



Stellar Communities Status Report

City of Delphi – January 19, 2015

General Updates:

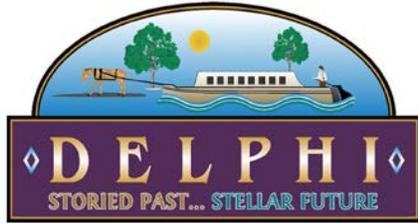
- Construction is underway on the Delphi Opera House.
- Construction is complete for the Gateway Trail Phase 1.
- Construction is underway for the Facades Project. Two properties are complete.
- Final Streetscape plans are complete and submitted to INDOT.
- Water line funding was resolved and exchange agreement has been prepared.



Delphi Opera House Construction Progress Photo



HWC
ENGINEERING

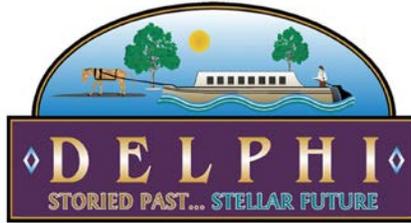


Key Steps Upcoming:

- ✓ **Streetscape and Water Line Lettings:** With streetscape design complete, the next step is the lettings of these projects.
- ✓ **Gateway Trail Phase 2:** Design emphasis now falls on the second phase of the gateway trail project.

Public Participation Report

- ✓ **August 20, 2014:** Opera House Groundbreaking Ceremony
- ✓ **October 8, 2014:** Facades construction kickoff meeting with façade participants



Owner-Occupied Housing

Status Report – January 19, 2015

Project Summary:

- Owner occupied rehabilitation of homes in near-downtown neighborhoods
- Funding source: 100% IHEDA
- Phasing: Work will be built in 2 phases

Status:

- Work is complete on phase 1, except for final ph 1 inspection.
- IHEDA has requested hold off on Ph 2 application until Phase 1 is 100%.

Schedule: *BEHIND SCHEDULE*

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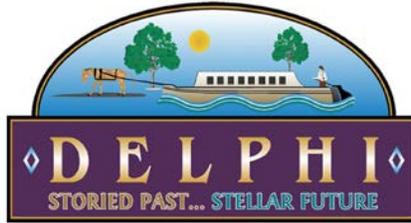
2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
	PH 2 Grant Application	Award/Bidding	Construction	Construction	

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Phase 1	\$250,000	\$250,000
Phase 2	\$250,000	\$250,000
TOTAL	\$500,000	\$500,000

Next Steps:

- Submit grant application for Phase 2.



Downtown Facades

Status Report – January 19, 2015

Project Summary:

- Façade Restorations
- Funding Source: 100% IHEDA (Study), OCRA/Local (construction)
- Phasing: Study Phase, followed by one phase of Construction

Status:

- Construction is underway
- Facades for loft projects complete.
- Facades kickoff meeting held with businesses – October 8, 2014

Schedule: *ON REVISED SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Construction	Construction	Construction	Construction	Construction	

Budget: *OVER BUDGET*

- Design/construction is within revised budget approved by Council - \$1,838,340

Activity	Revised Budget	Current Estimate
Master Plan (Complete)	\$60,565	\$60,565
Design/Construction	\$1,606,435	\$1,758,262
TOTAL	\$1,667,000	\$1,818,827

Next Steps:

- Substantial Completion – Balance of Buildings – October 1, 2015



Downtown Streetscapes

Status Report – January 19, 2015

Project Summary:

- Streetscape around the courthouse square
- Funding Source: 80% INDOT, 20% Local Match
- Phasing: One Phase of Construction

Status:

- Environmental is complete.
- Plans are complete.
- Issues related to encroachments have been resolved.
- Water line funding has been resolved

Schedule: *ON REVISED SCHEDULE*

- Project letting was delayed by one month to finalize water line funding.

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Final Plan Review	Letting	Award	Construction	Construction	Construction

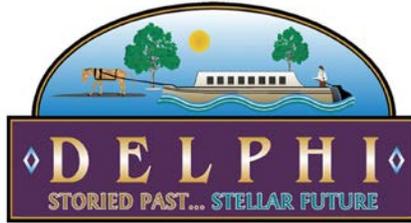
Budget: *ON REVISED BUDGET*

- Budget was revised to reflect Exchange Agreement costs.

Activity	Revised Budget	Current Estimate
Phase 1 Streetscape	\$2,027,315	\$2,003,100
Phase 2 Streetscape	\$1,948,185	\$1,923,670
TOTAL	\$3,975,500	\$3,962,770

Next Steps:

- INDOT Letting – February 4, 2015
- A public pre-construction meeting will be scheduled in March/April to provide an overview of the project sequencing to businesses.



Delphi Opera House

Status Report – January 19, 2015

Project Summary:

- Restoration of the Opera House as a performing arts and community center.
- Funding Source: OCRA, IHEDA and Local
- Phasing: One phase of construction

Status:

- Started construction in August.
- Construction is underway and on schedule.

Schedule: *BEHIND SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Construction	Construction	Construction	Construction		

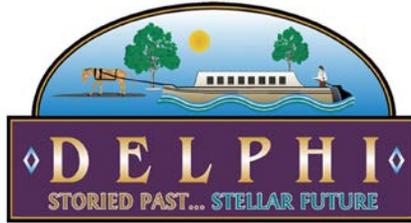
Budget: *OVER BUDGET*

- Budget revised after re-bid.

Activity	Revised Budget	Current Estimate
Total Budget	\$4,235,179	\$4,224,777

Next Steps:

- Substantial completion – July 2015.



Gateway Trail

Status Report – January 19, 2015

Project Summary:

- Creation of a shared-use path connecting SRTS Route and Canal Center to Downtown, includes construction of community gateway at North St. viaduct
- Funding Source: 80% INDOT, 20% Local
- Phasing: Phase 1 – North of Downtown, Phase 2 – South of Downtown

Status:

- Construction of Phase 1 trail is complete.
- PFC plans have been submitted for Phase 2 design.
- Phase 2 Environmental is complete.

Schedule: *ON SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Design	Design	INDOT Review	Letting	Construction	Construction

Budget: *IN BUDGET*

Activity	Revised Budget	Current Estimate
Phase 1	\$593,777	\$582,391
Phase 2	\$2,209,251	\$2,209,251
TOTAL	\$2,803,028	\$2,791,642

Next Steps:

- Submit Stage 3 Plans by February.
- Submit Tracings by March.
- July 2015 Letting.



Downtown Lofts

Status Report – January 19, 2015

Project Summary:

- Split site housing developing including restoration of two downtown buildings and construction of a new housing development in a near-downtown neighborhood.
- Funding Source: Tax Credits

Status:

- Construction on both sites is underway.

Schedule: *ON SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Design/Acquisition	Construction	Construction	Construction	Construction	

Budget: *IN BUDGET*

Activity	Revised Budget	Current Estimate
Loft Project	\$7,500,000	\$7,500,000

Next Steps:

- Schedule is to complete projects in 2015.



Downtown Parking

Status Report – January 19, 2015

Project Summary:

- Creation of off-street parking for downtown housing.
- Funding Source: 100% IHEDA

Status:

- The City’s plan was to create public lots on the south and east side of the square.
- After review, neither option is a viable grant funded project. One site did not meet grant requirements. We also could not agree to terms for property acquisition for the second site.
- Delphi still can access up to \$500,000 in grant dollars for eligible parking improvements.
- Nine other parking options were identified in our parking evaluations. We are currently reconsidering these options.

Schedule: *BEHIND SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Offers	Grant Application and Award	Design	Design and Bidding	Construction	Construction

Budget: *UNDETERMINED*

Activity	Current Budget	Current Estimate
Parking	\$500,000	\$500,000

Next Steps

- Nine other parking options were identified in our parking evaluations. We are currently reconsidering these options.



East Main Street Water Mains (Phase 1 Water)

Status Report – January 19, 2015

Project Summary:

- Construction of water mains on East Main Street.
- Funding Source: 100% Local

Status:

- Project was added after water mains were removed from Streetscape project.
- Design underway

Schedule: **ON SCHEDULE**

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Design	Design and Letting	Construction	Construction		

Budget: **IN BUDGET**

Activity	Current Budget	Current Estimate
Water Mains	\$174,000	\$174,000

Next Steps

- Finish design.
- City will proceed with work as a local project.



Downtown Water Mains (Phase 2 Water)

Status Report – January 19, 2015

Project Summary:

- Construction of water mains in Downtown Delphi.
- Funding Source: Local/INDOT Exchange Funds

Status:

- Project was added after water mains were removed from Streetscape project.
- City has received a fully executed exchange agreement.
- Design underway

Schedule: *ON SCHEDULE*

2014 4Q	2015				2016 1Q
	1Q	2Q	3Q	4Q	
Design	Design/Letting /Permits	Construction	Construction	Construction	

Budget: *IN BUDGET*

Activity	Current Budget	Current Estimate
Water Mains	\$723,000	\$723,000

Next Steps

- Finish design.
- Submit plans to INDOT for approval/permits.
- Local letting – February 2015.

Project Milestone Status Report

Updated: January 19, 2015

Projects	Milestones													
	Local Financing In Place	Grant Admin Procurement Complete	Consultant Procurement Complete	State Funding Applications Submitted	State Funding Applications Approved	Design Contracts Executed	Environmental Complete	Site Control Obtained	Design Complete	Permits Secured	Bids Accepted	Construction Underway	Construction Complete	Grant Closed Out
Owner Occupied Housing - Phase 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Downtown Facades Study	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a	n/a	n/a	n/a	
Downtown Facades	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Downtown Streetscapes - Phase 1	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓				
Downtown Streetscapes - Phase 2	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓				
Opera House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Washington St. Trail - Phase 1	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Washington St. Trail - Phase 2	✓	n/a	✓	✓	✓	✓	✓	✓						
Program Management	✓	n/a	✓	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown Lofts	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Downtown Parking	✓	✓	✓											
East Main Street Water (Ph 1)	✓	n/a	✓	✓	✓	✓	✓	✓						
Downtown Water Improvements (Ph 2)	✓	n/a	✓	✓	✓	✓	✓	✓						

Key:

✓ - Complete

n/a - Not Applicable



City of Delphi
 Stellar Communities
 Updated Project Budget
 Updated: January 19, 2015

	Original Budget	Current Budget	Current Estimate	Grant Amount (IHCD)	Grant Amount (INDOT)	Grant Amount (INDOT - Exchange)	Grant Amount (OCRA)	DPS Match (IHCD Loan, DPS Capital Campaign)	Private Developer/ Tax Credits	Local Funds (Water Bond)	Local Funds (City General Fund)
Projects Underway											
Owner Occupied Housing	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000							\$ -
Downtown Streetscape - Phase 1	\$ 2,786,000	\$ 2,027,315	\$ 2,003,100			\$ 1,621,852					\$ 405,463
Downtown Streetscape - Phase 2	\$ 2,714,000	\$ 1,948,185	\$ 1,923,970			\$ 1,558,548					\$ 389,637
Washington Street Gateway Trail - Phase 1	\$ 800,000	\$ 593,777	\$ 582,391			\$ 473,402					\$ 108,990
Washington Street Gateway Trail - Phase 2	\$ 1,200,000	\$ 2,209,251	\$ 2,209,251			\$ 1,767,401					\$ 441,850
Delphi Opera House Restoration	\$ 4,000,000	\$ 4,235,179	\$ 4,224,777	\$ 1,585,565			\$ 914,435	\$ 1,735,179			\$ -
Façade Restorations - Master Plan	\$ 90,000	\$ 60,565	\$ 60,565				\$ 60,565				\$ -
Façade Restorations - Construction	\$ 1,577,000	\$ 1,838,340	\$ 1,758,262	\$ -			\$ 1,439,435				\$ 398,905
Project Management	\$ 750,000	\$ 658,222	\$ 574,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 574,331
Downtown Lofts	\$ 1,000,000	\$ 7,500,000	\$ 7,500,000	\$ -					\$ 7,500,000		\$ -
Ph 1 Water - E. Main Street	\$ -	\$ 174,000	\$ 174,000								\$ 174,000
Ph 2 Water - Downtown	\$ -	\$ 723,500	\$ 723,500			\$ 434,100				\$ 229,600.00	\$ 59,800
Subtotal	\$ 15,417,000	\$ 22,468,334	\$ 22,234,146	\$ 2,085,565	\$ 5,421,202	\$ 434,100	\$ 2,414,435	\$ 1,735,179	\$ 7,500,000	\$ 229,600	\$ 2,552,975
Scope/Funding Under Review											
Downtown Parking - TBD	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000							\$ -
TOTALS	\$ 16,417,000	\$ 22,968,334	\$ 22,734,146	\$ 2,585,565	\$ 5,421,202	\$ 434,100	\$ 2,414,435	\$ 1,735,179	\$ 7,500,000	\$ 229,600	\$ 2,552,975