



**Stantec Consulting Services Inc.**  
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March 24, 2026

Project/File: Summit District Development – Public Development Scope

**Mr. Tyler W. Ridge II, President**

TRG Development, LLC  
3225 S. Hoyt Avenue  
Muncie, IN 47302

Dear Mr. Ridge,

**Reference: Professional Consulting Services - Summit District Development Project - Public Infrastructure Scope**

Stantec Consulting Services Inc. (Stantec) is pleased to provide the following proposed scope of work and fee estimate for the Public Infrastructure Design and Construction for the Summit District Development project. The proposed project is located in the City of Bloomington, Indiana. The development is bounded by Sudbury Drive, West Arbor Ridge Way, South Weimer Road, South Breaking A Way and South Adams Street. The total acreage of the project Site is approximately 139 acres.

| Description | Monroe County PID        | Zoning | Acres  |
|-------------|--------------------------|--------|--------|
| Tract 1     | 53-08-07-400-006.000-009 | PUD    | 65.64  |
| Tract 2     | 53-08-07-101-006.004-009 | PUD    | 33.51  |
| Tract 3     | 53-08-08-200-004.000-009 | PUD    | 5.44   |
| Tract 4     | 53-08-08-200-005.000-009 | PUD    | 29.65  |
| Tract 5     | 53-08-07-100-004.001-009 | PUD    | 4.27   |
| Total =     |                          |        | 138.51 |

The following scope has been prepared to provide Professional Consulting services for the Public Infrastructure Design portion of the project. The non-public infrastructure and design will occur concurrently under a separate scope of services and fee. Please review this proposal. We welcome the opportunity to further discuss our understanding of the project and the necessary tasks we see as part of this process.

## Project understanding

The development is comprised of 139 acre Residential and Mixed-Use development. The project will be developed in multiple phases over several years. The project approvals will require an initial 50% design package incorporating the overall development layout, grading, stormwater management, and infrastructure within the development to support a full build-out. Following Approvals of the 50% design package, 100% design of the Phase 1 (Shasta Meadow) development, and 100% design of Sudbury Drive roadway and utilities and Adams Street roadway and utilities will be completed and submitted for construction permitting.

The design of the project has been broken out into two separate proposals based on public infrastructure design and private development design. This proposal incorporates the public roadway design and the public utility design for the Right-Of-Ways that are to be publicly owned. This scope of work excludes any public bid or competitive procurement process. See the separate design proposal for the private development design scope and fee.

For Task 201 - Design Development, Stantec will provide preliminary design of the public infrastructure including mass grading, and regional stormwater management. The proposed public roads within the entire

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

development consist of varying typical sections that have a total approximate constructed length of 4 miles. The proposed public road length for Sudbury Drive and South Adams Street is approximately 1.2 miles. The site will be designed to meet the City of Bloomington and State of Indiana stormwater management requirements. The project does not need to meet Monroe County Stormwater requirements. The proposed phasing of the 5 project zones are still preliminary, but are anticipated to begin in the southwest portion of the development and will continue to develop in phases extending to the east and north. See the table below for reference.

Task 202 will continue the design of the public right-of-way for Sudbury Drive and South Adams Street to a 100% Construction Documents level. The future Zones 2 through 5 are still preliminary and have been excluded from the proposal scope. Stantec can provide a scope and fee for these additional zones when requested by the Client.

This scope does not include the design for the developable areas generally outside of the public ROWs and public easements, but will be coordinated closely with that work, which is to be completed under a separate scope.

| Zone    | Name           | Acres  | Housing Units | Phase Start | Phase End |
|---------|----------------|--------|---------------|-------------|-----------|
| 1       | Shasta Meadow  | 23.39  | 550           | 2025        | 2028      |
| 2       | Denali Woods   | 33.27  | 500           | 2025        | 2029      |
| 3       | Sandia Place   | 33.10  | 1100          | 2028        | 2032      |
| 4       | Whitney Glen   | 11.59  | 400           | 2033        | 2034      |
| 5       | Everest Center | 37.17  | 1700          | 2027        | 2034      |
| Total = |                | 138.51 | 4250          |             |           |

## Fee Summary

| TASK NO.   | DESCRIPTION                                                                                                              | PUBLIC INFRASTRUCTURE FEE | SCHEDULE             |
|------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|
| <b>201</b> | <b>Design Development (50% City Submittal Package)</b>                                                                   | <b>\$481,500 T&amp;M</b>  | <b>4.1.2026 NTP</b>  |
| 201.1      | Civil Engineering                                                                                                        |                           | April 2026           |
| 201.2      | Landscape Architecture                                                                                                   |                           | April 2026           |
| 201.3      | Stormwater Management                                                                                                    |                           | April 2026           |
| 201.4      | Public Watermain Capacity Design                                                                                         |                           | April 2026           |
| 201.5      | Sanitary Sewer Lift Station Design                                                                                       |                           | April 2026           |
| 201.6      | Electrical Engineering                                                                                                   |                           | April 2026           |
| <b>202</b> | <b>Construction Documents – Sudbury Drive &amp; Adams Street (100% Submittal Package) - See Green Roads in Exhibit C</b> | <b>\$343,400 T&amp;M</b>  | <b>9.15.2026 NTP</b> |
| 202.1      | Civil Engineering                                                                                                        |                           | November 2026        |
| 202.2      | Landscape Architecture                                                                                                   |                           | November 2026        |
| 202.3      | Stormwater Management                                                                                                    |                           | November 2026        |

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

|            |                                                                                      |                     |               |
|------------|--------------------------------------------------------------------------------------|---------------------|---------------|
| 202.4      | Public Watermain Capacity Design                                                     |                     | November 2026 |
| 202.5      | Sanitary Sewer Lift Station Design                                                   |                     | November 2026 |
| 202.6      | Electrical Engineering                                                               |                     | November 2026 |
| 202.7      | Engineers Opinion of Probable Construction Cost                                      |                     | November 2026 |
| <b>203</b> | <b>Surveying</b>                                                                     | \$85,000 T&M        | 2026          |
| <b>204</b> | <b>Additional Consulting, Environmental and Misc Development Support</b>             | \$100,000 T&M       | 2026          |
| <b>205</b> | <b>Stantec Meetings &amp; Entitlement Assistance</b>                                 | \$25,000 T&M        | 2026          |
| <b>206</b> | <b>Geotechnical (Allowance)</b>                                                      | \$300,000 T&M       | April 2026    |
| <b>207</b> | <b>Reimbursables</b>                                                                 | \$7,500 As Incurred | 2026          |
|            | <b>ESTIMATED PROJECT TOTAL</b>                                                       | \$1,342,400 T&M     | 2026          |
| ALT-208    | Bidding, Construction Administration, Construction Management & Oversight            | \$1,542,500 T&M     | 2027          |
| ALT-209    | Future Design Phases - Activated Open Space (Community Park, Plaza and Amphitheater) | TBD                 |               |

Tasks marked "T&M" will be billed on a time and materials basis according to the rates attached. Invoices for these tasks will reflect the actual effort it takes to complete the scope of work proposed. Project subconsultant, contractor, lab and other similar third-party charges will be charges as invoiced to Stantec with a 10% markup.

## Scope of Services

### Task 201 - Design Development (50% City Submittal Package)

As part of this task, Stantec will create the necessary drawings for the roadway, utilities, and stormwater management portion of the package for the City of Bloomington submittal package. The fee for this task includes plan production, meeting preparation, and follow up communication with the City, Owner and Architect. It is projected that this task will take approximately eight (8) weeks to complete upon receipt of the site survey, site layout, environmental studies, and geotechnical report. It is assumed that the City submittal package will consist of an approximate 50% design for the public road design, utility infrastructure, and regional stormwater management.

Upon completion of the City submittal package, Stantec will include one revision incorporating the Client's and City's comments. The final City submittal package will consist primarily of the continued development of the public infrastructure and stormwater management design. Additional service fees will be necessary to complete permitting, construction documents and limited construction administration.

#### Sub Task 201.1 - Civil Engineering

As part of this task, Stantec will incorporate available or known site-specific constraints and design parameters that may apply in addition to known City and/or Owner project goals. The concept site plan will lay out roadways in accordance with the PUD, City Unified Development Ordinance and Stormwater Regulations in alignment with the approved preliminary plan. Preliminary sketch grading, utility routing, and stormwater management sizing will be included as applicable to help facilitate the site planning. This task includes effort for one iteration of reasonable comments and revision. Deliverable of the concept site plan

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

will be electronic in .PDF format at 22" x 34" paper size. Hardcopies can be printed and mailed upon request at additional expense. No meetings are included within the fee for this task.

**Deliverables: Drawing set in PDF Format**

- Cover Sheet
- Existing Conditions Plan
- Demolition Plan
- Concept Site Plan
- Concept Site Grading Plan
- Concept Site Utility Plan
- Regional Concept Storm Sewer Plan
- Detail Sheets

**Public Road Design**

As part of this task, Stantec will utilize information from the concept site plan to create preliminary alignments and profiles for the public roads within each zone of the development area. These development areas will tie the proposed zones together and lead to the east and west collector roadway (Sudbury Drive) and North/South collector roadway (Adams Street).

From the preliminary road alignment and profile information, Stantec will develop 2D geometry in which to tie together elements from the collector roads and each zone's public streets. The plan view geometry will be based on provided typical sections for roadway type which includes lane widths, parking, separated bike lanes, pedestrian facilities, and streetscape elements. Pavement section and materials will be provided in the geotechnical report and incorporated into design elements.

Improvements to existing Sudbury Drive are anticipated only at the intersections with the new streets. No improvements are anticipated at South Weimer Road and Sudbury Drive intersections. Improvements to Adams Street are proposed for the entire length within the site and are anticipated to include three roundabouts. With the preliminary alignments, profiles, and typical sections prepared, preliminary roadway models for each proposed street will be created. The intent will be to provide preliminary grading limits and surfaces to tie into overall grading of the site along with aiding development of overall site utilities and mass grading.

**Public Sanitary Sewer and Water Main Design**

As part of this task, Stantec will utilize information from the concept site plan to create preliminary sanitary sewer and water main layouts and profiles within each zone of the development area. These development areas will tie the proposed zones together and provide for the required connection points for future development. The sizing of the utilities will be incorporated under the modeling tasks identified within this proposal.

**Deliverables: Drawing set in PDF Format**

- Preliminary 2D Geometry for elements within ROW (Zone 1-5, Sudbury Drive, Adams Street, and 3 roundabouts)
- Verify alignments and profiles for use in final design (Zone 1, Sudbury Drive, and Adams Street)
- Preliminary roadway corridor design and preliminary cross sections (Zones 1-5, Sudbury Drive, and Adams Street)
- Preliminary sanitary sewer and water main layout plan
- Preliminary sanitary sewer and water main profiles

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

### **Task 201.2 - Landscape Architecture**

Stantec will provide landscape planting plans suitable for the City submittal for the Summit District Development. We will review the City of Bloomington's Unified Development Ordinance for planting requirements. The plans will be in accordance with the City, Governing agencies, and Client's requirements. This will include city code minimum required plantings for the public streetscape. It is assumed that all proposed pavements will be standard concrete or bituminous, streetscape furnishing will be standard off-the-shelf products. If the Client would like to include any specialty pavements like stamped or colored concrete or enhanced streetscape furnishing, this can be added as an additional service and Stantec can provide scope and fee upon request. All public wayfinding and branding beyond city code minimums are excluded from this scope. Additional discussions with the Client and potentially city staff would be required to fully define the level of scope and needed. Stantec can provide additional scope and fee upon request.

#### **Deliverables: Drawing set in PDF Format**

- Conceptual Public Streetscape Plans for Public Roads
- Summary of proposed tree species and quantity
- Landscape details required for City submittal

### **Sub Task 201.3 - Stormwater Management**

As part of this task, Stantec will prepare the stormwater management plan to be submitted to the City of Bloomington. The project is not within the jurisdiction of Monroe County. We will work with the Owner to obtain the necessary stormwater permits to support approval of the project. The following scope of work assumes the Owner will lead the entitlement process and Stantec will provide plan drawings and reports to be used for submittal packages as well as supporting documentation related to stormwater design.

#### **Stormwater Management Plan & Application Checklist**

Stantec will develop a drainage plan for the site using the grading plan completed in civil design, calculate the existing and proposed impervious areas, evaluate the pre- and post- development hydrology and hydraulics using one of the following modeling software programs (Hydro CAD, HEC-HMS, HEC-RAS and/or SWMM), and create a drainage report for submittal with the design drawings. Complete a 100-year storm drain analysis and size infiltration basins and/or detention ponds. Using HMS hydrology, generate 1D HEC-RAS models of the existing streams to evaluate up to three (3) culvert crossings. The report will include existing and proposed drainage maps, a summary of significant model outputs, the hydrologic and hydraulic analysis results, on-site detention requirements/design, and other requirements per the City's current Stormwater requirements. The following fee assumes at grade ponds/infiltration basins and includes preliminary design and final design model runs.

Generally, the requirements of the City of Bloomington are as follows:

- Control erosion and sediment during construction with a prepared SWPPP and erosion and sediment control practices as required by the NPDES CSGP.
- Release rates for this project should be 0.25 cfs per acre of development for 0-10 year return interval storms and 0.45 cfs for 11-100 year return interval storms.
- The 24-hour NRCS Type 2 Rainfall Distribution shall be used to determine storage volume requirements.
- The storage volume shall be determined by calculating the volume of outflow from the site that exceeds the given allowable release rate.
- Each stormwater management system shall incorporate a minimum of two post-construction BMP elements in series, such as a pretreatment BMP prior to filtration/infiltration/detention BMP feature.

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- Updated stormwater calculations and modeling are required to be submitted for each phase of the development.

The means of stormwater management will depend on the site-specific criteria that has not been verified, such as soil types, impervious area, groundwater depth, and final site elevations. The preferred system may be stormwater detention, infiltration, or another appropriate technology. We will need access to site specific information to determine the best alternative for the site.

We will prepare a report to present the stormwater management system design, results of the modeling, and a demonstration of compliance with city requirements. The report will be submitted to the City of Bloomington for review and comment; and provide one iteration of modifications needed to clarify any questions or comments provided from the review.

**Deliverables: Drawing set in PDF Format**

- Concept Stormwater Management Plan
- Concept Drainage Report

**Sub Task 201.4 - Public Water Capacity Design**

Stantec will create a new water distribution model, including the baseline simulation (existing conditions) and a simulation with the proposed development. Each of these simulations will include model runs under three demand conditions: maximum day, peak hour, and a fire flow scenario, to assess the impact of the development on the performance of the current City of Bloomington water distribution system. The task outline below provides additional detail related to our approach:

- Basis of analysis
  - Obtain as-built plans and existing testing data from the City of Bloomington
  - The client shall provide proposed building sizes and the anticipated unit counts to determine the following:
    - Anticipated water-use average day demand in million gallons per day (MGD)
    - Anticipated water use – maximum day demand in million gallons per day (MGD)
    - Required fire flow in gallons per minute (GPM)
    - If any of the data is not available, Stantec will suggest values based on typical requirements for residential properties and the building area for the analysis. Stantec will consult with the local Fire Marshal for the determination of design water demands for fire flow requirements for the proposed development.
  - Perform model simulations (baseline and with the proposed development)
    - Maximum Day
    - Peak Hour
    - Fire Flow Condition
- Summarize results in a brief memorandum with a tabular summary of key results.
- It is estimated that this scope will take 4-6 weeks to complete.

The analysis to be performed will be conducted using the data provided by the City of Bloomington. The distribution system model is a planning tool intended to provide a general indication of the performance of the water system infrastructure under specified conditions. The model will not be calibrated to provide precise predictions of service pressure or available fire flow at specific locations within the service area. Prior to the construction of the proposed development, additional field tests should be performed at the proposed connection points to the water distribution system to confirm actual conditions and verify the system's response to potential future demands.

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

**Deliverables: Drawing set in PDF Format**

- Concept Pressure Evaluation Table

**Sub Task 201.5 - Public Sanitary Lift Station Design**

Stantec will use the data provided in the Dillman WWTP Public Sanitary Sewer System Study provide by Commonwealth Engineers, Inc. and the City of Bloomington to conceptually design a sanitary lift station at the proposed low point of the public sanitary sewer main. Stantec will utilize information from this task to continue the design of the sanitary sewer layout and profiles within the development area.

The lift station design will include the following:

**Deliverables: Drawing set in PDF Format**

- Concept Pump sizing and settings table
- Concept Lift Station data table
- Concept Lift station Plan and Profile view

**Sub Task 201.6 - Electrical Engineering**

As part of the city submittal package Stantec will prepare a preliminary site lighting design package that includes the public road electrical design, a photometrics plan and typical light details per city code requirements. Stantec has assumed one iteration of the submittal package will be required for City application.

**Site Lighting**

The following items are meant to be a list of items for discussion that could be included or omitted depending on scope of work discussions with the design team and the City of Bloomington.

**Deliverables: Drawing set in PDF Format**

- Concept Photometrics Plan
- Typical Light Selection
- It is assumed that Stantec will provide locations for the above items and that power to, and control of the items listed above will be coordinated with the local utility provider.

**Task 201 Deliverables**

In addition to to the deliverables mentioned in each subtask above, Stantec will deliver a City submittal package and revised City submittal package for the required city approval process.

**Task 202 - Construction Documents – Sudbury Drive and Adams Street (100% Submittal Package) - See Green Roads in Exhibit C**

After 50% submittal approval from the City of Bloomington, there will be a final design iteration to incorporate City conditions and other agency comments for the Sudbury Drive and Adams Street development. Construction documents will consist of 100% plan sheets for permit submittal, bidding, and construction as outlined in the basic assumptions below. Also, included in this package are construction document specifications, which will consist of a separate technical specifications package. The technical

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

specifications will utilize the City of Bloomington standard specifications and provide any additional Special Provisions as supplemental specification information. Additional layout changes requested of Stantec during Task 202 will require addition fee and can be provided upon request. It is projected that this task will take approximately eight (8) weeks to complete upon preliminary city approvals and receipt of all outstanding city comments.

### **Sub Task 202.1 - Civil Engineering (100% Construction Documents)**

As part of this task, Stantec will create the necessary Public Road Design construction document drawings for the Permit submittal for City approval for the Sudbury Drive and Adams Street development. Stantec will work with the Owner to complete Civil plans in accordance with the City and governing agencies and the client's requirements.

#### **Deliverables: Drawing set in PDF format**

- Cover Sheet
- Civil Legend and General Notes Sheets
- In place and Proposed Typical Sections
- Alignment Plan and Tabulation
- Construction Plan and Profile
- ADA Plan
- Surfacing Plan
- Intersection Details
- SWPPP
- Storm Sewer Plan and Profiles
- Street Plan and Profiles
- Sanitary Sewer and Water Main Plan and Profiles
- Pavement Marking and Signing Plan
- Civil Detail Sheets
- Cross Sections

### **Sub Task 202.2 - Landscape Architecture**

Stantec will work with the Owner to complete Streetscape plans in accordance with the City and governing agencies and the client's requirements for the Sudbury Drive and Adams Street development. Streetscape plans will include ordinance approved vegetation types and quantities. Construction documents will consist of 100% plan sheets for permit submittal, bidding, and construction as outlined in the basic assumptions below.

Streetscape specifications will be provided in accordance with City Standards and integrated with the project specification manual. Provisions will be addressed for any specifications that fall outside of the City's current standards.

#### **Deliverables: Drawing set in PDF format**

- Streetscape Plans
- Tree planting layout with summary of proposed species, size, and type
- Streetscape details required for City submittal
- Streetscape Specifications (plant material standard furnishings)

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

## **Exclusions**

This task does not include any design for the Activated Open Space (Community Park, Plaza and Amphitheater). This task does not include specialty pavements, lighting, irrigation or signage. This scope can be provided and authorized under an Alternate task if requested by the Client.

### **Sub Task 202.3 - Stormwater Management**

As part of Task 202, Stantec will continue to develop the stormwater management design that was included with the city submittal package for the Sudbury Drive and Adams Street development. This will incorporate city and design team feedback from Task 201 and develop a final update for city approval.

### **Sub Task 202.4 - Public Water Capacity Design**

As part of Task 202, Stantec will continue to develop the water distribution model that was included with the city submittal package. This will incorporate city and design team feedback from Task 201. The updated simulations will include model runs under three demand conditions: maximum day, peak hour, and a fire flow scenario, to assess the impact of the development on the performance of the current City of Bloomington water distribution system. This information will be utilized to finalize the full water main and service design and will be implemented into the Utility plan and Profiles.

### **Sub Task 202.5 - Public Sanitary Sewer Lift Station Design**

As part of Task 202, Stantec will continue to develop the Public Sanitary Sewer Lift station design that was included with the city submittal package. Stantec will use the updated development data to design a sanitary lift station at the proposed low point of the public sanitary sewer main. The lift station design will include the following:

- Pump sizing and settings table
- Lift Station data table
- Lift station Plan and Profile view
- Forcemain Plan and Profile View
- Hatch and venting design
- Electrical panel and service routing
- Design specifications

### **Sub Task 202.6 - Electrical Engineering**

As part of Task 202, Stantec will continue to develop the Public ROW lighting design that was included with the city submittal package. This will incorporate city and design team feedback from Task 201.

## **Public Road Lighting**

The following items are meant to be a list of items for discussion that could be included or omitted depending on scope of work discussions with the design team and the City of Bloomington.

- Public Road Electrical Design and Services
- Conduit and Wire design
- Photometrics Plan
- Typical Light Details

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- It is assumed that Stantec will provide locations for the above items and that power to, and control of the items listed above will be coordinated with the proposed building's MEP Engineers and shown on their power plans and details.

### **Sub Task 202.7 - Engineers Opinion of Probable Construction Cost**

Stantec will provide an engineer's opinion of probable construction cost of the public improvements as shown in the construction documents. The effort within this task includes the following:

- Line-item breakdown showing each component of the sitework
- Estimated quantity for each line-item
- Associated unit price for each line-item
- Opinion of total probable construction cost

Line-items will be broken out per standard estimating methods and the unit prices assigned will be based on recent project bid prices of similar size and scope based in the Bloomington area and INDOT average bid prices. The estimate will not include costs for overhead, legal, or engineering.

Stantec will not reach out to vendors or installers when completing construction cost estimates unless a unique product or situation requires it.

A standard construction contingency of 15% of estimated construction costs is typically added to the estimate to allow for variability of the bids. The engineer's opinion of probable construction cost in no way guarantees construction costs, as contractor workloads and bidding conditions affect bid prices.

### **Task 202 Deliverables**

In addition to the deliverables mentioned in each subtask above, Stantec will deliver 100% Construction Drawings, local and state permits necessary to begin construction based upon the scope within and excluding permits mentioned in the Basic Assumptions, Additional Services and Clarifications sections below.

### **Task 203 - Surveying**

Stantec will subcontract with HWC to provide Platting and Easement Exhibits and Descriptions for the proposed development. This scope includes preliminary and final plat for the first phase of the project. The subconsultant will require \$1,000 per easement exhibit, which is currently anticipated to be a minimum of 20 easement required. Additional discussions and coordination with the city of Bloomington will be required to determine if environmental preservation easements can be combined to reduce the overall amount required. Currently it is anticipated that an approximate upper limit of 50 easements may be required if each preservation item needs a separate easement. If additional easements are required Stantec can provide additional scope and budget upon request. Ownership information will be based upon prior work performed for the project, unless current title work is provided by the Client. Any revisions of exhibits and legal descriptions for the parcels will require additional fee.

Stantec has included additional fee within this task to account for approximately 5 coordination meeting with the Client and Subconsultant. If additional meetings are required, additional scope and fee can be provided.

Reference: Professional Consulting Services - Summit District Public Infrastructure Scope

## Task 204 - Additional Consulting, Environmental and Misc. Development Support

Stantec will assist the Client with additional professional consulting services for Environmental studies/analysis and other miscellaneous items to support the development. Due to unknown levels of effort that maybe be needed for individual request from City planning and engineering staff it is difficult to anticipate the scope. This task shall serve as supplemental task that will be billed on a time and materials basis only for hours needed to support the development. Once individual requests and tasks are requested, Stantec can provide additional scope and budget information needed to complete the task.

## Task 205 - Design and Coordination Meetings

As part of this task, Stantec will assist the client with the entitlement process through the City of Bloomington. It is anticipated that the Owner will also manage the entitlement process as well as track project schedule and update the team on the status of applications along with Stantec. Stantec will attend the below meetings as necessary in a limited capacity to assist with engineering and planning related questions throughout the project.

It is assumed that all internal design coordination meetings included with this task are virtual meetings and no travel will be required. Stantec will provide these services as directed by the Owner on a Time and Materials basis per Stantec's standard fee schedule. In the event that an in-person meeting is required, Stantec will include travel time to and from the meeting to this task and any mileage will be included in the Reimbursables task (listed below). A fee estimate has been provided based on the following meetings that are anticipated to assist with the City approval process:

- City Review Meetings: Stantec will attend up to 4 external City review meetings (Development Review Committee, Plan Commission, City Staff, or similar) with the Owner and Architect to assist with civil design related items.
- Internal Design Coordination Meetings: Stantec will attend up to 32 hours of internal design coordination meetings with the Owner, Architect, and applicable Subconsultants to review the project intent, understand the overall project goals, and assist with design recommendations.

## Task 206 – Geotechnical (Allowance)

Geotechnical services cost is estimated due to the unknown number of borings required and subconsultant to be subcontracted. Gootechnical boring locations and quantity shall be reviewed and approved by the City of Bloomington.

The allowance assumes additional borings, lab analysis and engineering recommendations for the scope of services outlined above. The allowance does not provide for construction services materials and testing, and observation. These services will be provided under a separate contract in the future.

## Task 207 - Reimbursables

This task is included to capture all extra project expenses which Stantec can cover at no markup for the Client. All reimbursables will be invoiced on a time and materials basis which may include but is not limited to the following: printing fees, courier fees, travel expenses and administrative services. The amount listed in the fee summary table is an estimate only, not a limit, invoices will reflect the actual amount incurred to complete the scope of work proposed.

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

## **Alternate Task 208 - Bidding, Construction Administration, Construction Management, Construction Staking & Oversight**

This scope and fee estimate is based on approximately 7% of the estimated construction cost and is provided as a place holder at this time. Stantec will update this task scope and fee following completion of the design tasks to align with the final scope of actual infrastructure to be bid and constructed.

The following is provided for general scope items covered within this task:

Stantec will assist the Client with applications for the following permits and agreements required for construction:

- Watermain Plan Review permit
- Sanitary Sewer Extension permit
- City Grading/Building permit
- Monroe County permitting (if applicable)
- Stormwater Maintenance Agreement Assistance

Stantec will provide construction administration for the proposed project prior to and during construction as directed by Owner.

The following information and scope is included in this task:

- Bidding Assistance
- Clarifications, addendums and RFIs
- Shop drawing review
- Contractor inquiries
- Specification and material review for "Or Equal" proposals from Contractor
- Onsite meetings or observations
- Construction Management and Oversight
- Construction Staking

## **Alternate Task 209 - Future Design Phases – Activated Open Space (Community Park, Plaza and Amphitheater)**

Additional discussions with the Client and coordination with the city planning staff will be necessary before Stantec can provide a full scope and fee for the future design phases of this task. This scope can be provided and authorized under an Alternate task if requested by the Client.

### **Preliminary Design Drawings**

The Design Team proposes future design phases for the Central Plaza, Amphitheater, and Community Park. The goal of this task is to prepare vision and concept design, preliminary design documentation and establish the basic design concepts that will be used to advance the approved Master Plan and associated development review efforts through the City of Bloomington, as well as to define the scope of work for future tasks and pricing and maintenance costs (by others).

### **Additional notes:**

In order to proceed with implementation and construction of the project, additional design phases will be required. These phases are not included in this proposal, but include:

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- 60-90-100 % Design Drawings
- City of Bloomington Site Plan submittal and approval
- Construction Observation/Administration

## Basic Assumptions

Stantec has based the Scope of Services contained in this proposal on the following assumptions and exclusions. Any service not explicitly described in the scope of services above will be considered add services. These services can be done at an hourly or negotiated fee:

- **Administrative**
  - The fees stated, including the fees associated with sub-consultants, are based on the scope of work stated. If the scope changes, the fees will need re-negotiated. Stantec will inform the Client in writing of changes and only proceed when the Client has authorized the changes in scope and fee.
  - The fee and scope stated above are valid for 1 month. If the Client wishes to extend the timeline, then fees will need to be renegotiated.
  - All items not explicitly described in the scope will be considered out of scope and are considered additional services.
  - Task budgets are estimates and we reserve the right to reallocate budget between tasks but will not exceed individual project site budgets without prior written approval.
  - Additional unknown requirements may affect the proposed costs and items within this proposal.
  - It is assumed the land designated for the project is currently under the Client's ownership or legal interest.
  - Stantec's payment for professional services is not contingent upon land closings, payment from others, or Township, County or State approvals.
- **Project Delivery**
  - We assume this is not a design build project and is assumed to be a design, bid, build project.
  - Additional meetings, other than the stated number of meetings in the Scope of Services, will be billed on an hourly basis.
  - The Client will approve the work completed at each phase of the design process. If changes need to be made after that approval, then Stantec will require additional service to go back and make changes before moving on through the design process.
- **Retaining Walls**
  - Engineering of retaining walls is not included, and if necessary, Stantec will provide a fee estimate. Otherwise, walls are assumed to be designed by others. Civil to provide top and bottom of wall elevations for adjacent surface grading as it pertains to the proposed grading plan.
  - Owner will coordinate with adjacent parcels for adjacent retaining wall impacts and design needs.
  - Structural analysis and integrity of existing retaining walls to be evaluated and addressed by others.
- **Scope of Offsite Work**
  - Offsite infrastructure improvements are not included in our proposed scope of work beyond roadway tie-ins to existing drives and utility connections.
- **Excluded Services (can be provided for additional fee)**
  - Graphic Design is not included.
  - Building Mechanical, Electrical, and Plumbing design not included.
  - Structural design not included.
  - Architectural design not included.
  - Cultural Resources / T&E Review not included.
  - Railway design not included.

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- Noise study not included.
- Traffic / Transportation Engineering not included (such as Traffic Impact Study).
- If needed, design of these specific site features are not included, such as:
  - Transformer, generator, and other equipment pads
  - Flag poles and foundations
  - Splash blocks
  - Fencing and gates
  - Screenwalls
  - Water Tanks and wells
  - Generators
  - Structural pads for external site equipment
  - Stairs / Steps (Stantec to provide grading spot elevations as needed)
  - Trash enclosures
  - EV Charging Stations
  - Specialty pavements (colored or stamped concrete)
  - Amenity Designs (Patios, Canopies, Dog Runs, Outdoor Cooking Areas, Break Areas, etc)
- Survey and Platting
  - Survey and Platting is included with this scope and will be provided by a sub-consultant.
  - The Client will provide current zoning reports for the subject properties.
  - Stantec assumes that there is a sufficient amount of available record information and monumentation to adequately determine the location of the boundaries and encumbrances of the subject property. Additional work resulting from patent or latent boundary ambiguities or a lack of available records or monuments may require an additional work effort that is not covered within this Scope of Services.
  - The above fees are not contingent on the successful close of escrow, sale, transfer, or refinancing of the subject property or any other conditions not under the control of this company.
  - As there are no specific lender or governmental agency requirements known at this time, any additional effort to comply with said may affect the proposed cost and scope items above. Additional scope necessary to comply with said will be handled under separate cover.
  - In performing its services, Stantec may receive information prepared or compiled by others, including plans, CAD files, and/or other information. Stantec is entitled to rely upon the accuracy and completeness of said information, without independent evaluation or verifications. Stantec will not be held liable for any errors or omissions resulting from the use of plans or data provided by the client or client's agents in completing the scope of work.
  - A current title report covering the property must be provided by the Client prior to initiating the work effort. Title revisions, amendments, or addendums may require an additional work effort that is not covered within this Scope of Services.
  - Any existing easements requiring additional survey work to properly tie them to the boundary of the property are not included in this Scope of Services.
  - It is assumed Right-of-Entry is secure and provided by Client. Sufficient site access will be provided by the Client to access the boundary limits of the project.
  - If information depicted on the proposed survey should lead to further investigation by Stantec staff, additional fees may be incurred, and are not included within this Scope of Services. Stantec will handle requests of this nature under separate, written authorization.
  - If information depicted on the proposed survey should lead to further investigation by persons not connected to this firm, Stantec will not be held liable for costs associated with or any delays caused by said efforts.
  - Revisions to work completed or underway due to a change in information or instruction provided to Stantec by the Client or Client's consultant(s) is not included and will require additional fee.

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- **Geotechnical**
  - Pavement recommendations are to be provided by said geotechnical firm.
  - Infiltration testing to be provided by others.
  - Geotechnical investigation results to be provided to Stantec prior to the commencement of stormwater design efforts.
  - Bedrock trenching, ripping, blasting analysis and re-use of removed bedrock will be provided by the geotechnical firm.
- **Landscape Architecture**
  - Landscape Architecture is included within this scope
  - No public engagement is required or included in the scope of services.
  - Unless noted above, no additional meetings with the City departments, boards or councils are included in the scope of work. If required, additional meetings will be included for an additional fee.
  - Stantec will not be responsible for any costs incurred due to schedule delays beyond our control (e.g. weather, client-induced delays, non-performance of other contractors, etc.).
  - No modelling, 3D graphics or 2D illustrative graphics are included with this base scope.
  - Detailing of structured amenities is not included (e.g. pergolas, shade structures, BBQ / grill stations, furniture selections, freestanding walls).
  - Irrigation design and layout is by others.
- **Stormwater, Floodplain, Wetlands**
  - Stormwater studies or analysis are included within this scope as described in the proposal.
  - At this time, it is assumed that no off-site stormwater work is necessary for project approval.
  - It is assumed MS4, Dam Breach and/or Floodplain (preliminary, CLOMR, LOMR) modeling will not be required as part of the project and are not included in the scope.
  - This scope of work does not include completion of threatened and endangered species field assessment or surveys; however, these services are available upon request as extra services, if deemed necessary.
- **Utilities**
  - The design of pumping/lift/booster/supplemental fire flow is not included.
  - Design of fiber optic networks, duct banks, and communication vaults are not included.
  - Civil design effort includes coordination of EV charging stall placement and locating necessary stalls on site plan only. Design, coordination, and electrical routing for EV stalls not included.
  - The proposed electrical design scope will include lighting and photometric plan and layout. Stantec will incorporate the lighting locations into the civil plans for reference only and review for conflicts with underground storm piping.
  - Fire flow tests are provided by others.
  - It is assumed that adequate water and sewer utility public utilities all have the necessary capacity within the adjacent streets to serve the proposed project.
  - Private small utility (gas, power, communications, etc.) relocations, connections, etc. are coordinated by Owner/Contractor unless Stantec is retained for said design and coordination.
  - It is assumed that no off-site public utility improvements are necessary to serve the proposed development.
  - Third-party utility (gas, power, communications, etc.) design/coordination is not included unless Stantec is retained for said design and coordination.
- **Permits and Approvals**
  - Permit assistance, as described in the proposal, are included with this scope.
  - All permit and submittal fees to be paid by the client.
  - The Owner will submit all designs, plans, and calculations for local and state permit approvals. If the permitting assistance task is approved, Stantec will assist the Owner with assembling the submittal

**Reference: Professional Consulting Services - Summit District Public Infrastructure Scope**

- items and applications as needed for specific, limited, permits. This service does not guarantee permit approval.
- The Architect, Contractor, or the Client will submit all designs, plans and calculations related to the building structure and site as required by the City, County or State standards and will obtain all related permits required by the City and building codes.
  - Should the permitting agency request additional measures not current known Stantec will request additional services from the client.
  - Stantec will make reasonable efforts to expedite permitting review but cannot guarantee dates in which reviews can be completed or permits issues.
  - Issues that come up during permitting that are requested by the jurisdiction that expand the stated scope are subject to add services.
  - After permit is approved, the permitting task is considered complete. Any revisions or additions will be considered construction administration or subject to additional services if no CA task is established.
  - Construction
    - Construction Staking has been included as an estimate within Alt Task 207 and will be updated following final design to meet final scope needs.
    - Material testing is not included in this scope. A review of construction testing can be added to the Construction Administration task and billed on an hourly basis.
    - Value engineering and negotiations with contractors to clarify or assist in their understanding of the project is not in scope and if requested will be billed hourly.
    - Construction Management or Negotiations are not included. Opinions of Probable Construction Cost, Quantity Take-offs, or Construction Estimates are included in this scope as described above.
    - Any effort needed to supply feedback or to investigate alternative methods for construction will be billed as construction administration on an hourly basis.
    - This scope does not include design-build scope and assumed limited contractor input through the pre-construction process.
    - Bid or Contract Document Preparation and Administration is not included within this scope.
    - Settlement of disputes of claims due to contractor default or insolvency or discontinuation of work are not included.
    - Coordination with private utility companies and AHJ's as needed for construction is assumed to be by contractor and is not included.

## **Additional Services**

To respect your interests and budget, the following items and services are not anticipated and have not been included in the scope of work. These tasks and services are available upon request and on a time and materials basis.

### **Existing Infrastructure Upgrades and Analysis:**

- Intersection signal design and electrical design
- Reconstruction design of existing infrastructure for utility extensions
- Traffic study

### **Agency Permitting and Alternate Water Quality Design:**

- Wetland permitting for impacts and mitigation
- Floodplain Permitting, Compensatory Storage and Stream Mitigation
- Legal Drain Design and Permitting

**Reference:** Professional Consulting Services - Summit District Public Infrastructure Scope

**Environmental:**

- Contaminated soil management
- Environmental studies and reviews
- Archeological Study

**Site Services:**

- Irrigation Plan
- Exterior amenity areas, including but not limited to plazas, patios and seat walls
- Detailed On-site septic system designs
- Project Record Plans

## Clarifications

Anything not specifically called out as included as part of Stantec's Scope of Services is not included, such as (but not limited to)

- Taxes, fees, and permits.
- Multiple design iterations resulting from incomplete RFP design basis or Major Project / Scope Revisions.
- Additional iterations beyond the number listed.

Attachment: Exhibit A: Area & Neighborhood Plan / Corridor Streets dated 11/20/2023  
Exhibit B: Mobility Map dated 11/20/2023  
Exhibit C: Concept Site Phasing 10/29/2025  
Stantec Professional Service Agreement (Terms and Conditions)  
Stantec Rate Table

## Closure

We appreciate the opportunity to be of service to you. Please feel free to contact us should you have any questions regarding this proposal.

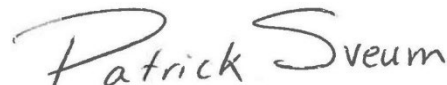
Regards,

**Stantec Consulting Services Inc.**



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**Jared Ward**  
Senior Principal  
Engineering Design Service Manager  
Phone: (763) 479-5126  
jared.ward@stantec.com



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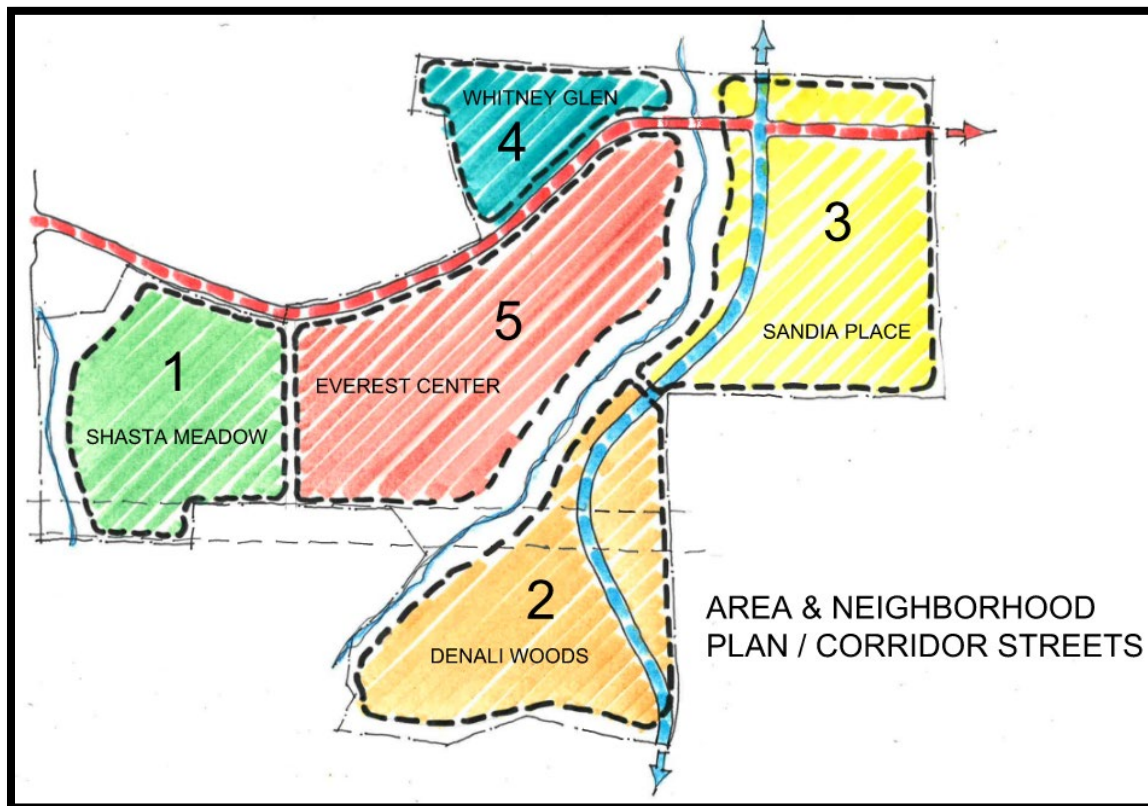
**Patrick Sveum**  
Associate Civil Engineer  
Project Manager  
Phone: (952)-334-3933  
patrick.sveum@stantec.com

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## Contracting

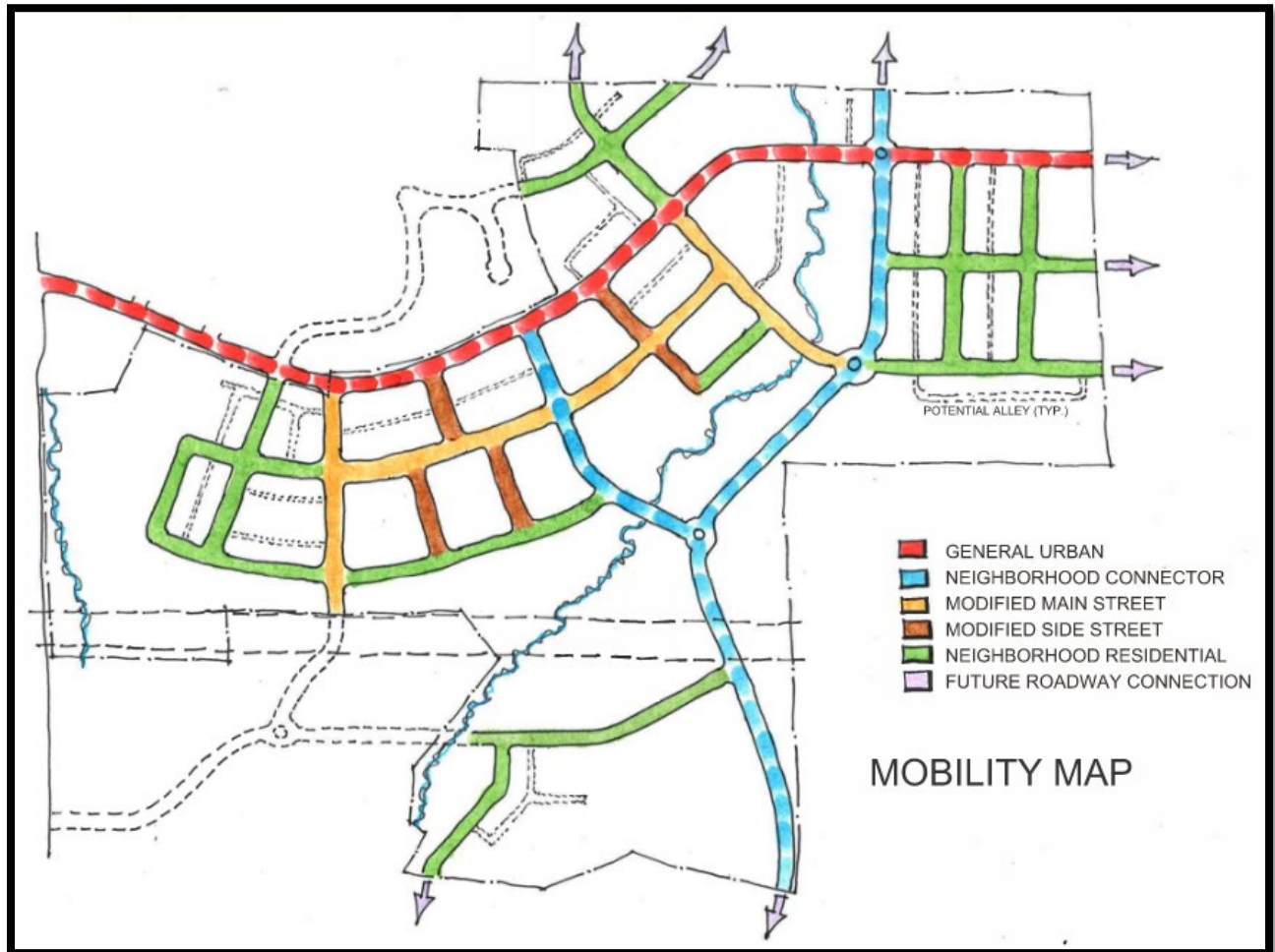
Stantec will provide these services on a time and materials / hourly basis by task unless noted otherwise. Task budgets are estimates and budgets may be reallocated between tasks in order to deliver the overall scope outlined above. Stantec will invoice monthly in proportion to the amount of work complete. Payment terms will be 30 days upon receipt. Any applicable state and local taxes are not included. All services will be provided in accordance with the attached Professional Services Agreement.

## Exhibit A



Reference: Professional Consulting Services - Summit District Public Infrastructure Scope

## Exhibit B



Reference: Professional Consulting Services - Summit District Public Infrastructure Scope

## Exhibit C

