Methodologies for Biogenic Emissions from Selected Source Categories: Solid Waste Disposal, Wastewater Treatment, Ethanol Fermentation.*" It should be noted that the process for estimating nitrous oxide emissions from wastewater treatment is the subject of much discussion within the industry. It is possible that the formula may be improved for future GHG emission inventories.

Appendix E Excluded Emissions Sources

- Freight rail transportation data was unavailable for analysis despite multiple requests for information.
- Air travel data is excluded from our inventory, as in most community inventories, because of the difficulty of accurately portraying the relative share of emissions from local residents' travel and/or air travel that occurs only within our geographic boundaries.
- Refrigerants and industrial processes were not included due to unavailability of data.
- Commercial agriculture, forestry, and land use changes were not considered significant activities within the Bloomington-Normal city limits and were therefore not included.

Appendix F Data Tables

LGO INVENTORY DATA		
NORMAL DATA: 2008		
SOURCE	**Department Totals**	
UNITS	Diesel	Gasoline
DEPARTMENT		
Administration		1331.3
Facilities Management		405
Engineering		832.7
Fire	12692.3	4703.7
Inspections and Planning		4777.9
Parks and Rec		
Maintenance	3954.6	9442.1
Administration		2140
Police		10994.1
Public Works		
Maintenance		548.8
Street	30019.1	4507.4
Sewer	3076.2	2692.8
Waste	10106.9	57.5
Water		
Distribution	920.5	6187.5
Treatment	9.3	1516.3
Administration		255
TOTALS	**60778.9**	**50392.1**
SOURCE	**Department Totals**	
UNITS	KWH	MMbtu
UTILITY COMPANY		
NICOR		13,874.6
CORN BELT	967,700	
AMEREN	8,774,838	
TOTALS	**9,742,538**	**13,874.6**
BLOOMINGTON DATA: 2008		
SOURCE	**Department Totals**	
UNITS	Diesel	Gasoline
DEPARTMENT		
Administration		130.6
Building Safety		5676.8
Cultural District		927.2
Facilities Management	595	1106.8
Fleet Management	271.2	752.8
Engineering	3450.5	9775.6
Fire	14944.1	15639.4

BLOOMINGTON DATA CONTINUED: 2008

SOURCE	Department Totals	
UNITS	Diesel	Gasoline
Health (Scott)	40.6	414.3
Lake Bloomington	201.3	0
Library	1662.3	238.7
Parks and Rec	1147.6	938.1
Parking	146.3	2018.3
Police	24.5	121,608.90
Public Works	143,593.80	5000.7
Water Dept/Readers	11,258.30	11,742.30
TOTALS	**177335.5**	**175970.5**
SOURCE	Department Totals	
UNITS	KWH	MMbtus
DEPARTMENT		
Facilities Managment	1,055,377	1130.946
Fire	961,289	2562.037
Parking	983,663	1222.664
Library	1,242,556	4362.501
Parks and Rec	3,328,200	9,198
Police	13,999	0
Public Works	5,604,251	127.991
Water	8,939,634	5524.688
TOTALS	**22,128,969**	**24129.09**
Connect Transit	(gals/Diesel)	**309,300**
Fixed Routes		291800
Requested Routes		17500
BNWRD		Unit
Electrical Power	11,800,000	
Natural Gas	12,500	mmBtu
Methane Emissions	1,061	MT eCO2
Nitrous Oxide	2,054	MT eCO2
Digester Gas (SE Flare)	64300	Therms
SE Boiler estimate	45000	Therms
W Boiler	57000	Therms
Methane sold to Cargill	133500	Therms
Gasoline	3,000	Gals
Diesel	11,750	Gals

COMMUNITY-SCALE INVENTORY DATA (INCLUDES LGO)

Bloomington Utilities 2008	Ameren	Corn Belt	Nicor
Commercial	599,149,945	38,094,117	
Industrial	49,113,516		4,290,296
Residential	206,668,468	99,246,379	3,960,273
Normal Utilities 2008	**Ameren**	**Corn Belt**	
Commercial	231,983,147	39,764,730	
Industrial	84,938,884		
Residential	132,120,272	38,732,952	

B-N Transportation 2008					
Amtrak	14,600	58,000			
(8m x 5t)(365days)					
Combined (all sectors - requires subtraction of LGO gallons of fuel in C-FAR)	Total VMT in GBUA	Total miles in GBUW	Miles	% total	**Prorated VMT**
Bloomington	1,006,059,720	690	423	61.3	**616,758,350**
Normal	1,006,059,720	690	244	35.4	**355,766,046**
B-N Waste 2008	Tons of Waste				
All sectors	123,496				

FOR COUNCIL: August 11, 2014

SUBJECT: Text Amendment to Chapter 21. Refuse, Section 300.6 Holiday Collection regarding Refuse and Recycling Collection on Holidays and to Request to Approve a Budget Amendment to Accounts (10019180 - 89544), (54404400 - 85100) and (54404400-61150) in the General and Solid Waste Funds.

RECOMMENDATION/MOTION: Recommend that the Text Amendment be approved and the Ordinance passed and the Ordinance Amending the Budget to Add Funds to Accounts (10019180 - 89544), (54404400 - 85100) and (54404400-61150) in the General and Solid Waste Fund Budgets be passed.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: In an effort to save money, the Council for this fiscal year amended the Refuse Code and ended the City's long held practice of collecting refuse and recycling on holidays. The resulting two (2) day collection on the Tuesday after Memorial Day holiday demonstrated to staff that the change should be reversed. It became clear that any budgetary savings on holiday overtime was greatly outweighed by negative factors of injury risk and lowered service. Staff seeks Council approval to return to holiday refuse and recycling collection on all holidays except Christmas Day.

As an interim step, the Public Works Department made an operational decision to collect on July 5th, a Saturday, to prevent the need to collect two (2) routes on the same day, Monday, July 7th. In doing so, the City avoided operational problems while staying within the ordinance.

Staff strongly recommends that the ordinance be changed in time for Labor Day holiday collection. The current ordinance requires no collection on the following days.

Holiday	**Day and Date in FY 2014/2015**
Memorial Day	Monday, May 26, 2014
Independence Day	Friday, July 3, 2014
Labor Day	Monday, September 1, 2014
Veterans Day	Tuesday, November 11, 2014
Thanksgiving Day	Thursday, November 27, 2014
Day After Thanksgiving	Friday, November 28, 2014
Christmas Eve	Wednesday, December 24, 2014
Christmas Day	Thursday, December 25, 2014
New Year's Day	Thursday, January 1, 2015

Martin Luther King Jr. Day	Monday, January 19, 2015
Good Friday	Friday, April 3, 2015

Moderate savings: Cost savings were moderate in terms of the overall budget. Employees receive time and a half pay for working on a holiday in addition to the regular holiday pay that every full-time City employee receives whether they work or do not work. (They also receive time and a half for working the Saturday after a Friday holiday, such as July 5th of this year.)

Example days	Labor (including benefits)	Added labor cost
Collection on regular workday	$3,091.86	N/A
Collection on Good Friday, April 18, 2014	$4,790.73	$4,790.73

Exact dollar figures will vary depending on the specific employees who worked.

Memorial Day experience: The double collection day after Memorial Day necessitated use of bulk crews on garbage collection. The City used its automated trucks and its old rear loaded trucks. The rear loaders were designed for manual collection but are now equipped with automated cart tippers. In addition, four (4) bulk crews manually collected refuse with the use of end loaders and dump trucks. Even with the entire bulk crew working on refuse and recycling collection, the City amassed $465.26 in overtime as a result of a double collection on the Tuesday after Memorial Day. The overtime brought the savings for labor and benefits for Memorial Day down to about $4,300.

Problems using bulk equipment: The bulk crew members used bulk equipment to collect refuse – equipment not intended for refuse collection. The employees were twisting, turning and otherwise maneuvering the carts manually in order to empty them into end loader buckets at ground level. The wheeled carts are heavy and they are designed to be lifted with a mechanical

arm, not manually unloaded. Public Works fears that a worker could be injured. Also, the method is slow and inefficient.

Drop in quality of service: A second issue is quality of service. 1.) among the bulk crews assigned to refuse, the end loader operators emptied refuse into dump trucks. The dump trucks were driven to the landfill and an unacceptable amount of refuse flew out of the truck during the drive. 2.) not collecting on the holiday meant some people ran out of cart space on the very occasions – a holiday – when they needed maximum capacity because they hosted events at their homes. 3.) the entire City bulk and brush collection was delayed because all Solid Waste crews were collecting refuse and recycling. 4.) the drop-off center was closed for the day.

Two (2) day holidays: Two (2) City holidays fall back-to-back – Thanksgiving is coupled with the day after Thanksgiving and Christmas Eve is coupled with Christmas Day. It now is clear that those collections will require massive overtime and added late hour disposal costs at the landfill. Residents will experience cart capacity problems, and complaints will likely be high. For example, residents on Wednesday routes will not have their garbage collected during Christmas week until Friday, December 26th. Calendar Year 2015 will be worse for collection services. Because Christmas Eve falls on a Thursday, residents on the Thursday routes will not receive solid waste service until Monday, December 28th, unless the Council changes the ordinance or the City collects on the weekend. If it collects on the weekend, there would be no cost savings. Many of these residents may resent using or refuse to purchase the $3 pay as you throw stickers for their added refuse needs.

Snow/ice implications: There is a reasonable chance that the Thanksgiving and Christmas double holidays will be accompanied by snow/ice events. Solid Waste workers also serve as snowplow operators. A snow event coinciding with these triple collection days would cause substantial decrease in refuse/recycling service quality or snow removal service – or both – not to mention loss of bulk collection services. Veterans Day, New Year's Day and Martin Luther King Jr. Day holiday collection problems also could be compounded with ice/snow removal issues.

Bulk collection charge: Holiday collection impedes collection of bulk fees. The ordinance allows for one (1) free end loader bucket of materials per week per household and a cost of $25 per additional bucket. If bulk crews are delayed by a day or two, some residents may contest being charged for large bulk loads.

Christmas Day: The landfill is closed on Christmas, so the City has no option to collect on that day.

Summary: Implications of no collection on holidays.

Budgetary Implications	**Customer Service Implications**
Pro: ➢ Labor and cost savings for one (1) year would be about $48,000.	Pro: ➢ None.
Con: ➢ Worker injury claim could be substantial for a bulk worker using bulk equipment to collect refuse. ➢ FY 2009 – FY 2013 has seen an average of approximately $113, 000 per year for workman's compensation claims.	Con: ➢ Delays in bulk waste service and refuse and recycling service are unavoidable. ➢ Cart capacity may force residents to purchase $3 stickers. ➢ Snow/ice event coinciding with after holiday collection would result in drop in service quality for refuse service and/or snow/ice removal. ➢ Litter will be created if dump trucks are used to haul refuse.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Labor costs for one (1) year of working all holidays except Christmas is estimated at $48,000 including benefits. The City has nine (9) remaining holidays in the fiscal year including Christmas. Christmas will remain a holiday with no collection as the landfill is closed Christmas Day. The cost for labor and benefits for a holiday collection is approximately $4,800. Therefore, the City would spend about $38,400 in FY 2015 by restoring holiday collection for the eight (8) remaining City holidays. The approval of the budget amendment will allow a transfer from the General Fund balance for General Fund Transfers-To Solid Waste Fund (10019180 - 89544) and to the Solid Waste Fund-From General Fund (54404400 - 85100). The expenditure will be paid from the Solid Waste-Overtime account (54404400 - 61150).

Respectfully submitted for Council consideration.

Prepared by: Stephen Arney, Public Works Administration

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel
Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Ordinance
Attachment 2. Budget Ordinance

Motion: Recommend that the Text Amendment be approved and the Ordinance passed and the Ordinance Amending the Budget to Add Funds to Accounts (10019180 - 89544), (54404400 - 85100) and (54404400-61150) in the General and Solid Waste Fund Budgets be passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

ORDINANCE NO. 2014-

AN ORDINANCE AMENDING BLOOMINGTON CITY CODE CHAPTER 21, SECTIONS 300.6 and 600.3

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, Illinois:

SECTION 1. That Bloomington City Code Chapter 216, Sections 300.6 and 600.3 shall be and the same is hereby amended to read as follows: (additions are indicating by underlining; deletions are indicated by strikeouts):

SEC. 300.6 HOLIDAY COLLECTION.

(a) The City shall collect refuse on all holidays which fall within the weekly calendar for collection, except Christmas Day or the day designated by the City for observance of Christmas.

(b) Refuse shall not be collected on Christmas Day or the day designated by the City for observance of Christmas, but shall be collected on the following day on which refuse is regularly scheduled to be collected.

~~(a) The City will not collect refuse on the following designated holidays: New Year's Day, Martin Luther King Jr. Day, Good Friday, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve and Christmas Day.~~

~~(b) The City will designate alternate days on which refuse not collected on a holiday will be collected.~~

SEC. 600.3 HOLIDAY COLLECTION.

(a) The City shall collect recycling on all holidays which fall within the weekly calendar for collection, except Christmas Day or the day designated by the City for observance of Christmas.

(b) Recycling shall not be collected on Christmas Day or the day designated by the City for observance of Christmas, but shall be collected on the following day on which recycling is regularly scheduled to be collected.

~~(a) The City will not collect recycling on the following designated holidays: New Year's Day, Martin Luther King Jr. Day, Good Friday, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve and Christmas Day.~~

~~(b) The City will designate alternative days on which recycling not collected on a holiday will be collected.~~

SECTION 2. Except as provided herein, the Bloomington City Code, as amended, shall remain in full force and effect.

SECTION 3. The City Clerk shall be, and she is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 4. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 5. This Ordinance shall take effect ten (10) days after publication and approval.

PASSED this 11th day of August, 2014.

APPROVED this ____ day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

ORDINANCE NO. 2014 –

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2015

WHEREAS, on April 21, 2014 by Ordinance Number 2014 - 35, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015, which Ordinance was approved by Mayor Tari Renner on April 28, 2014; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2014 - 35 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2015) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2014 - 35 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2014 - 35.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED the 11th day of August, 2014.

APPROVED the ____ day of August, 2014.

APPROVED:

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

Exhibit 1

Account #	Fund	Account Description	Amount
10019180-89544	General	General Fund Transfer-To Solid Waste Fund	$38,400.00
54404400-85100	Solid Waste Fund	Solid Waste Fund-From General Fund	$(38,400.00)
54404400-61150	Solid Waste Fund	Solid Waste Fund-Overtime	$38,400.00
		Net Budget Increase:	**$38,400**

PROPOSED RETURN TO HOLIDAY GARBAGE COLLECTION

For the Bloomington
City Council
August 11, 2014

MODERATE SAVINGS

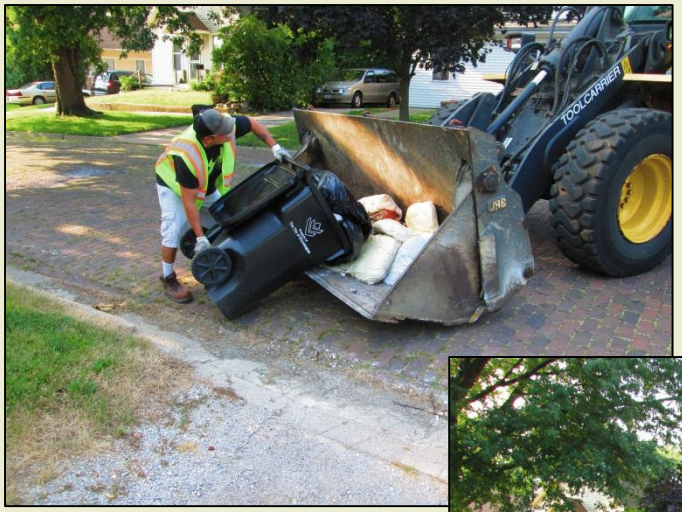
Example days	Labor (w/ benefits)	Added labor cost
Regular workday	$3,091.86	N/A
Good Friday, 2014	$4,791	$4,791

TOTAL SAVINGS UNDER $50,000/YEAR

X Annual Saving: $48,000

Holiday	Day and Date in FY 14-15
Memorial Day	Monday, May 26, 2014
Independence Day	Friday, July 3, 2014
Labor Day	Monday, September 1, 2014
Veterans Day	Tuesday, November 11, 2014
Thanksgiving Day	Thursday, November 27, 2014
Day After Thanksgiving	Friday, November 28, 2014
Christmas Eve	Wednesday, December 24, 2014
Christmas Day (existing holiday)	Thursday, December 25, 2014
New Year's Day	Thursday, January 1, 2015
Martin Luther King Jr. Day	Monday, January 19, 2015
Good Friday	Friday, April 3, 2015
10 New Holidays	

THE COSTS
1. SAFETY



Post-Memorial Day: Bulk crews were needed to complete two days of garbage collection in a single day.

THE COSTS
2. SERVICE LEVEL

Post-Memorial day: Garbage spilled from bulk equipment. Bulk and brush collections were postponed.

THE COSTS
2. SERVICE LEVEL (CONTINUED…)

November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Phases of the moon: 6: ☾ 14: ◑ 22: ◖ 29: ◐

Holidays and Observances: 11: Veterans Day, 27: Thanksgiving Day

December

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Phases of the moon: 6: ☾ 14: ◑ 21: ◖ 28: ◐

Holidays and Observances: 24: Christmas Eve, 25: Christmas Day, 31: New Year's Eve

Upcoming: Double-holidays, which also coincide with…

Bloomington reminds residents to stay safe during snow clean up

1:19PM Friday
December 20, 2013

Like 0

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Facebook

Twitter

MySpace

Yahoo!

Google

Bloomington road crews experienced a few safety issues while working to clear the streets following last weekend's snow storms. (WJBC file photo)

By Adam Studzinski

BLOOMINGTON - The Twin Cities were hit with the first winter storm of the season last weekend and more wintery weather could hit this weekend.

The clean-up effort from last week's storm meant a 27 hour response from the Bloomington Public Works Department. Assistant to the City Manager Alex McElroy said there were some safety concerns.

"Citizens that just weren't really using best practices when maneuvering around snow plows," said McElroy. "There was even reports of people jogging in streets at night."

McElroy said the city reminds people to stay safe and let the crews do their work. Residents should be especially careful around snow plows.

"Our drivers are very talented, they're certified to operate these machines, but nobody can stop on a dime in these weathers with 13 ton trucks going down the road," McElroy said.

...reasonable chances of snow/ice events.

Budgetary	Customer Service
<u>Pro</u>: ➢ Labor and cost savings for one year would be about $48,000.	<u>Pro:</u> ➢ None.
<u>Con:</u> ➢ Worker injury claim could be substantial for a bulk worker using bulk equipment to collect garbage.	<u>Con:</u> ➢ Delays in bulk waste service and garbage and recycling service are unavoidable. ➢ Cart capacity may force residents to buy $3 stickers. ➢ Snow/ice event coinciding with after-holiday collection would result in drop in service quality for refuse service and/or snow/ice removal. ➢ Litter will be created if dump trucks are used to haul garbage.

ADDENDUM I

BLOOMINGTON CITY COUNCIL AGENDA

AUGUST 11, 2014

ADDITION TO CONSENT AGENDA

Item 7B. Bills and Payroll. (Recommend that the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.) *City Council Memorandum and attachment.*

Item 7C. Waive the Formal Bid Process and Contract with AECOM, Inc. to Retrofit Two (2) Filters at the Water Treatment Plant. Recommend that the formal bid process be waived, the agreement with AECOM, Inc. Chicago, IL be approved, the Mayor and City Clerk be authorized to execute the necessary documents and the Resolution adopted. *Copy of Agreement.*

Item 7M. Request for Proposal (RFP) for Employee/Retiree Benefit Consulting and Broker Services and Agreement with Gallagher Benefit Services, a subsidiary of Arthur J. Gallagher & Co., in the amount of $45,000 in FY 2015. (Recommend that the RFP for Employee/Retiree Benefit Consulting and Broker Services be awarded to Gallagher Benefit Services, a subsidiary of Arthur J. Gallagher & Co., in the amount of $45,000 in FY 2015, the agreement be approved, the Mayor and City Clerk be authorized to execute the necessary documents and any associated contracts approved in form and substance by the Corporation Counsel.)

FOR COUNCIL: August 11, 2014

SUBJECT: Bills and Payroll

RECOMMENDATION/MOTION: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

FINANCIAL IMPACT: Total disbursements to be approved $4,110,569.10 (Payroll total $2,359,833.22, and Accounts Payable total $1,750,735.88).

Respectfully submitted for Council consideration.

Prepared by: Patti-Lynn Silva, Director of Finance

Recommended by:

David A. Hales
City Manager

(ON FILE IN CLERK'S OFFICE)

Attachment: Attachment 1. Bills and Payroll on file in the Clerk's office. Also available at www.cityblm.org.
Attachment 2. Summary Sheet Bills and Payroll Report

Motion: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

CITY OF BLOOMINGTON FINANCE REPORT

Council of August 11, 2014

PAYROLL

Date	Gross Pay	Employer Contribution	Totals
8/1/2014	$ 269,762.99	$ 81,911.45	$ 351,674.44
8/7/2014	$ 1,302,052.64	$ 321,433.40	$ 1,623,486.04
8/8/2014	$ 259,812.05	$ 80,095.02	$ 339,907.07
7/24/2014-8/1/2014 Off Cycle Adjustments	$ 36,537.70	$ 8,227.97	$ 44,765.67
		PAYROLL GRAND TOTAL	**$ 2,359,833.22**

ACCOUNTS PAYABLE

Date	Bank	Total
8/11/2014	AP General	$ 1,653,587.30
	AP BCPA	
7/14/2014	AP Comm Devel	$ 17,698.20
	AP IHDA	$ 1,954.02
7/14/2014	AP Library	$ 54,218.50
	AP MFT	$ 14,865.54
8/5/2014-8/8/2014	Off Cycle Check Runs	$ 8,412.32
	AP GRAND TOTAL	**$ 1,750,735.88**

PCARD

PCARD GRAND TOTAL

WIRES

Date	Total
	$ -

WIRE GRAND TOTAL

TOTAL **$ 4,110,569.10**

Respectfully,

Patti-Lynn Silva
Director of Finance

AECOM

AECOM
303 East Wacker Drive
Suite 1400
Chicago, IL 60601
www.aecom.com

312 373 7700 tel
312 373 6800 fax

July 11, 2014

Mr. Rick Twait
Superintendent of Water Purification
City of Bloomington Water Treatment Plant
25515 Waterside Way
Hudson, IL 61748

Reference: City of Bloomington, Illinois
Water Treatment Plant
Filter Nos. 14 and 15 – Emergency Procurement

Dear Mr. Twait:

This letter constitutes the proposal of AECOM Technical Services, Inc. ("AECOM") to perform certain services as an independent consultant for the City of Bloomington, Illinois (hereinafter "Client"). Per your request, AECOM is presenting this Proposal for the subject project.

Scope of Services:

Background

In early May 2012, plant personnel observed a perceived failure in the underdrain of cell 15A in Filter No. 15 of the 1987 filter plant at the City of Bloomington Water Treatment Plant.

The work to prepare plans and specifications for the repair of Filter No. 15 was under contract when City personnel discovered another possible failure in the underdrain of Filter No. 14. AECOM was asked to negotiate an emergency procurement contract with the filter underdrain manufacturer.

Our anticipated involvement is as follows:

• Preparation and meeting to be held between the Contractor, underdrain manufacturer and the City	$ 3,400
• Prepare preliminary contract documents for execution by the Contractor	$ 9,740
• Preparation and meeting to be held between the Contractor, underdrain manufacturer and the City to review the preliminary contract	$ 3,400
• Make the necessary changes to the contract after the second meeting	$ 3,400
• Negotiations between Contractor, underdrain manufacturer and the City	$ 3,400
Sub-total	$ 23,340
• Construction Services (8 hours/week x 12 weeks)	$ 20,160
Total	$ 43,500
• Current Contract	$ 24,500
• Monies Used to Date	$ -5,500
• Remaining Funds	$ 19,000

AECOM

- Additional Funds Required

	$ 43,500
	$-19,000
	$ 24,500

As discussed, this is just an estimate as we do not know the exact extent of our involvement especially during the construction phase.

We propose to perform these engineering services for a fee equal to two and thirty-five hundredths (2.35) times the 'salary costs of engineering and technical personnel" expended in performing the work, the term "salary costs of engineering and technical personnel" shall mean the actual wages paid to these members of staff who are classified as officers, engineers, technicians, draftsman and field party personnel and who perform services under this Agreement plus employees' benefits, which include state and federal taxes, social security, employment and retirement benefits as defined in the American Society of Civil Engineers (ASME) Manual No. 45.

Our fee will not exceed $24,500.00 without further authorization.

AECOM shall be an independent contractor for purposes of the Scope of Work set forth above. AECOM shall be entitled to rely upon any documentation and materials provided to AECOM by "The City of Bloomington, Illinois" in performing the Scope of Work. It is understood that no one, other than the Client, is entitled to rely (subject to the limitations set forth herein) upon the documents provided by AECOM in accordance with this agreement.

AECOM shall provide you with an invoice each month and shall be paid for each invoice within forty-five (45) days. Past due amounts will accrue interest at the rate of 1 1/2% per month on the unpaid balance or the maximum amount allowed by law.

For your convenience, we have structured this proposal as a letter agreement. This will allow us to begin our services promptly.

AECOM is and shall remain covered by general liability insurance for bodily injury and property damage arising directly from its negligent acts or omissions, with limits which AECOM considers reasonable, but in no case less than $1,000,000.00 per occurrence. Certificates of insurance shall be provided to Client upon request in writing. Client shall be named as an additional insured on such policy and AECOM shall provide a certificate evidencing such coverage prior to the commencement of work under this Agreement. AECOM shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance, as stated below. AECOM shall not be responsible for any loss, damage or liability arising from any act or omission by AECOM, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which AECOM has no supervision or control.

The Client agrees to limit its remedies against AECOM arising from AECOM's professional acts, errors or omissions, in any action based on strict liability, breach of contract, negligence or any other cause of action, such that the total aggregate amount of the Client's damages from AECOM shall not exceed the limits of AECOM's general liability insurance required under this Agreement, which is $1,000,000.00. This limitation pertains to AECOM and to its subcontractors and subconsultants, and applies as a single aggregate amount to all work performed under the Agreement, including all work performed under an amendment or modification. AECOM will perform all obligations under this Agreement in accordance with the common industry standards applied by similar service providers operating in the same locale on projects of the same or similar scope.

AECOM makes no warranties either express or implied, and shall not be responsible for the removal or remediation of any environmental contaminants or hazardous materials that may be found at the property. Notwithstanding any other provision of this proposal, in no event shall either party be liable to the other, for loss of use, loss of profits, loss of investment or business interruption, or for any other indirect and consequential damages. Further, AECOM shall not be responsible for the means, methods or procedures of any other contractor or subcontractor, nor shall AECOM be responsible for the safety of any individuals other than its own employees. The limitations of liability expressed in this paragraph shall apply whether arising in contract, tort (including negligence and strict liability) or strict liability.

You may terminate the services upon written notice to us. Upon termination of the services, you will be obligated to pay AECOM only that portion of the fixed price equal to the costs incurred for the services performed to the date of termination, provided that the same shall in no event be less than the fair value of the services completed in relation to the total fixed price, and neither party shall have any further liability to the other.

This letter, including those attachments specifically referenced in this letter, sets forth the full and complete proposal of AECOM and it sets forth the full and complete agreement of the parties with respect to the Services to be provided hereunder, and it supersedes any and all proposals, agreements and representations made or dated prior thereto. Modifications or amendments to this agreement must be in writing and executed by a duly authorized representative of each party. This agreement is for the exclusive benefit of you and AECOM and not for the benefit of any third party.

AECOM

If this proposal is acceptable to you, please have two copies of this letter signed by an authorized representative in the space provided below, indicating your agreement with the terms and conditions of this letter, and return one of them to me.

Very truly yours,

AECOM TECHNICAL SERVICES, INC.

Michael H. Winegard, P.E. /CRL

Michael H. Winegard, P. E.
Vice President

AGREED AND ACCEPTED

BY:_____

TITLE:_____

DATE:_____

FOR COUNCIL: August 11, 2014

SUBJECT: Request for Proposal (RFP) for Employee/Retiree Benefit Consulting and Broker Services and Agreement with Gallagher Benefit Services, a subsidiary of Arthur J. Gallagher & Co., in the amount of $45,000 in FY 2015

RECOMMENDATION/MOTION: That the RFP for Employee/Retiree Benefit Consulting and Broker Services be awarded to Gallagher Benefit Services, a subsidiary of Arthur J. Gallagher & Co., (Gallagher), in the amount of $45,000 in FY 2015, the agreement be approved, the Mayor and City Clerk be authorized to execute the necessary documents and any associated contracts approved in form and substance by the Corporation Counsel.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1e. Partnering with others for the most cost-effective service delivery.

BACKGROUND: In releasing an RFP for Employee/Retiree Benefit Consulting Services, staff was seeking to bring to bear additional resources to meet the needs of the City in strategic planning, broad based benchmarking, vendor management, regulatory compliance, employee communication and financial reporting for its employee/retiree benefits. There is a need for a strong partner in many areas including developing long term cost projections in light of the Affordable Care Act, (ACA), and overall budgetary concerns; the City's ongoing need for benchmarking, planning and the employee communications related to collective bargaining; assisting with carrier negotiations; and moving overall benefit administration procedures towards best practices and greater efficiency. Staff is recommending Gallagher as their proposal was unique among those received in their stated ability to provide breadth, depth and expertise in these services.

Proposers were required to submit three (3) references and Gallagher's were Champaign County, the City of Evanston and the Village of Schaumberg. Each reference had high praise for Gallagher's advice, customer service; track record of successfully engaging with insurance committees and collective bargaining units, their ability to assist with strategic benefit planning and design, for their modeling and projecting of costs and their reporting capabilities. While focused on the public sector, Gallagher draws on local and national private and public sector survey data and other information when working with clients in formulating short and long term benefit strategies.

Gallagher presented themselves as unique among the proposers in several ways. They were the only firm to describe their capability of offering multilingual employee communications options. Gallagher's policy is to provide "complete disclosure of all forms of compensation" and they prefer to work on a flat fee basis because they are committed to being a full advocate for their client. Gallagher routinely provides performance guarantees and proposed putting ten percent

(10%) of their annual fee at risk based on the City's "subjective and/or objective evaluation" of their performance. They were also the only firm to say that they would negotiate a performance guarantee with every benefit vendor.

Gallagher has broad experience with municipal government benefit plans and their proposal demonstrated a deep understanding of the Illinois public sector, public sector benefits and the financial situation in which most Illinois public sector entities find themselves. They have 740 public sector clients in the Midwest with over 100 in Illinois. They position themselves as very actively engaged with their clients taking a strategic and integrated approach to benefit plan design and offering a wide scope of resources included in their pricing. While all the responders can provide the City with a wealth of benefit information, Gallagher proposes to actively assist the City in guiding it toward best practices. This assistance would include review and evaluation of benefit plan documents, contracts, employee summaries and legal compliance procedures for COBRA and HIPAA.

The internal resources at Gallagher include underwriting teams, analytical teams and actuaries who can take "a strategic and holistic view of the City's unique situation". The City would be provided with projections based on in depth benefit knowledge and the most detailed data available to assist in planning, budgeting, and with Gallagher's guidance, developing strategies to better control costs. For example, they can use the City's demographic and plan data to model the impact of the ACA's future impact on the City. Above and beyond the assigned service team members, Gallagher's legal, wellness, employee communication and pharmacy experts comprise a team whose proposed services far surpass those described in the other proposals, several of which quoted additional pricing for such services, (if such services were even available).

An RFP was issued for high level Employee/Retiree Benefit Consulting and Broker Services and a follow-up addendum was released in response to questions. The aim was to identify a firm with expertise in the Illinois municipal benefit environment which also understands and benchmarks to the private sector; actively partners with and can assist the City in developing and meeting its benefit related strategic goals and provide expert benefit advice; help ensure compliance with a myriad of benefit related state and federal regulations and can serve as an extension to the City's Human Resources Department for benefit related work such as vendor management, employee communications and cost projections.

It is intended that the firm to which this contract is awarded would immediately, (September 1, 2014), be responsible for reviewing and advising the City on its benefit offerings. Gallagher's fee as cited below represents less than one percent (1%) of the total cost of employee benefits to which this contract applies. Gallagher will be expected to provide broker services for over $7 million of the City's total benefit expenses, (PPO excluding Rx, HMO, dental and group health), with the potential to become the broker of record for approximately an additional $1.5 million of existing benefits programs, (Rx for PPO, vision, flexible spending and voluntary life insurance), when the current vendors and contracts are reevaluated.

Six (6) responses to the RFP were received. These came from Gallagher; Benefit Planning Associates; Clemens Insurance; CBIZ Benefits and Insurance Services; Holmes Murphy; and R.W. Troxel & Company. Three (3) staff members, one (1) from Finance and two (2) from

Human Resources reviewed the RFP which were evaluated on cost, price transparency and scope. Responses were evaluated on company structure and philosophy; service team breadth, experience and expertise; references and experience with municipal benefits in Illinois; availability and quality of client support services; ability to provide in depth assistance with benefit financial planning and cost containment; the intended approach to new client implementation; the overall ability to provide breadth, depth and expertise of consulting services and available resources to do so; and the firm's approach to providing administrative support services.

The RFP and addendum stated that the City preferred a flat fee structure for independence and full transparency. Pricing was requested for September 1, 2014 through April 30, 2015 to put the contract on a fiscal year basis and then allowed for pricing subsequent years. The respondents were asked to propose a performance guarantee putting some of their commission and/or fees at risk based on the City's subjective and/or objective evaluation of their performance. The table below summarizes the pricing responses:

Firm	**9/1/14 – 4/30/15 Flat Fee**	**Subsequent Yrs. Flat Fee**	**Pricing Structure**	**At Risk Amount Proposed Under Performance Guarantee**
A.J. Gallagher	$45,000	$70,000 then $49,000-$78,000 (Annual marketing initiatives may not need to be done every year).	Full Transparency. Accept Additional Comp only with City's Approval	10% of fee
Benefit Planning Assoc.	$18,000	$18,000 up to 4/30/19	Accept commissions and contingency payments (est. $36.5K/yr)	Would develop.
Clemens Insurance	$19,500	$32,000 ongoing	Flat Fee as of 1/1/15 and contingent compensation	"If we fail to meet a monthly goal such as a meeting …that month's fee at risk".
CBIZ	$45,328	$67,992	Full Transparency. Will accept Add'tl Comp. More info on request.	To be agreed upon. "…might put 10% of fees" at risk.
Holmes Murphy	$24,000	$36,000	Contingency payments, current commissions	None specified; 60 day term of contract without cause.
R.W. Troxel & Co.	$30,000	$40,000	None additional from carrier commissions.	60 day term of contract without cause.

Based on all of the above, staff respectfully recommends Gallagher for its Employee/Retiree Benefit Consulting and Broker Services.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City Procurement Manager and Finance Director. Public notice of the RFP was placed in The Pantagraph on June 26, 2014 and on the City's website from June 26th to July 17th. Twenty (20) firms requested the RFP packet. Six (6) RFP responses were received by or on the deadline of July 17, 2014.

FINANCIAL IMPACT: Funding of $45,000 for Employee/Retiree Benefit Consulting and Broker Services Agreement with Gallagher for FY 2015 will be charged to Employee Insurance & Health – Other Professional & Technical Services (60200210-70220) for $39,150 and Retiree Health Insurance – Other Professional & Technical Services (60280210-70220) for $5,850. During the FY 2016 Budget Process, the subsequent year charge of $70,000 will be requested.

Respectfully submitted for Council consideration.

Prepared by: Laurie Wollrab, Compensation and Benefit Manager

Reviewed by: Emily Bell, Director of Human Resources

Financial & budgetary review by: Carla A. Murillo, Budget Manager
Patti-Lynn Silva, Director of Finance

Legal review by: Angela Fyans-Jimenez, Deputy Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. A.J. Gallagher Proposal Section Excerpt – Public Entity Presence
Attachment 2. Agreement

Motion: That the RFP for Employee/Retiree Benefit Consulting and Broker Services be awarded to Gallagher Benefit Services, a subsidiary of Arthur J. Gallagher & Co., in the amount of $45,000, the agreement be approved, the Mayor and City Clerk be authorized to execute the necessary documents and any associated contracts approved in form and substance by the Corporation Counsel.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Painter			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Renner			

How can you give public sector employees the benefits they deserve on a budget you can afford? It's all about alignment. By bringing strategic thinking to your compensation and benefits, you can make sure that healthcare reform legislation, collective bargaining agreements and other complex issues are aligned with your organization's goals. Some think of it as a delicate balancing act. For us, it's business as usual.

Arthur J. Gallagher & Co.
BUSINESS WITHOUT BARRIERS™

We create **custom solutions** for:

Public Entities

- States
- Counties
- Cities
- Government Employers

Schools and School Districts

- K-12 Public
- Special Education Districts

With GBS, you will get a responsible, powerful partner.

GBS has developed strong, professional working relationships with insurance carriers, which means better service to our clients. We also offer attractive pooling opportunities that assist employers in stabilizing their risks and create potential savings.

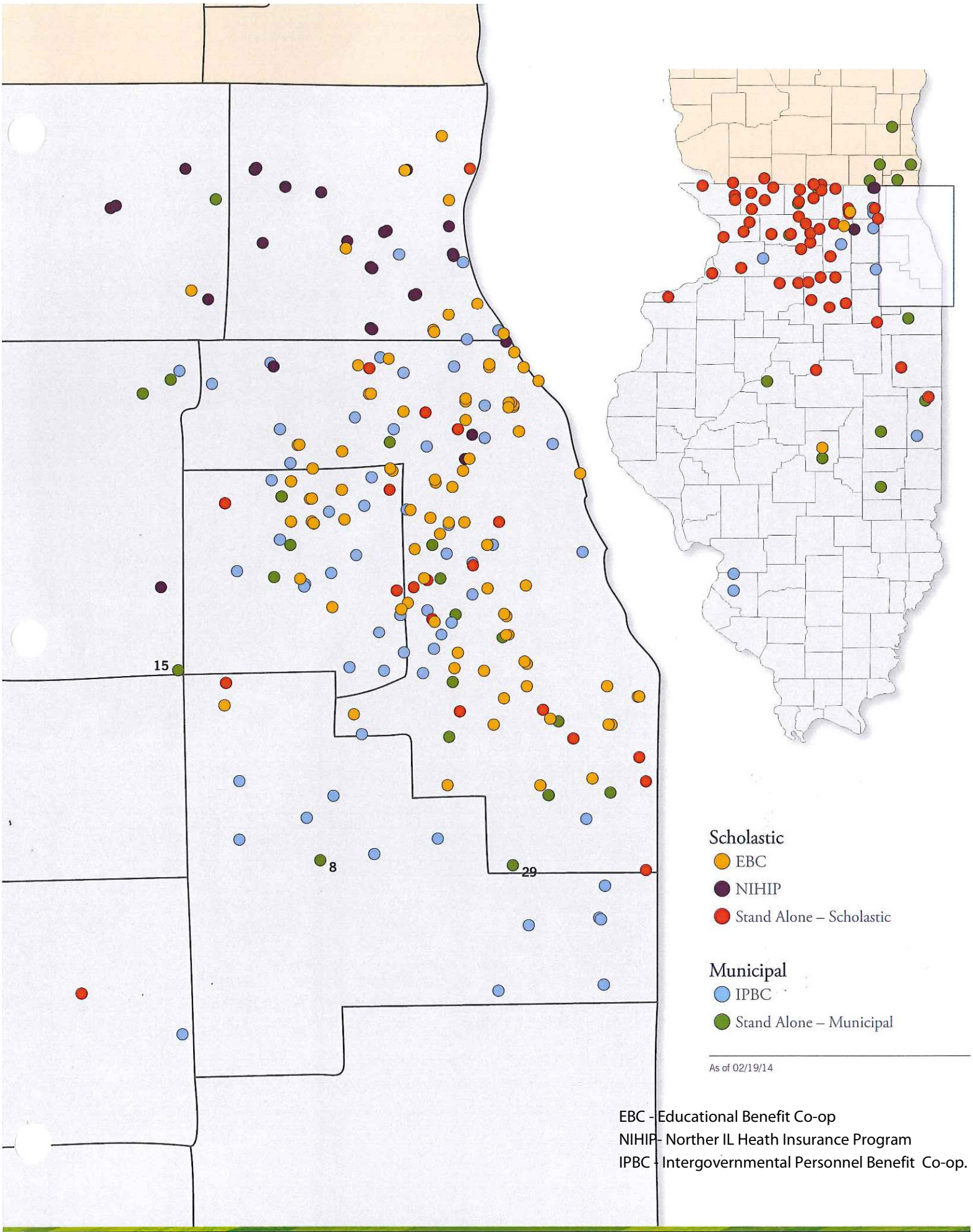
GBS advisors have extensive experience with every component of employee benefit programs. Acting as an advocate on behalf of your finance and human resources staff, we will help you keep your benefits competitive so you can recruit and retain well-qualified employees.

Choose the advisor who does not just promise quality. GBS delivers.

We work hard to earn and retain the trust and respect of every client. GBS provides:

- Annual service plans to identify goals and objectives, routine meetings to assess progress, and a year-end synopsis of each consulting cycle.
- A benefit plan review program to help you avoid potential issues with your health and welfare documents, including HR policy manuals, insurance contracts, and employee communications.
- Benchmarking services to compare your benefits program with similar organizations.
- Healthcare Reform support to navigate the financial and administrative impacts on your benefit program.
- Regulatory compliance specialists who monitor legislation and inform you changes affecting your programs, verify that your plans conform to state and federal regulations, and provide pertinent bulletins and alerts.
- Day-to-day support with carrier claim issues, eligibility and billing issues, and other administrative concerns.
- An opportunity at the end of the year for you to grade our efforts so we can continually improve our service and meet your needs.

The GBS culture is built on integrity. Our internal operating standards ensure quality and responsiveness to each client's specific needs. When you partner with GBS, you can focus on your own core activities. For public entities, that means striking a balance between protecting employees and serving the public in a fiscally responsible manner. For schools, that means taking care of students while managing risk and offering competitive and appreciated employee benefits.



EBC - Educational Benefit Co-op
NIHIP- Norther IL Heath Insurance Program
IPBC - Intergovernmental Personnel Benefit Co-op.

EMPLOYEE BENEFITS CONSULTING AND BROKER SERVICES AGREEMENT

This Employee Benefits Consulting and Broker Services Agreement (this "Agreement") is made by and between Gallagher Benefit Services ("Gallagher") and the City of Bloomington, Illinois (the "Client").

The Client wishes to enter into an employee benefits consulting and broker services relationship with Gallagher on the terms and conditions set forth in this Agreement, and Gallagher is willing to enter into such relationship on such terms and conditions.

In consideration of and in reliance upon the previous paragraph and the terms and conditions contained in this Agreement, the Client and Gallagher agree as follows:

1. Engagement

The Client engages Gallagher to provide the employee benefits consulting and brokerage services described in this Agreement and Gallagher accepts this engagement. During the time that Gallagher is performing services for the Client under this Agreement, and for all purposes outlined in this document, Gallagher's status will be that of an independent contractor of the Client.

2. Consulting Term and Termination

The term of this Agreement (the "Consulting Term") will begin on September 1, 2014 and end on April 30, 2015. The Consulting Term will renew automatically on May 1, 2015 and end on April 30, 2017. Further renewal of the Consulting Term is permitted to the extent mutually agreed upon by the parties. Either party may terminate this Agreement by giving the other party at least thirty (30) days written notice of its intent to terminate, and such termination shall take effect at the end of the notice period (or on such other date as may be mutually agreed upon by the parties). If Gallagher materially breaches the Agreement, the Client may, at its option, terminate the Agreement by providing written notice of the termination to Gallagher. In the event of any termination, Gallagher shall continue to provide services and be paid on a pro rata basis for services rendered through the date preceding the termination date of this Agreement.

3. Services

Gallagher will provide employee benefits consulting and brokerage services to the Client and consult with the Client's employees, representatives, agents and contractors as to such matters as more fully described in Exhibit A attached to this Agreement and incorporated herein. Gallagher will perform other services as the Client and Gallagher mutually agree in writing.

4. Compensation

Gallagher will be compensated by the Client for its services in such manner and amount as may be agreed to by Gallagher and the Client and set forth in Exhibit B attached to this Agreement and incorporated herein.

5. Performance and Scope

(a) Gallagher Not a Fiduciary Under ERISA. To the extent that one or more of the Client's employee benefit plans are subject to the Employee Retirement Income Security Act of 1974, as amended ("ERISA") and in spite of any other provision of this Agreement to the contrary, the parties agree and acknowledge that:

(i) Gallagher's services under this Agreement are not intended in any way to impose on Gallagher or any of its affiliates a fiduciary status under the ERISA; and

(ii) this Agreement does not provide Gallagher, and the Client will not cause or permit Gallagher to assume, without prior written consent of Gallagher, any:

(A) discretionary authority or discretionary control respecting management of any "employee benefit plan" within the meaning of Section 3(3) of ERISA (an "ERISA Plan"),

(B) authority or control respecting management or disposition of the assets of any ERISA Plan, or

(C) discretionary authority or discretionary responsibility in the administration of any ERISA Plan.

(b) Standard of Care. Gallagher will perform the services under this Agreement with the care, skill, prudence and diligence under the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims (the "Standard of Care").

(c) Reliance. In the performance of its duties, Gallagher may rely upon, and will have no obligation to independently verify the accuracy, completeness, or authenticity of, any written instructions or information provided to Gallagher by the Client or its designated representatives, if Gallagher reasonably believes such written instructions or information to be genuine and authorized by the Client.

(d) No Practice of Law. Gallagher will not be obligated to perform, and the Client will not request performance of, any services which may constitute unauthorized practice of law. The Client will be solely responsible for obtaining any legal advice, review or opinion as may be necessary to ensure that its own conduct and operations, including the engagement of Gallagher under the scope and terms as provided herein, conform in all respects with applicable State and Federal laws and regulations (including, to the extent applicable, ERISA, the Internal Revenue Code, State and securities laws and implementing regulations) and, to the extent that the Client has foreign operations, any applicable foreign laws and regulations.

(e) Subcontractors. Gallagher may select another person or entity, as a subcontractor of Gallagher, to provide certain services required to be performed by Gallagher hereunder; provided, that Gallagher shall remain responsible for all acts and omissions of any such subcontractors (each of which shall be bound by Gallagher's obligations under this Agreement). Gallagher shall obtain prior written approval from Client before any subcontractors provide substantive consulting, brokerage, professional or managerial services to the Client on behalf of Gallagher. Gallagher may select subcontractors to provide clerical, office, secretarial, IT back-up, administrative or similar support services, if Gallagher provides prior written notice of the use of such subcontractors to the Client.

(f) Conflict of Interest. Gallagher's engagement under this Agreement will not prevent it from taking similar engagements with other clients who may be competitors of the Client. Gallagher will, nevertheless, operate in accordance with the Standard of Care to prevent any actions or conditions which could result in a conflict with Client's best interest.

(g) Client Representations and Agreements. In connection with Gallagher's services under this Agreement, Client represents and agrees that:

(i) Gallagher will, in accordance with the Standard of Care, recommend and assist in securing insurance coverage for the Client's employee benefit plans through insurance companies that it believes are best suited to insure the Client's various risks; however, Gallagher cannot provide any guarantee as to the risk, performance, financial solvency or security of such insurance companies.

(ii) To its knowledge, compensation of the type described in Section 4 and Exhibit B does not constitute a conflict of interest, and the Client expressly waives any claims alleging any such conflict of interest to the extent permitted by law; for the avoidance of doubt, the parties agree that this representation does not apply if Gallagher is paid under a flat-rate fee structure.

(iii) Although the Client will rely on Gallagher to make prudent recommendations regarding the selection of insurance companies for its employee benefit plans and will select insurance companies based on Gallagher's recommendations, the final decision to choose any insurance company shall be made by the Client in its sole and absolute discretion.

(iv) The compensation payable to Gallagher is solely for the services set forth under this Agreement, including Exhibit A. Any additional administrative, claims representative or other services (collectively, "Additional Services") will be governed by the terms of a separate agreement covering the Additional Services.

(v) The Client is responsible for payment of Gallagher's fees (if applicable) and payment of premiums for all insurance placed by Gallagher on Client's behalf. Unless otherwise mutually agreed upon by the parties, if any amount is not paid in full when due (including premium payments to insurance companies) after written notice of such nonpayment has been provided to the Client, any unpaid amount that is not cured within 15 business days will constitute a material breach of this Agreement, and, in such case, Gallagher may terminate this Agreement, at its option, by providing written notice of the termination to the Client. Any related cancellation of applicable insurance policies shall be effected in accordance with the terms of such policies.

(vi) The Illinois Government Purchasing Act shall not apply to the services performed by Gallagher in connection with this Agreement.

(h) Gallagher Representations and Agreements. In connection with Gallagher's performance of services under this Agreement, Gallagher represents and agrees that:

(i) The proposal submitted by Gallagher to the Client in response to the Request for Proposal for Benefit Consultant / Broker Services for the City of Bloomington ("RFP No. 2015-20") and the terms and conditions contained in RFP 2015-20 (each attached hereto as Exhibit C), unless otherwise modified by the terms of this Agreement, are incorporated by reference into this Agreement.

(ii) It is and shall remain in compliance with the sections and/or subsections of Chapters 16 and 22.2 of the Code of the City of Bloomington, Illinois, as amended from time to time, that apply to it.

(iii) It has the requisite right, power and authority to execute and deliver this Agreement and perform its obligations hereunder, and the execution and delivery of this Agreement by it and the performance by it of its obligations hereunder do not violate any statute, rule or regulation, or any order or ruling, of any court or other tribunal of any Federal or State government (or any political subdivision or instrumentality thereof) and do not conflict with or result in any breach or violation of any material provision of any agreement, undertaking, instrument, order or ruling by which it is bound.

(iv) It has obtained or performed all acts, registrations, licenses, filings, approvals, authorizations, consents or examinations necessary to comply with the requirements of any government or governmental authority for the performance of the services contemplated by this Agreement.

(v) It shall maintain, for a minimum of five (5) years after the termination of this Agreement, adequate books, records and supporting documents to verify the services provided in connection with this Agreement and the compensation, fees or premiums received in connection with this Agreement.

(vi) This Agreement constitutes a legal, valid and binding obligation of it, enforceable against it in accordance with its terms.

(vii) In the event an insurance company cancels or refuses to renew insurance coverage for the Client's employee benefit plans, or Gallagher expects that cancellation or nonrenewal is likely to occur, Gallagher will provide prompt written notice of such determination to the Client, and shall recommend and use best efforts to secure substantially similar replacement coverage from another insurance company prior to termination of the existing insurance coverage.

(viii) True and correct certificates of insurance evidencing its general, professional, errors and omissions and cyber liability policies have been delivered to the Client; such insurance policies include the Client as an additional insured; such insurance policies provide the appropriate amount of coverage protection for the type of services contemplated hereunder; and such insurance coverage shall be maintained until this Agreement is terminated.

(ix) It shall maintain such other insurance coverage for its employees and subcontractors as may be required by applicable law.

(x) It shall notify the Client promptly in writing upon becoming aware of any changes with respect to the representations and agreements set forth in this Section 5(h) or any circumstances that may reasonably be expected to result in such changes. Additionally, Gallagher shall provide prompt written notice to the Client regarding the following events:

a. A material adverse change to Gallagher's financial condition or status that could reasonably be expected to cause it to be unable to perform services under the Agreement;

b. Gallagher becoming insolvent, filing a petition in bankruptcy (following any stay), becoming a party to an involuntary bankruptcy proceeding, or making an assignment for the benefit of creditors;

c. Any violation of or incidence of non-compliance with this Agreement;

d. A material change in personnel on the team performing services for the Client;

e. Any significant legal actions instituted against it, or its officers, directors or senior executives or any other person performing similar functions that could reasonably be expected to affect or relate to the services performed under the Agreement, or against its employees, to the extent such actions are related to allegations of fraud or dishonesty in connection with the performance of services under the Agreement;

f. Any non-routine investigations, examinations or other proceedings commenced against and concerning it by any governmental or regulatory agency that could reasonably be expected to affect or relate to the services performed under the Agreement; and

g. Any cancellation of or adverse change to its insurance coverage that results in a failure to meet the minimum insurance requirements set forth under this Agreement in Section 5(h)(viii) and (ix).

6. Confidentiality

(a) Client Information. Gallagher recognizes that certain confidential information may be furnished by the Client to Gallagher in connection with its services pursuant to this Agreement ("Confidential Information"). Gallagher agrees that it will disclose Confidential Information only to those who, in Gallagher's reasonable determination, have a need to know such information. Confidential Information will not include information that (i) is in the possession of Gallagher prior to its receipt of such information from the Client, (ii) is or becomes publicly available other than as a result of a breach of this Agreement by Gallagher, or (iii) is or can be independently acquired or developed by Gallagher without violating any of its obligations under this Agreement. However, disclosure by Gallagher of any Confidential Information pursuant to the terms of a valid and effective subpoena or order issued by a court of competent jurisdiction, judicial or administrative agency or by a legislative body or committee will not constitute a violation of this Agreement.

(b) HIPAA Privacy. Gallagher and the Client will each comply with any prohibitions, restrictions, limitations, conditions, or other requirements to the extent they apply to them directly or indirectly pursuant to the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and its implementing regulation concerning privacy of individually identifiable health information as set forth in 45 CFR Parts 160-164, as amended from time to time. Where required, the Client, as a representative of its health plans and Gallagher will enter into a separate Business Associate Agreement.

(c) Use of Names; Public Announcements. No party will use, in any commercial manner, the names, logos, trademarks or other intellectual property of the other party without its prior written consent. Except as may be required by law, no party will issue any press releases or make any public announcements of any kind regarding the relationship between the parties without the other party's prior consent.

7. *Indemnification Rights and Limitation of Liability*

(a) Indemnification. Gallagher will promptly defend, indemnify and hold the Client and its officers, agents, employees and servants (the "Client Parties") harmless from and against any and all claims, suits, actions, liabilities, losses, expenses or damages which the Client Parties may incur as a result of Gallagher's (or Gallagher's officers', agents', employees', or subcontractors') negligence, bad faith, willful misconduct, violation of applicable law, or material breach of this Agreement, including the Standard of Care.

(b) Limitation of Liability. Notwithstanding any other term or provision of this Agreement, Gallagher shall not be liable for any indirect, consequential or punitive damages to the extent permitted by applicable law. Furthermore, Gallagher's aggregate liability under this Agreement, if any, to the Client Parties for claims, suits, actions, liabilities, losses, expenses or damages shall not exceed $20,000,000. This provision applies to the fullest extent permitted by applicable law.

8. Notices

Any notices, requests and other communications pursuant to this Agreement will be in writing and will be deemed to have been duly given upon receipt, if delivered in person or by courier or sent by express, registered or certified mail, postage prepaid, addressed as follows:

If to the Client: City of Bloomington
Attention: Compensation and Benefit Manager – Human Resources
109 E. Olive Street, P. O. Box 3157
Bloomington, IL 61702-3157

If to Gallagher: Gallagher Benefit Services
Attention: William F. Ziebell
2 Pierce Place
Itasca, IL 60143-3141

Either party may, by written notice to the other, change the address to which notices to such party are to be delivered or mailed.

9. Miscellaneous

(a) Severability. The various provisions and subprovisions of this Agreement are severable and if any provision or subprovision or part thereof is held to be unenforceable by any court of competent jurisdiction, then such enforceability will not affect the validity or enforceability of the remaining provisions or subprovisions or parts thereof in this Agreement.

(b) Entire Agreement; Amendment. This Agreement, including all exhibits hereto, constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether oral or written, between the parties regarding the subject matter hereof. Except for changes in carriers and/or lines of coverage noted in Exhibit B which may occur upon unilateral approval of the Client, this Agreement may be modified or amended only by a written instrument executed by both parties.

(c) Governing Law; Rule of Construction. This Agreement will be construed, interpreted and enforced in accordance with the laws of the State of Illinois without giving effect to the choice of law principles thereof.

(d) Successors. This Agreement shall be binding upon and shall inure to the benefit of all assigns, transferees and successors in the interest of the parties hereto.

(e) Counterparts. This Agreement may be executed by the parties in several counterparts, each of which shall be deemed to be an original copy.

(f) Survival of Provisions. Sections 5(a), 6 and 7 will survive the termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the date first written above.

THE CITY OF BLOOMINGTON, ILLINOIS

By: _____

Name: _____

Title: _____

Date: _____

GALLAGHER BENEFIT SERVICES

By: _____

Name: William F. Ziebell

Title: Executive Vice President, North Central Region

Date: _____

EXHIBIT A
SCOPE OF SERVICES

Subject to any changes and additions as may be mutually agreed by the parties in writing, availability and delivery of data from the insurance carrier and other third party vendors, Gallagher will provide the services set forth below. If insurance carriers or other third party vendors do not provide Gallagher with data needed to provide the services, Gallagher will promptly notify the Client in writing of same.

CONSULTING SERVICES PROVIDED PER CLIENT DIRECTION

RENEWAL ANALYSIS:

- Review and evaluate carrier projections
- Prepare "shadow" renewal projection
- Create financial modeling reports using proprietary Apex software
- Prepare carrier recommendations and coordinate carrier negotiations
- Create employee contribution modeling reports
- Review identified benchmarks of projected plan costs
- Develop "working" rates for Client analysis and approval
- Assist with budget projections
- Review and recommend renewal alternatives with cost impact of benefit plan changes

PERIODIC PLAN FINANCIAL REPORTS:

- Summary of plan costs
- Analysis of actual vs. budget
- Employee contributions
- Large claims tracking
- Identification of costs for specific line of coverage
- Comparison of plan costs to aggregate stop-loss projections, if applicable
- Utilization review
- Comparison to prior claim period
- Plan trends

ANNUAL FINANCIAL REPORTS (END OF YEAR ACCOUNTING):

- Executive summary of program expenses
- Comparison of current costs to renewal costs
- Incurred But Not Reported (IBNR) claims analysis
- Overview of specific Stop-loss projections
- Future plan costs projections
- Dollars saved by contract negotiation
- Percent of benefit dollars paid by employee
- Claims by size
- Physician visit details
- Benefits paid by type of service
- Plan funding/budget comparison
- Fixed expense comparison

LEGISLATIVE AND CORPORATE COMPLIANCE SUPPORT:

- Provide legislative updates, including Technical Bulletins and Directions newsletters

- Evaluate plan design to assist with compliance with state and federal regulations
- Review benefit plan documents, including summary plan descriptions, contracts, employee summaries, and policies/procedures
- Conduct periodic seminars on regulatory issues
- Assist with the review and evaluation of COBRA and HIPAA compliance procedures
- Provide general information and guidance to assist with compliance with ERISA, FMLA, USERRA, Medicare Part D and other Federal legislation that directly affects the administration of plan benefits
- Provide template or sample compliance notices, certificates of creditable coverage and enrollment forms as reasonably requested by Client

CARRIER MARKETING AND NEGOTIATIONS, AS DIRECTED BY CLIENT:

- Work with Client to identify goals, analyze program costs and review both current and alternative funding arrangements, and recommend an overall strategy for managing same
- Manage the renewal process with the current carrier to control costs
- Recommend and implement carrier renewal strategies with Client
- Develop timeline covering every aspect from RFP preparation to the delivery of employee communications
- Provide analysis of employee disruption report and preparation of geo-access report
- Provide analysis of and recommendations regarding discounts offered by various carriers by using CPT codes and carrier pricing data
- Manage RFP development that tailors the RFP to the desires, needs and financial directions provided by Client
- Explore and recommend alternative funding solutions
- Evaluate vendor responses to track variations in coverage and costs as they are identified
- Conduct finalist interviews to investigate and document intangibles such as personalities, service orientation and responsiveness
- Draft carrier analysis report and recommendation, based on analysis, interviews, negotiations, coverage for the program and claims cost projections as well as complete information on benefit designs
- Facilitate decision process by coordinating close collaboration and discussions among the Gallagher team and Client

DAY TO DAY ADMINISTRATIVE ASSISTANCE

EMPLOYEE EDUCATION PROGRAMS:

- Facilitate focus groups
- Monthly benefit communication directed to employees
- Educational meetings on coverage and trends

COMMUNICATION MATERIALS:

- Assist with the drafting and distribution of participant Satisfaction Surveys
- Assist with the drafting and distribution of Open Enrollment-New Member Orientation summary information and any other communications pertaining to the health and welfare program
- Provide annual open enrollment guidance and employee meeting materials
- Assist with marketing and oversight of Customized Enrollment Materials (if elected)
- Assist with participant wellness initiatives, as directed by Client

BENEFIT ADMINISTRATION ASSESSMENT:

- Periodic evaluation of internal plan enrollment and benefit termination processes
- Review, coordinate and implement Client agreed upon plan "best practices" to help limit plan liability and increase participant satisfaction
- Help identify opportunities for streamlining and improving administration procedures

ANNUAL MARKET BENCHMARKING STUDIES:

- Local Area Surveys
- Industry Surveys

MERGER AND ACQUISITION:

- Projection of claim liability and cost implications of active employee health welfare benefits plan integration or consolidation, as requested by Client
- Provide coverage comparison analysis and recommendations as to plan design, carrier selections and funding mechanisms
- Provide disruption analysis reports
- Assist with employee meetings to introduce integrated program(s) or plan changes

BENEFIT PLAN DESIGN (OR REDESIGN):

- Help Client identify business and HR objectives that impact benefits
- Review with Client possible benefit strategies to meet their objectives
- Help Client evaluate/review current scope of benefits package and make related recommendations – e.g., types & levels of coverage
- Work with Client to develop funding and contribution strategies
- Assist with budget projections for design alternatives

EXHIBIT B
COMPENSATION DISCLOSURE STATEMENT

What follows is an exhaustive disclosure of our actual fees and/or commissions related to Client's employee benefit plan(s) and any relationships, or agreements Gallagher has with the insurance company(ies) listed below. Gallagher, as agent of record, will receive the following initial and renewal sale commissions expressed as percentage of gross premium payments, or fees as agreed upon by Client:

Effective Dates	Commission[1]/Supplemental Compensation[2]	Direct Fees[3]
09/01/2014 – 04/30/2015	none	$45,000.00
05/01/2015 – 4/30/2016	none	$70,000.00
05/01/2016 – 04/30/2017	none	$70,000.00
05/01/2017 and after	As agreed upon by the parties	As agreed upon by the parties

It should also be noted that:

- **Gallagher** is not an affiliate of any insurer whose contract is recommended. This means any insurer whose contract is recommended does not directly or indirectly have the power to exercise a controlling influence over the management or policies of **Gallagher**.
- **Gallagher's** ability to recommend insurance contracts is not limited by an agreement with an insurance carrier.
- **Gallagher** is effecting the transaction for the employee benefit plan(s) in the ordinary course of **Gallagher's business.**
- **Gallagher** is not a trustee of the employee benefit plan(s) and is neither the plan administrator of the plan(s), fiduciary of the plan(s), except as required by law, nor an employer which has employees in the plan(s).

For Employers and Plan Sponsors Subject to ERISA: This Disclosure Statement is being given to the Client (1) to make sure Client knows about Gallagher's and Gallagher affiliates' income before purchasing the insurance product and (2) for plans subject to ERISA, to comply with the disclosure, acknowledgment and approval requirement of Prohibited Transaction Class Exemption No. 84-24[4], which protects both Client and Gallagher[5]. Disclosure must be made to an independent plan

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[1] **Commissions include all commissions/fees paid to Gallagher that are attributable to a contract or policy between a plan and an insurance company, or insurance service. This includes indirect fees that are paid to Gallagher paid by a third party, and includes, among other things, the payment of "finders' fees" or other fees to Gallagher for a transaction or service involving the plan.**

[2] **Gallagher companies may receive supplemental compensation referred to in a variety of terms and definitions, such as contingent commissions, additional commissions and supplemental commission.**

[3] **Direct Fees include compensation to Gallagher paid for directly by the plan sponsor/Client.**

[4] **Which allows an exemption from a prohibited transaction under Section 408(a) of the Employee Retirement Income Security Act of 1974(ERISA).**

[5] **In making these disclosures, no position is taken, nor is one to be inferred, regarding the use of assets of a plan subject to ERISA to purchase such insurance.**

fiduciary for the ERISA Plan(s), and Client acknowledges and confirms that this is a reasonable transaction in the best interest of participants in its ERISA Plan(s).

For more information on Gallagher's compensation arrangements, please visit www.ajg.com/compensation. In the event a client wishes to register a formal complaint regarding compensation Gallagher receives, please send an email to Compensation_Complaints@ajg.com or send a letter to: AVC Compliance Officer, c/o Internal Audit Department, Arthur J. Gallagher & Co., Two Pierce Place, Itasca, IL 60143.