



Date: March 09, 2021
Current Meeting: March 18, 2021
Board Meeting: March 25, 2021

BOARD MEMORANDUM

TO: Indianapolis Public Transportation Corporation Board of Directors
THROUGH: President/CEO Inez P. Evans
FROM: Senior Director of Capital Assets and Facility Management LaTeeka Washington
SUBJECT: Consideration and Approval of IndyGo East Campus Design – The Etica Group

ACTION ITEM A – 4

RECOMMENDATION:

In a manner consistent with IPTC procurement and contract award standards, we request that the Board authorize President/CEO Inez Evans to issue one Task Order for design and construction services for the property at 9503 E. 33rd Street:

- Phase 1 – The Etica Group B Building Design, *not to exceed* amount \$438,958.
- Phase 2 – The Etica Group C Dorm Building Demolition and New Garage, *not to exceed* amount \$1,092,640.

Total \$1,531,598.

BACKGROUND:

With the purchase of the property at 9503 E. 33rd Street, IPTC requires architectural and engineering support to prepare the buildings to meet IPTC’s needs. The work to be conducted includes adding an elevator and bus garage, designing traffic flow, demolishing existing structures that are not needed, and making interior modifications to the buildings.

The property at 9503 E. 33rd Street (previously Celadon) is over 11 acres, with five existing structures. The “A” building was Celadon’s Administration/Headquarters. The “B” Building was Training and Meeting Space. The “C” Building was their Lounge/Service Center and had dorms (2-stories) and trailers. The “A” and “B” buildings will require some interior modifications to suit IPTC’s office and conference room needs but are generally ready to occupy. An elevator will need to be installed in the “B” building before we can use its second floor. A portion of the “C” building (dorms and trailers) is currently planned to be demolished to accommodate a new bus garage and maintenance area.

The work will be completed in (4) Phases:

- Phase 1 - Elevator & B Building
- Phase 2 - C Dorm Building Demolition & Garage Design and Site plan
- Phase 3 – C Building Design
- Phase 4 – A Building Administration

DISCUSSION:

Building B scope entails the renovations of the building, including the placement of an elevator, creation of a new Board Room/Meeting Space, creation of a Media Room, adding an additional public restroom on the first floor, creating a Security Desk station and additional offices as needed. The B Building will be the home of Training, Board Room, temporary office for Purple Line Construction Management team, Development Center, Diversity Inclusion & Workforce Development and Risk & Safety.

Building C Dorms Demolition and New Garage scope entails the demolition of the dorm 2-story building, to build bus vehicle parking for up to 80 vehicles with the option to expand bus storage up to 140 vehicles, site improvements, including training driving course, treasury, site drainage and additional access drive.

Cleaning, furniture decommissioning, new furniture, and signage will be separate procurements for the site.

ALTERNATIVES:

The Board could choose not to issue these task orders as recommended.

FISCAL IMPACT:

The project is funded by local funds.

DBE/XBE DECLARATION:

The Etica Group is a woman owned business (WBE) and will be self-performing 56.51% on B Building and 60.03% on C Dorms & New Garage.

STANDING COMMITTEE DISCUSSION/RECOMMENDATION:

This action will be reviewed by the Service Committee on March 18, 2021.