

**CITY OF GREENSBURG REDEVELOPMENT COMMISSION
S.R. 3 CORRIDOR DEVELOPMENT
ECONOMIC DEVELOPMENT AND ALLOCATION AREA**

NARRATIVE DESCRIPTION

Starting at the intersection of S.R. 3 and Freeland Road, then north approximately 400 feet to the eastbound entrance ramp to I-74, then in an northeasterly direction along the I-74 right-of-way approximately 1300 feet, then continuing along the I-74 right-of-way in a southeast direction approximately 3200 feet, then south approximately 180 feet to Freeland Road, then west along Freeland Road approximately 3500 feet, then south along the western edge of Greenview Addition approximately 700 feet to Greenview Drive, then west along Greenview Drive approximately 650 feet to the intersection of Lincoln Street, then south along Lincoln Street approximately 300 feet to the intersection of S.R. 3, then in a northeast direction along S.R. 3 approximately 1000 feet to the intersection of Freeland Road, which is the point of beginning.

**CITY OF GREENSBURG REDEVELOPMENT COMMISSION
S.R. 3 CORRIDOR DEVELOPMENT
ECONOMIC DEVELOPMENT AREA**

PRIMARY PROJECT DESCRIPTIONS

1. **Lincoln Street Water Main Replacement**: This project consists of replacing an existing 6-inch water main along Lincoln Street from Fourth Street to Freeland Road. The proposed 12-inch water main would connect to an existing 12-inch water line at the intersection of Lincoln Street and Fourth Street and run north along Lincoln Street to the S.R. 3 Bypass, then from that point north along the S.R. 3 Bypass to Freeland Road, connecting to the existing 12-inch water line in Freeland Road. This water main would be approximately 4,500 feet in length. Existing water mains along Fifth Street, Minary Lane, Kessing Drive, Barachel Lane, Tenth Street and Greenview Drive would also be reconnected to the proposed 12-inch water line.

Need: The proposed water line would complete the large diameter water main loop on the City's northeast side, which serves the Allocation Area (Area). The proposed water line also provides a second large diameter water supply line to the Area. Currently, the Area only has one main water supply line to serve it.

The estimates of probable construction costs for the proposed Lincoln Street Water Main Replacement Project should be considered preliminary since they were prepared using scaled distances and without a field survey. In addition to the cost of construction, certain non-construction costs must be anticipated and included to obtain the total cost of the project. These non-construction costs include costs for engineering services, legal, administrative financing costs and cost for obtaining easements. These costs can range from 20 percent to 25 percent of the construction cost. For this project, the non-construction costs were assumed to be 25 percent of the construction cost.

Summary of Project Costs

a. Construction Costs

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Item Cost</u>
12" PVC (C900)	4500	L.F.	22	\$ 99,000
12" Valves	8	EA.	1000	8,000
Fire Hydrants	12	EA.	1200	14,000
Water Line Reconnections	7	EA.	1000	7,000
Granular Backfill	3200	C.Y.	20	65,000
Asphalt Pavement Repair	2500	S.Y.	35	85,000
Construction Contingencies (@15%)				<u>42,000</u>
			Construction Totals	\$320,000

b. Non-Construction Costs (25%)

\$ 80,000
TOTAL PROJECT COSTS \$400,000

2. **Freeland Road Water Main Extension** This project consists of extending a 12-inch water line from the intersection of Freeland Road and S.R. 3 Bypass west to the intersection of C.R. 150 North and Smith Road. The proposed 12-inch water main would connect to an existing 12-inch main at the intersection of Freeland Road and the S.R. 3 Bypass and run due west parallel to an existing utility corridor to the intersection of C.R. 150 North and Smith Road, connecting to an existing 10-inch water main. The water main would be approximately 2800 feet in length.

Need: The proposed water line would provide another large diameter water supply line to the Allocation Area, which is currently served by only one large water supply line.

The estimates of probable construction costs for the proposed Freeland Road Water Main Extension Project should be considered preliminary since they were prepared using scaled distances and without a field survey. In addition to the cost of construction, certain non-construction costs must be anticipated and included to obtain the total cost of the project. These non-construction costs include costs for engineering services, legal, administrative financing costs and cost for obtaining easements. These costs can range from 20 percent to 25 percent of the construction cost. For this project, the non-construction costs were assumed to be 25 percent of the construction cost.

Summary of Project Costs

a. Construction Costs

Item	Quantity	Unit	Unit Price	Item Cost
12" PVC (C900)	2800	L.F.	22	\$ 62,000
12" Valves	5	EA.	1000	5,000
Fire Hydrants	5	EA.	1200	6,000
18" Jacking & Boring	200	L.F.	200	40,000
Granular Backfill	800	C.Y.	20	16,000
Water Reconnections	2	EA.	1000	2,000
Asphalt Pavement Repair	600	S.Y.	35	21,000
Construction Contingencies (@15%)				<u>23,000</u>
			Construction Totals	\$175,000

b. Non-Construction Costs (25%)

\$ 40,000

TOTAL PROJECT COSTS \$215,000

3. **Lincoln Street from S.R. 46 to S.R. 3** This project consists of improvements to the existing Lincoln Street roadway from S.R. 46 to S.R. 3. The proposed work is to be done in phases. One phase would be an overlay and widening project for Lincoln Street from S.R. 46 to Montgomery Road. A second phase would be a total pavement replacement project of Lincoln Street from Montgomery Road to S.R. 3. A Preliminary Engineering Report was completed on this project in 1997 and is attached. The report provides more detail on the scope and costs of the project.

Need: Lincoln Street is the main north-south thoroughfare from the City of Greensburg to the Allocation Area and is currently a heavy traveled and congested problem area. As the development occurs in the Allocation Area, it will continue to compound the traffic congestion problem on Lincoln Street. Improvements to Lincoln Street are needed to improve existing traffic congestion and minimize future traffic impacts to the surrounding area as the Allocation Area develops.

Summary of Project Costs

a.	Phase 1 – Total Replacement Project from Montgomery Road to S.R. 3	\$1,080,000
b.	Phase 2 – Overlay and Widening Project from S.R. 46 to Montgomery Road	\$3,280,000
TOTAL PROJECT COSTS		\$4,360,000

4. Freeland Road Extension: This project consists of the construction of a new 2-lane city street with curb and gutter from the intersection of S.R. 3 and Freeland Road west approximately 2800 feet in length, to the intersection of Smith Road and C.R. 150 North. The project also includes widening of C.R. 150 North from the intersection of Smith Road and C.R. 150 North to Moscow Road, approximately 2800 feet in length.

Need: The extension of Freeland Road provides a direct east-west thoroughfare to the Allocation Area from the City's northwest side. This could help relieve some of the traffic congestion of the Lincoln Street corridor by providing a direct alternate route from the Allocation Area.

Summary of Project Costs

Construction Costs	\$2,500,000
Non-Construction Costs (20%)	<u>500,000</u>
TOTAL PROJECT COSTS	\$3,000,000*

* Costs do not include right-of-way acquisition.

5. Montgomery Road Sewer Replacement: This project consists of replacing approximately 1000 feet of 8-inch and 10-inch sanitary sewer along the east side of Montgomery Road from Freeland Road south. The work will include the construction of an 12-inch sanitary sewer along the same route of the existing sewer starting at the east end of Freeland Road heading in a south/southwest direction and connecting to the north end of the 18-inch Gas Creek Interceptor Sewer.

Need: The proposed sewer will increase the sewer capacity to the majority of the Allocation Area.

The estimates of probable construction costs for the proposed Montgomery Road Sewer Replacement Project should be considered preliminary since they were prepared using scaled

distances and without a field survey. In addition to the cost of construction, certain non-construction costs must be anticipated and included to obtain the total cost of the project. These non-construction costs include costs for engineering services, legal, administrative financing costs and cost for obtaining easements. These costs can range from 20 percent to 25 percent of the construction cost. For this project, the non-construction costs were assumed to be 25 percent of the construction cost.

Summary of Project Costs

a. Construction Costs

Item	Quantity	Unit	Unit Price	Item Cost
12" Sewer	1000	L.F.	35	\$35,000
Standard Manholes	5	EA.	2000	10,000
Granular Backfill	400	C.Y.	20	8,000
Asphalt Pavement Repair	200	S.Y.	35	7,000
Construction Contingencies (@15%)				<u>10,000</u>
Construction Totals				\$70,000

b. Non-Construction Costs (@ 25%)

\$15,000
TOTAL PROJECT COSTS \$85,000

6. Sunset Acres Sewer Replacement: This project consists of replacing approximately 1200 feet of 8-inch sanitary sewer along the east side of Sunset Acres from Greenview Drive to Barachel Lane. The work will include the construction of an 12-inch sanitary sewer starting at the intersection of Greenview Drive and Nightingale Drive heading in a southeast/south direction generally along the same route of the existing sewer to Barachel Lane.

Need: The proposed sewer will increase the sewer capacity to the southern part of the Allocation Area.

The estimates of probable construction costs for the proposed Sunset Acres Sewer Replacement Project should be considered preliminary since they were prepared using scaled distances and without a field survey. In addition to the cost of construction, certain non-construction costs must be anticipated and included to obtain the total cost of the project. These non-construction costs include costs for engineering services, legal, administrative financing costs and cost for obtaining easements. These costs can range from 20 percent to 25 percent of the construction cost. For this project, the non-construction costs were assumed to be 25 percent of the construction cost.

Summary of Project Costs

a. Construction Costs

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Item Cost</u>
12" Sewer	1200	L.F.	35	\$42,000
Standard Manholes	9	E.A.	2000	18,000
Granular Backfill	250	C.Y.	20	5,000
Asphalt Pavement Repair	150	S.Y.	35	5,000
Construction Contingencies (@15%)				<u>10,000</u>
			Construction Totals	\$ 80,000

b. Non-Construction Costs (@ 25%)

TOTAL PROJECT COSTS \$ 20,000
\$100,000

SECONDARY PROJECT DESCRIPTIONS

1. **Lincoln Street Storm Sewer:** This project consists of the construction of a new storm sewer to serve a large drainage basin on the City's north side, including a large portion of the Allocation Area. The storm sewer will start at the intersection of S.R. 3 and Lincoln Street, head south along Lincoln Street to Barachel Lane, then east on Barachel Lane to Gas Creek. The storm sewer will be approximately 4000 feet in length. In addition to the new storm sewer construction, the small existing storm sewer systems will also be evaluated and possibly be connected to the new storm sewer.

Need: This proposed storm sewer serves a large drainage basin on the City's north side, which includes a large portion of the Allocation Area. The drainage basin has been subject to frequent flooding problems in the past due to development that has occurred in the drainage basin. As additional development occurs in the allocation area, the potential exists to adversely affect the existing drainage problems of the area. In order for the Allocation Area to reach its full development and potential, those drainage issues need to be addressed.

Summary of Project Costs

Construction Costs	\$460,000
Non-Construction Costs (20%)	<u>110,000</u>
TOTAL PROJECT COSTS	\$570,000

2. **Replacement of 18-inch Sewer South of Lincoln Street:** This project consists of replacing approximately 400 feet of 18-inch sanitary sewer along the west side of Gas Creek south of the intersection of Lincoln Street and S.R. 46. The work will include the construction of an 18-inch sanitary sewer to replace the existing 18-inch which is in very poor condition, to the point that the capacity of the sewer has been reduced.

Need: This sewer is part of the large interceptor sewer system that serves most of the eastern-half of the City, including a portion of the allocation area.

Summary of Project Costs

Construction Costs	\$35,000
Non-Construction Costs (20%)	<u>5,000</u>
TOTAL PROJECT COSTS	\$40,000

3. **Ground Water Source Evaluation and Test Wells:** This project involves the evaluation of additional ground water supply wells for the City of Greensburg. Greensburg currently has both ground water supply wells and a surface water supply (Flatrock River) along with a raw water reservoir (Upland Reservoir). The existing ground water wells supply approximately 40 percent of the average daily demand, with 60 percent being supplied from the surface water source. During the past summer, the surface water supply dried up during the drought conditions, requiring Greensburg to use the ground water wells and the reservoir to meet the water

demands. At one point, the City was down to approximately a 60-day supply in the reservoir. The proposed project will involve locating potential well field sites, and conducting test wells to determine if additional, adequate and reliable ground water sources are available.

Need: The lack of adequate water supply would greatly limit development in the Allocation Area and the City of Greensburg.

Summary of Project Costs

Ground Water Source Evaluation	\$15,000
Conduct Test Wells	<u>15,000</u>
TOTAL PROJECT COSTS	\$30,000

City of Greensburg Redevelopment Commission - Income And Projects:

<u>Tax Income:</u>	<u>Amount:</u>
2000-2001	\$0
2001-2002	\$205,337
2002-2003	\$503,589
2003-2004	\$920,181
<u>Total Income:</u>	<u>\$1,629,107</u>

<u>Primary Projects:</u>	<u>Costs:</u>	<u>Projects Completed:</u>
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1. <u>Lincoln Street Water Main Replacement:</u> 6" -12" line from 4th Street to Freeland Rd.	\$400,000	
2. <u>Freeland Rd. Water Main Extension:</u> 12" line S.R. 3 west to Smith Rd.	\$215,000	
3. <u>Lincoln Street Widening:</u> From: 1. Montgomery Rd. to SR. 3 2. SR. 46 to Montgomery Rd.	\$1,080,000 \$3,280,000	
4. <u>Freeland Road Extension & Widening:</u> SR 3 west to Moscow Road	\$3,000,000	
5. <u>Montgomery Road Sewer Replacement:</u> 1000ft. of replacement of 8"&10 line to 12" line	\$85,000	
6. <u>Sunset Acres Sewer Replacement:</u> 1200ft. of new 12" line replacing 8" lines	\$100,000	

<u>Sub Total Costs of Primary Projects:</u>	<u>\$8,160,000</u>	
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Secondary Projects:

1. <u>Lincoln Street Storm Sewer:</u> Begin at SR. 3 & go South on Lincoln St. to Barachel then east to Gas Creek	\$570,000	
2. <u>Replacement of Sewer Line:</u> Rep. 400 ft. of 18" line west side of Gas Creek south of Lincoln St. & SR. 46	\$40,000	
3. <u>Ground Water Source Evaluation:</u>	\$30,000	

<u>Sub Total of Secondary Projects:</u>	<u>\$640,000</u>	
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<u>Total of all Projects:</u>	<u>\$8,800,000</u>	
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INDIANA DEPARTMENT OF TRANSPORTATION
100 North Senate Avenue
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MITCHELL E. DANIELS, JR., Governor
THOMAS O. SHARP, Commissioner

Writer's Direct Line

September 14, 2005

Frank P. Manus, Mayor
City of Greensburg, City Hall
314 N. Michigan Avenue
Greensburg, IN 47240

Dear Mayor Manus:

Subject: Lincoln Street Reconstruction
Application # 2005-1164
Project Provisional Designation Number 0500530

Congratulations. We have completed our review of your FA-3 application for the above subject project, and it is approved per your execution of the attached letter of commitment. Once the attached has been signed and returned to us your project will then be upgraded in the program to full authorized status. Approved signers for the letter include the responsible local elected official such as a mayor, town manager, or commissioner upon endorsement of the appropriate governing council or board. This is now required of all approved projects under this federal aid program.

Upon authorization, this approval will be for federal funds for the construction phase only for the subject project and only for those work items eligible within federal guidelines. The total approved amount of federal aid approved for construction and construction engineering is \$3,634,920.00 with the balance of costs provided by local and other non-federal sources. This is in agreement with your offer to fund the project at a 60/40 federal/local split rather than the usual 80/20 split. Please be advised that there are limitations on the level of any cost increases that may occur for this project. Additional federal aid under this program is unlikely.

Your FA-3 application indicates the date the project would require funds for construction. The actual date could depend on funding availability, and the status of projects already under development in this program. You should now contact Mr. Bruno Canzian at (317) 232-5319 to further coordinate development of your project and to ensure that we are kept up to date on the progress of your project. Please feel free to contact me at (317) 232-5465 if you have any questions about this letter.

Sincerely,

Carter C. Keith, Manager
Programming Section

Copy: Mr. Canzian

INDIANA DEPARTMENT OF TRANSPORTATION (INDOT)

Letter of Local Commitment for Federal Aid

Sponsor: City of Greensburg
Project Location: Lincoln Street from Montgomery Rd to SR 3
Application Number: 2005-1164 Designation Number: 0500530
Estimated Date of Letting for Construction: _____ (please indicate)
Federal Aid Approved for Construction and Construction Engineering: \$3,634, 920.00
Date: 16 September 2005

We the undersigned do hereby agree to, and understand, the following provisions in order to secure authorization and approval for federal funds for the above subject project;

1. Authorization of this project will expire without notification from INDOT if it is not ready for contract by the first day of the first month one year after the above indicated estimated letting date unless a formal request for an extension has been submitted to, and approved by INDOT.
2. No increases in the amount of federal aid will be allowed unless a formal request for an increase has been submitted to, and approved by INDOT.
3. Work approved for federal aid is for only the work described and within the termini shown in the application unless a formal request for a change in scope has been submitted to, and approved by INDOT.

Signed: Paul J. Marcus Title Mayor for the
Lincoln Street from Montgomery Rd to SR 3
Date: 9-28-2005

Please complete and sign the above and send to:

Indiana Department of Transportation
Programming Section
Attn: Gloria Fihn
Room N801
100 N. Senate Ave.
Indianapolis, IN 46204-2228

NOTE: This form must be signed and dated and sent to the above address no later than 45 days from the date of this letter. Otherwise, this project will not be authorized.

Funding Analysis - Lincoln Street in Greensburg, Indiana			
Description: Street Improvements from Montgomery Street to S.R. 3	HNTB Estimate	Federal Share (80%)	Greensburg Share
<i>Engineering:</i>			
Survey			\$ 80,000
Preliminary Engineering (8% of construction cost)			\$ 280,000
			<u>\$ 360,000</u>
<i>Right-of-Way (ROW):</i>			
Perm. ROW			\$ 450,000
Temp. ROW			\$ 60,000
ROW Engineering, Appraising, Buying			\$ 270,000
			<u>\$ 780,000</u>
<i>Construction:</i>			
Roadway and Storm Sewer	\$ 3,000,000	\$ 2,400,000	\$ 600,000
Water Line	\$ 500,000	\$ 400,000	\$ 100,000
Construction Inspection (12.5%)	437,500	350,000	87,500
Total Project Cost	\$ 3,937,500	\$ 3,150,000	\$ 787,500
Credit of up to 50% of Local Construction Cost for Pre-construction Costs		\$ 393,750	\$ (393,750)
		<u>\$ 3,544,000</u>	<u>\$ 1,534,000</u>