

This statement was sent by email to news outlets with attachments, on Feb. 7, 2024 by city of Bloomington communications director Angela Van Rooy

On Monday, the City of Bloomington Redevelopment Commission voted to reject all bids for renovations of Showers West. The City has received media inquiries about this decision, and we are providing the following information as background.

Attached are two slides showing an overview of Showers West numbers considered by the Advisory Team. A few important notes:

- They explored four options to make a decision about the bids, but in the follow-on work to fully flesh out a vision and a plan for BPD, there may be many more options. All options, including new ones not explored here, are still on the table.
 1. This was the original plan from the Hamilton Administration, which included not only moving BPD but several fire projects. The cost of buying out contracts from tenants was not included in the previous administration's estimates. In addition to having to buy out those contracts, the City will also lose the projected revenue from having tenants, so on the Overview, plans 2-4 include that revenue.
 2. This plan would expand BPD at its current site and add on 15K extra square feet to the current 20K sq ft to accommodate housing fire administration with police.
 3. This plan would build a new 35K sq ft. building for BPD and fire admin on a TBD site. Obviously land cost is a variable. A city-owned site would incur no cost. If land must be purchased, it could be more or less than the estimate.
 4. This plan would renovate BPD at its current site but not expand it for fire admin. Fire admin would move to Showers West. The \$500K to move fire admin to Showers West could be much less if renovations were limited to painting and tidying up.
- The fire projects that were included in the original plan have become more urgent, so all of the options considered by the Advisory Team included those. The BPD, however, does not have a similarly urgent need to relocate.
- Fire Station 3 is very early in the design process and the cost may change once plans are fleshed out.
- Chris Ciolli from Weddle Brothers helped calculate market rates for construction.
- The estimated cost of option 1 uses figures for Showers construction from the Hamilton administration.

Future Advisory Team discussions will delve deeper into options to close funding gaps, taking into account the other major capital projects (Hopewell, for example) and their funding needs as well.

OVERVIEW

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4

	Original Plan BPD + Fire Admin to Showers	Expand BPD + Fire Admin	Build New BPD + Fire Admin	Reno BPD + Fire Admin to Showers West
Bond Balance	\$ 16,077,178.37	\$ 16,077,178.37	\$ 16,077,178.37	\$ 16,077,178.37
Tenant Revenue	\$ -	\$ 1,650,351.00	\$ 1,650,351.00	\$ 1,650,351.00
Project Cost	(\$ 24,964,887.00)	(\$ 28,364,887.00)	(\$ 30,364,887.00)	(\$ 17,364,887.00)
TOTAL	(\$ 8,887,708.63)	(\$ 10,637,357.63)	(\$ 12,637,357.63)	\$ 362,642.37

COST COMPARISON

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	Original Plan BPD + Fire Admin to Showers	Expand BPD + Fire Admin	Build New BPD + Fire Admin	Reno BPD + Fire Admin to Showers West
BPD+ Fire Admin Reno or Build 35K	\$ 14,600,000.00	\$ 18,500,000.00	\$ 17,500,000.00	\$ -
Buy Out Showers Tenants	\$ 500,000.00	\$ -	\$ -	\$ -
New Land BPD	\$ -	\$ -	\$ 3,000,000.00	\$ -
Fire Station 1	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00	\$ 5,364,887.00
Fire Station 3	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
Fire Logistics Center	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00
Fire Admin in Showers West	\$ -	\$ -	\$ -	\$ 500,000.00
Police Reno 20K sq ft	\$ -	\$ -	\$ -	\$ 7,000,000.00
TOTAL	\$ 24,964,887.00	\$ 28,364,887.00	\$ 30,364,887.00	\$ 17,364,887.00