

Town of Culver Stellar Community Quarterly Report

May 1, 2019 – September 11, 2019

Culver Town Hall, 200 E Washington Street

Prepared by Jonathan Leist, Town Manager



**STELLAR**



**2017**  
**STRATEGIC**  
**INVESTMENT**  
**PLAN**

**PEOPLE**  
**COMMUNITY**  
**PARKS**  
**BUSINESSES**  
**SCHOOLS**  
**TOWN**  
**AMENITIES**  
**RESOURCES**  
**LAKE**  
**EVENTS**  
**IDEAS**



**YEAR ROUND**



**STELLAR TOWN YEAR ROUND**

### **Stellar Committee and Project Group Meetings**

5-01-2019	Culver Park Improvements Project team meeting
5-15-2019	Prebid Meeting Culver Park Improvements Project
5-20-2019	Beach Lodge preconstruction meeting
7-17-2019	INDOT SR 10 Preliminary Field Check
7-24-2019	Beach lodge construction meeting
8-07-2019	INDOT / MAGOC Quarterly tracking sheets (all projects)
8-07-2019	Beach Lodge construction meeting
8-13-2019	Culver Park Improvements Preconstruction Meeting
8-28-2019	Beach Lodge construction meeting

### **Related Stellar Meetings & Presentations**

5-08-2019	MACOG Regional Economic Development Meeting
5-10-2019	Stellar Updates WTCA radio
5-10-2019	Marshall County Broadband Committee Meeting
5-20-2019	Marshall County Broadband Committee Meeting
5-30-2019	Recon Media branding and marketing meeting
6-14-2019	Ball State Marshall County Crossroads presentation
6-20-2019	Ribbon Cutting Sand Hill Farm Phase 1
7-10-2019	MACOG Livable Communities workshop (host)
7-11-2019	Marshall County Crossroads Technical assistance meeting
7-26-2019	Marshall County Crossroads stakeholder input session
8-27-2019	Marshall County Crossroads youth engagement workshop
8-29-2019	Marshall County Broadband Committee Meeting



## Financial Information

### INDOT PROJECT FUNDING MATRIX

Project	Cost by Year				Total Funding by Organization						Total Cost
	2018	2019	2020	2021	CRC	Town	OCRA	INDOT	IHCDA	Other	
SR 10 Sidewalks	\$ 15,000.00	\$ 630,000.00	\$ -	\$ 235,000.00	\$ 56,000.00	\$ -	\$ -	\$ 224,000.00	\$ -	\$ -	\$ 280,000.00
Trail	\$ 30,000.00	\$ 30,000.00	\$ 90,000.00	\$ 1,180,000.00	\$ 234,000.00	\$ -	\$ -	\$ 1,096,000.00	\$ -	\$ 40,000.00	\$ 1,370,000.00
West Jefferson	\$ -	\$ 70,000.00	\$ 80,000.00	\$ 750,000.00	\$ 170,000.00	\$ -	\$ -	\$ 680,000.00	\$ -	\$ -	\$ 850,000.00
					\$ 460,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ 40,000.00	\$ 2,500,000.00
<b>Local Cost by Year</b>											
Project	Source	2018	2019	2020	2021	Total					
SR 10 Sidewalks	CRC	\$ 3,000.00	\$ 6,000.00		\$ 47,000.00	\$ 56,000.00					
Trail	CRC	\$ (4,000.00)	\$ 4,000.00	\$ 8,000.00	\$ 226,000.00	\$ 234,000.00	Assumed \$10,000 per year from MCCF for portion of local match				
West Jefferson	CRC	\$ 4,000.00	\$ 4,000.00	\$ 16,000.00	\$ 150,000.00	\$ 170,000.00					
		\$ (1,000.00)	\$ 14,000.00	\$ 24,000.00	\$ 423,000.00	\$ 460,000.00					

### OCRA Grant Financial Summary

9/9/2019

#### Beach Lodge Renovation

	<u>Committed</u>	<u>Received</u>	<u>Spent</u>	<u>Remaining</u>
OCRA Funds				
	1,500,000.00	-	256,090.00	1,243,910.00
Local Funds				
General Fund	160,000.00		9,404.52	150,595.48
CCD	50,000.00		-	50,000.00
Union Township (\$10,000/year)	30,000.00	10,000.00	-	30,000.00
Redevelopment	145,000.00		-	145,000.00
MC Community Foundation	20,000.00		-	20,000.00
Total	1,905,000.00		265,494.52	1,639,505.48
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Mosaic	141,500.00	110,700.00	30,800.00	
Priority Project	43,000.00	35,000.00	8,000.00	
Michiana Contract	1,720,950.00	119,590.00	1,601,360.00	
	1,905,450.00	265,290.00	1,640,160.00	

\*The contract spent amount and total spent amount will not match as there are other expenses paid to other "non-contracted" vendors

Cavalier Park				
	<u>Committed</u>	<u>Received</u>	<u>Spent</u>	<u>Remaining</u>
OCRA Funds				
	500,000.00	-	74,412.20	425,587.80
Local Funds				
General Fund	-		-	-
CCD	40,000.00		-	40,000.00
Union Township (\$10,000/year)	40,000.00	20,000.00	-	-
MC Community Foundation	20,000.00		-	-
Total	600,000.00		74,412.20	465,587.80
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Troyer Group	82,000.00	73,956.70	8,043.30	
Priority Project	43,000.00	-	43,000.00	
Thomas Excavating	479,000.00	-	479,000.00	
	604,000.00	73,956.70	530,043.30	
*The contract spent amount and total spent amount will not match as there are other expenses paid to other "non-contracted" vendors				

### Individual Project Updates

#### Sand Hill Farm & the Paddocks



## Progress Report

- 5-14-2019 Council approves tax abatement for phase 2 (The Paddocks)
- 6-20-2019 Construction completed, Ribbon Cutting on phase 1, Sand Hill Farm apartments
- 7-01-2019 First leases signed, and certificate of occupancy granted for Sand Hill
- 7-08-2019 Predesign conference for the Paddocks
- 7-16-2019 Planned Unit Development passes primary review at Plan Commission
- 7-23-2019 Planned Unit Development zoning approved by Town Council
- 08-01-2019 Construction plans for The Paddocks complete and bid out by the developer
- 8-16-2019 Planned Unit Development passes technical review committee for secondary review
- 8-20-2019 Planned Unit Development passes plan commission for secondary review, developer can apply for building permits

## Key next steps

- 09-11-2019 Groundbreaking for the Paddocks
- 09-13-2019 Developer closes on financing
- 09-30-2020 Developer begins construction on The Paddocks
- 10-1-2020 The Paddocks townhomes completed and available for rent



## Beach Lodge Renovation

### Progress Report

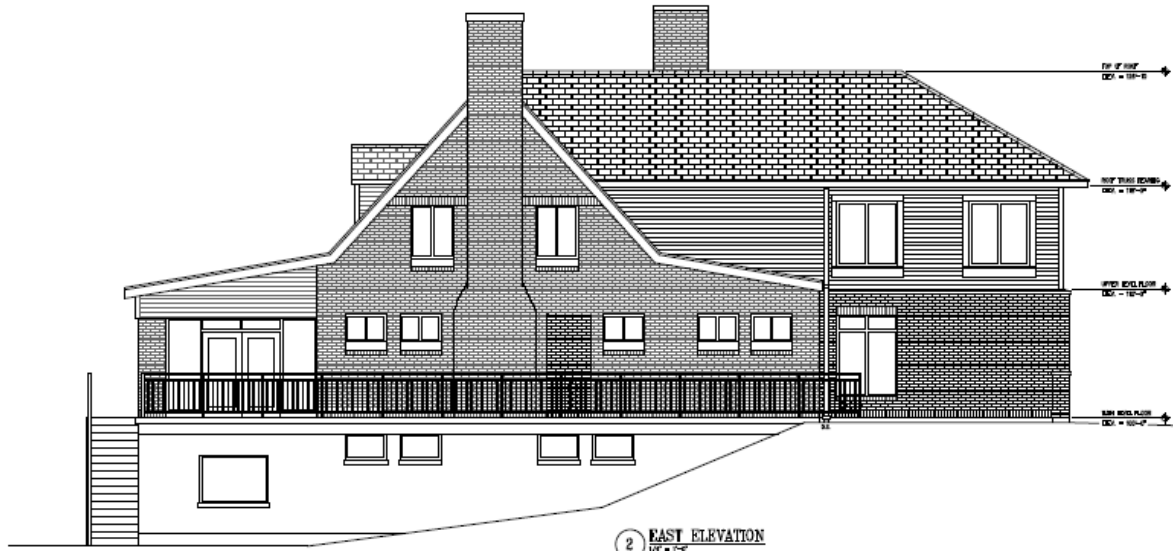
- 5-01-2019 Release of funds
- 5-20-2019 Beach Lodge preconstruction meeting
- 7-24-2019 Beach lodge construction meeting—Water issues at the base of the building slowed things down. Several extra days were required to get the area dry enough to pour foundations. Interior demolition started sooner than expected due to the wet conditions outside.
- 8-07-2019 Beach Lodge construction meeting—foundation and basement walls have been poured. Michiana is working on an updated schedule to try to catch up after the early delays. Once concrete is finished, they will begin with masonry work. Demolition continues inside as well.
- 8-13-2019 All levels of the building are closed to the public
- 8-28-2019 Beach Lodge construction meeting—three items were discovered that will use approximately \$6,000 of our \$30,000 contingency. All relate to site drainage. Michiana recommended removal of a non-structural wing wall on the northwest corner of the building to improve drainage flow, the use of clean sand backfill instead of excavated materials to improve drainage, and reconfiguring the west building drainage pipe to lower it and empty under the existing sidewalk rather than over it. All three were recommended for approval by Steve Park and okayed to proceed at the meeting. Michiana also recommended replacement of water valves in the building where they are non-functional and will send a price to Steve for approval.

### Financial Summary

Beach Lodge Renovation				
	<u>Committed</u>	<u>Received</u>	<u>Spent</u>	<u>Remaining</u>
OCRA Funds	1,500,000.00	-	256,090.00	1,243,910.00
Local Funds				
General Fund	160,000.00		9,404.52	150,595.48
CCD	50,000.00		-	50,000.00
Union Township (\$10,000/year)	30,000.00	10,000.00	-	30,000.00
Redevelopment	145,000.00		-	145,000.00
MC Community Foundation	20,000.00		-	20,000.00
Total	1,905,000.00		265,494.52	1,639,505.48
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Mosaic	141,500.00	110,700.00	30,800.00	
Priority Project	43,000.00	35,000.00	8,000.00	
Michiana Contract	1,720,950.00	119,590.00	1,601,360.00	
	1,905,450.00	265,290.00	1,640,160.00	







Key next steps

Ongoing      2 regular construction meetings per month on Wednesday afternoons with Michiana, Mosaic, project team, and relevant subcontractors

03-30-2019      Substantial completion

## Community Park Improvements (Cavalier & Culver Parks)



### Progress Report

- 04-15-2019 Finalize construction plans—project at Culver Park removed due to budget constraints
- 05-01-2019 Advertise for bids
- 05-15-2019 Prebid meeting
- 05-28-2019 Conduct bid opening
- 06-06-2019 Contract awarded to Thomas Excavating
- 07-15-2019 Lien and restrictive covenant agreement signed
- 07-30-2019 Release of funds
- 08-13-2019 Preconstruction meeting
- 08-29-2019 Change order approved to remove sign alternate from the project
- 09-01-2019 Begin Construction

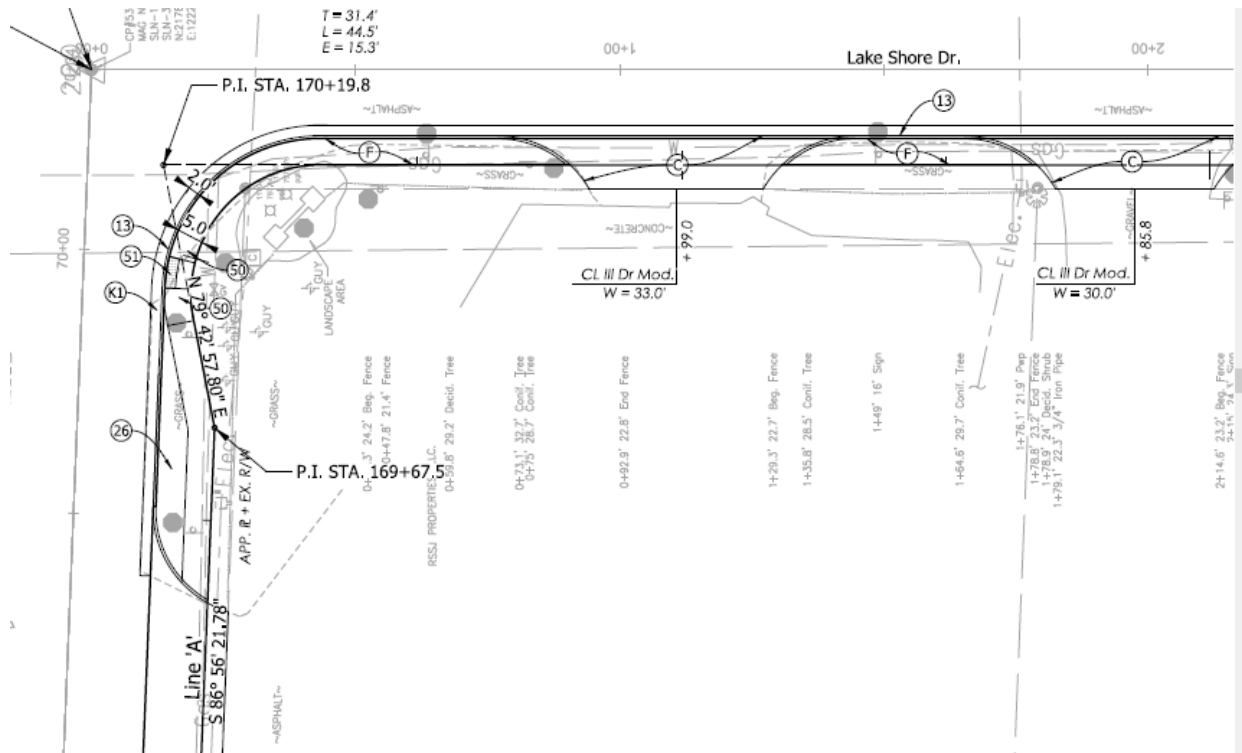
Key next steps

- Ongoing Progress meetings
- 09-11-2019 Anticipated road closure for utilities work (tentative)
- 12-14-2019 Anticipated contractor completion date of all major work
- 03-30-2019 Substantial completion date

Financial Summary

Cavalier Park				
	<u>Committed</u>	<u>Received</u>	<u>Spent</u>	<u>Remaining</u>
OCRA Funds				
	500,000.00	-	74,412.20	425,587.80
Local Funds				
General Fund	-		-	-
CCD	40,000.00		-	40,000.00
Union Township (\$10,000/year)	40,000.00	20,000.00	-	-
MC Community Foundation	20,000.00		-	-
Total	600,000.00		74,412.20	465,587.80
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Troyer Group	82,000.00	73,956.70	8,043.30	
Priority Project	43,000.00	-	43,000.00	
Thomas Excavating	479,000.00	-	479,000.00	
	604,000.00	73,956.70	530,043.30	
*The contract spent amount and total spent amount will not match as there are other expenses paid to other "non-contracted" vendors				

## SR 10 Sidewalks



### Progress Report

- 05-30-2019 Complete Field Survey
- 07-01-2019 Preliminary design plans complete
- 07-17-2019 INDOT SR 10 Preliminary Field Check

Relevant notes from PFC:

### SW Radius of SR10-Lake Shore Drive Intersection

Given the limited right-of-way at this corner, installation of sidewalk in this area results in a smaller edge of pavement radius than desirable. Eastbound to southbound turning movement of design vehicle (IDV, WB-65) results in excessive encroachment. A design exception would be necessary for this condition. This is anticipated to be a Level Three design exception. Based on review in the field of this location it was decided to keep the radius as shown in the Stage 1 plans but to utilize lower-profile curb and a thickened sidewalk section as vehicles will likely drive over the corner as they make the eastbound to southbound turning movement.

### Drainage of Lake Shore Drive

There are limited opportunities to release water collected along the new proposed curb line. Apparent waterway at east terminus of Fleet Parkway that could be utilized but would require significant amount of construction and disruption to the neighborhood in order to reach. There is currently an inlet at the intersection of Fleet and Terrace, but it is too shallow and likely has insufficient capacity to be utilized. An existing inlet exists at the intersection of Academy Rd and Lake Shore Drive. Given the grade of the roadway it would not be possible for water to flow to this location from SR 10 as there is a local low spot near the Park n' Shop development. Dry-wells or other means of localized storage could be utilized but efficacy of systems will need to be assessed based on presence of groundwater, available space within the right-of way, and cost. Based on conversations on site, the existing low spot within the right-of-way in front of the Park N' Shop development may need to be utilized as either a rain garden, the location for subsurface storage, or a combination of the two.

### Dollar General Development

Given the recent construction of a new Dollar General along the north side of the roadway, the Town of Culver is interested in connecting the sidewalk constructed at that development with the crossing at the intersection of SR 10 and Lake Shore Drive. As Troyer Group currently has insufficient survey along the north side of the road, it was discussed that it may be best to only include an ADA curb ramp at the NW corner of the intersection and a future project would connect the Dollar General sidewalk with the proposed curb ramp.

### Financial Summary

State Road 10 Sidewalks				
	<b>Committed</b>	<b>Spent</b>	<b>Remaining</b>	<b>Reimbursed</b>
INDOT Funds	224,000.00	33,984.72	190,015.28	31,688.25
Culver Redevelopment	56,000.00	13,596.18	42,403.82	
Total	280,000.00	47,580.90	232,419.10	
	<b>Contract Amount</b>	<b>Spent</b>	<b>Remaining</b>	
Troyer Group	72,823.00	47,580.90	25,242.10	

### Key next steps

09-25-2019 Public information session on Stage 1 Design

09-11-2020 Complete Stage 3 design

10-30-2020 Final Tracings  
12-23-2020 Ready for contracts  
03-01-2021 Letting date

### Jefferson Street Gateway



### Progress Report

07-11-2019 Stage 1 Plans complete  
08-15-2019 Preliminary Field Check

### Relevant notes from PFC:

#### Existing Drainage System

The existing drainage system flows to the west and outlets to House Ditch. There are flooding concerns at the eventual outlet of this ditch at the Tippecanoe River. Careful consideration will need to be made to ensure that any modifications to the existing storm sewer won't impact the arrangements made at time of construction of this outlet.

The installation of this outlet was contentious at the time of construction and required significant engineering review and coordination with the Marshall-Starke Combined Drainage Board. There is a control structure at the 2nd crossing of the ditch, west of SR 17.

Town would prefer to replace older structures in this corridor if funding is available. Some structures were noted as being brick or concrete block in the survey.

Grading along N curb line at west terminus of project

The warehouse/electronics repair property (Recorded Owner: Richard Sytsma) and the Martin and Ellen Kelly residence currently have slopes from the edge of the roadway that results in grading difficulties for the installation of the sidewalk. As right-of-way is limited in this area, temporary right-of-way for grading. Temporary right-of way will be avoided. A limited swale within the tree lawn could be utilized to avoid drainage issues.

A method to retain the slope on the backside of the walk could be pursued but would likely result in a drop off that would need to be protected with a railing. The drop off exceeds 2 ft in some places.

Some residents have landscaping in the right-of-way that will be in conflict during construction. Further coordination may be necessary. Residents will be provided notice to ensure they can remove any items they would like to keep.

Some street trees and other landscaping items within the existing tree lawns will need to be removed. Trees will need to be replaced per INDOT and Town of Culver requirements. Coordination will be necessary to determine what ratio of replaced trees will be appropriate.

Per latest Quarterly Tracking Report there is \$652,000 budgeted for the Construction and Contingency. Stage 1 Estimate was \$757,508 including a 20% contingency. As the project is further developed, what items would the Town prefer to keep, and which would it prefer to remove in order to meet budget constraints?

1. Stage 1 design currently has streetlighting being installed on either side of the street and this totals approximately \$190,000 of project cost. If lighting is reduced to only the north side of the street it is estimated that cost could be reduced to approximately \$130,000. – The Town would prefer to reduce lighting costs if necessary.
2. Additional cost savings could be made by reusing some of the existing sidewalk in the project limits and reducing the overall length of the project. – The Town would be ok with reusing existing sidewalk where possible but given the relatively small cost savings this would provide would prefer to utilize savings elsewhere first.

#### Financial Summary

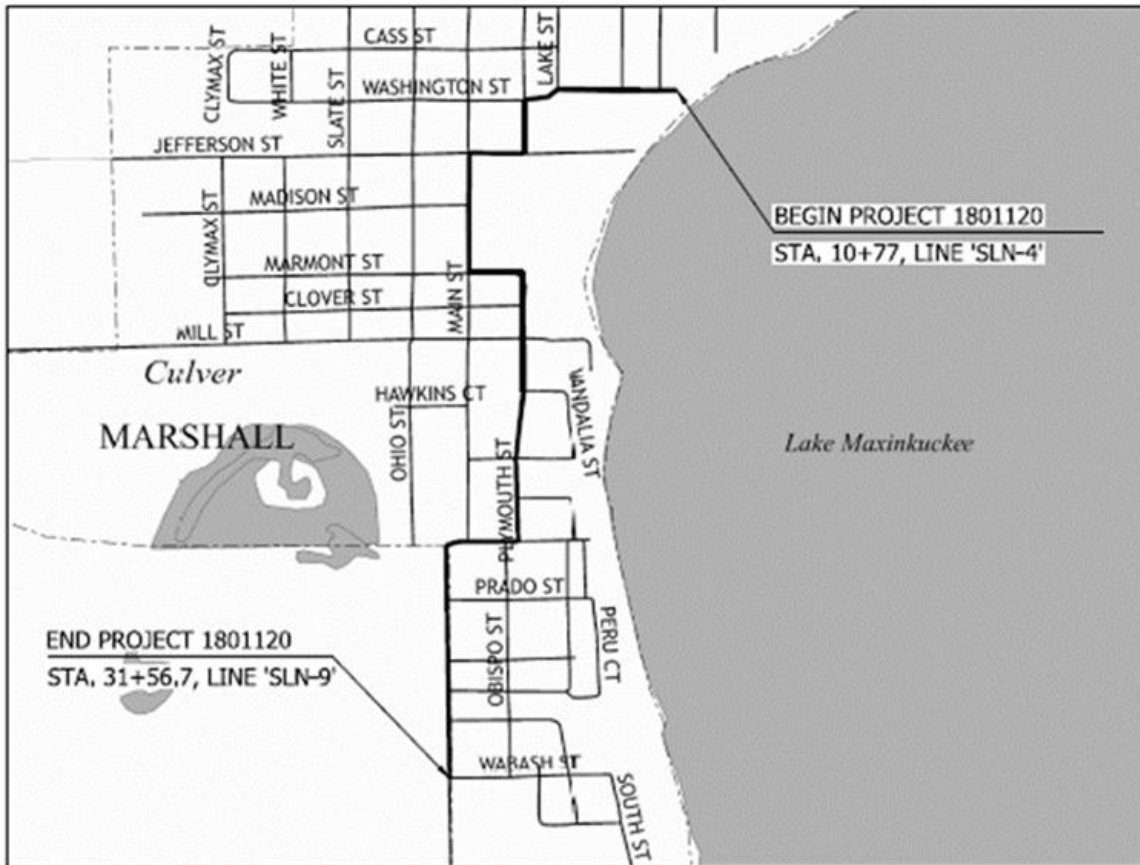
West Jefferson Streetscape				
	Committed	Spent	Remaining	Reimbursed
INDOT Funds	680,000.00	56,397.85	639,622.21	42,524.50
Culver Redevelopment	170,000.00	14,099.46	159,905.56	
Total	850,000.00	70,497.31	799,527.77	
	<b>Contract Amount</b>	<b>Spent</b>	<b>Remaining</b>	
Troyer Group	123,914.00	70,497.31	53,416.69	

#### Key next steps

- 09-25-2019 Public information session on Stage 1 Design
- 09-11-2020 Complete Stage 3 design

- 10-30-2020 Final Tracings
- 12-23-2020 Ready for contracts
- 03-01-2021 Letting date

**Lake Maxinkuckee Bike and Pedestrian Trail**





## Progress Report

- 04-30-2019 Complete Field Survey
- 08-15-2019 Preliminary design plans completed
- 09-10-2019 Tentative preliminary field check date

## Financial Summary

Lake Max Trail Phase 2				
	Committed	Spent	Remaining	Reimbursed
INDOT Funds	1,096,000.00	63,388.21	1,032,611.79	69,606.38
Culver Redevelopment	234,000.00	15,847.05	218,152.95	
<b>Total</b>	<b>1,330,000.00</b>	<b>79,235.26</b>	<b>1,250,764.74</b>	
	Contract Amount	Spent	Remaining	
Troyer Group	222,179.00	79,235.26	142,943.74	

## Key next steps

- 09-25-2019 Public information session scheduled
- 01-09-2021 Utility Coordination complete
- 02-04-2021 Stage 3 design
- 02-09-2021 R/W Certification for letting
- 03-21-2021 Final Tracings
- 05-05-2021 Ready for Contracts
- 7-01-2021 Letting date

