BEFORE THE COMMON COUNCIL OF THE
CITY OF CHARLESTOWN, INDIANA

RESOLUTION NO. 2026-R-03

A RESOLUTION APPROVING THE AWARD OF A PUBLIC-PRIVATE AGREEMENT, AUTHORIZING ENTRY INTO TRANSACTION, AND AUTHORIZING CERTAIN MATTERS RELATED THERETO, PURSUANT TO INDIANA CODE SECTION 5-23 REGARDING THE REGIONAL LIFT STATION PROJECT IN CHARLESTOWN, INDIANA

WHEREAS, Indiana Code § 5-23 (the "Act") authorizes political subdivisions to consider and authorize the entry into public-private agreements or BOT Agreements (as defined in the Act) pursuant to the provisions of the Act;

WHEREAS, the City of Charlestown, Indiana (the "City") Common Council (the "Council") has adopted the provisions of Indiana Code Section 5-23 by Resolution 2021-R-5, which was adopted and approved by the Council on May 5, 2021 (the "Resolution");

WHEREAS, the City's Sanitary Sewer Board (the "Board") is authorized to issue requests for proposals for public-private projects and agreements related thereto;

WHEREAS, the Board, by motion at its meeting held on March 20, 2025, authorized the issuance of a request for proposals and qualifications (the "RFPQ"), in accordance with the Act, for the development, design, construction, and transfer of improvements to the Board's regional lift station and wastewater collection system and related infrastructure within the City (the "Project");

WHEREAS, the Board published public notice of the RFPQ in *The News & Tribune* on March 27, 2025 and April 3, 2025;

WHEREAS, the Board received and reviewed all of the responses to the RFPQ, accorded fair and equal treatment for all respondents, and further negotiated best and final offers;

WHEREAS, the Board, by motion adopted at its meeting held on March 19, 2026, recommended that the Council award a public-private agreement to Municipal Development Solutions, LLC or an affiliate thereof (the "Offeror") in connection with the Project;

WHEREAS, on March 26, 2026, the City published notice of a public hearing with respect to the Board's recommendation and the potential award of a public-private agreement to the Offeror related to the Project in *The News & Tribune*, and, on April 7, 2026, held such public hearing and considered all public comments with respect to the Board's recommendation;

WHEREAS, the Offeror's proposal is attached hereto as Exhibit A (the "Proposal");

WHEREAS, the Offeror will construct the Project, pursuant to a build-operate-transfer agreement (a public-private agreement) (the "BOT Agreement") to be entered into between Offeror and the Board and the Project will be paid for solely from funds received by the City from

the River Ridge Development Authority ("RRDA") pursuant to a Project Agreement being entered into by and between the City, the Board, and the RRDA (the "Project Agreement"); and

WHEREAS, the Council now desires to (i) authorize and approve the Project and the Proposal; (ii) approve the award of a public-private agreement and such other related documents, each in a form to be approved by the Mayor and/or the Clerk-Treasurer of the City (collectively, the "Transaction Documents"), (iii) ratify previous actions taken by the Board and its agents in furtherance of the Project; and (iv) approve the Board proceeding with the Project and entering into the transaction with Offeror.

NOW, THEREFORE, IT IS RESOLVED by the Common Council of the City of Charlestown, that:

SECTION 1. Award. Pursuant to the Act, the Council hereby authorizes and approves the Project, the Proposal, the award of a public-private agreement, and the Project in an amount not to exceed $7,200,000 (the "Authorized Amount") to the Offeror pursuant to and in accordance with the terms set forth in the Transaction Documents. The Authorized Amount will be paid solely from funds received by the City from the RRDA pursuant to the Project Agreement. The Council further approves and ratifies the request for proposals and all processes and actions related thereto as conducted by the Board and its agents.

SECTION 2. Findings. The Council hereby finds that the execution of the Transaction Documents, including the public-private agreement, will serve the public purposes of the City and the Board and is in the best interests of the City and its residents. The Council further finds and confirms that the terms of the public-private agreement will not create a debt of the City or the Board or purposes of the Constitution or laws of the State of Indiana.

SECTION 3. Authorization of Transaction Documents. The Council hereby approves the negotiation and execution of the public-private agreement, the Project Agreement, and the Transaction Documents related thereto. The President of the Board and/or any other authorized officer of the Board or the City is further authorized and directed to negotiate, finalize, execute, and deliver the public-private agreement, the Project Agreement, and each of the Transaction Documents.

SECTION 4. Entry into Transaction. The Council hereby approves the entry into the Transaction Documents, the Project Agreement, and the Board proceeding with the Project.

SECTION 5. Authority. The President of the Board and/or any other authorized officer of the Board or the City is authorized and directed, in the name and on behalf of the City, to take or cause to be taken all actions, and to execute and deliver all instruments, agreements, or certificates that are necessary or desirable in connection with the Project, including but not limited to the BOT Agreement, a temporary construction easement agreement, the Project Agreement, and any other necessary and related documentation. All prior actions taken by the President of the Board or any other authorized officer of the Board or the City in connection with or furtherance of the Project are hereby approved, ratified, and affirmed in all respects.

SECTION 6. RRDA BOT Project Fund. The Council hereby creates the "RRDA BOT Project Fund" to receive and hold funds received from the RRDA pursuant to the Project Agreement and make payments from such fund in connection with the Project. The Clerk-Treasurer is hereby authorized to manage the RRDA BOT Project Fund and take any and all actions necessary to fulfill the obligations of the BOT Agreement and the Project Agreement.

SECTION 7. Other Actions. The President of the Board, the Mayor, the Clerk-Treasurer, and/or any other appropriate officer of the Board or the City are hereby authorized to take any and all actions and execute any documents that such officers deem necessary or desirable to affect the foregoing resolutions and the transactions contemplated by the Transaction Documents. Any such actions taken, or documents executed and delivered are hereby ratified, confirmed, and approved.

SECTION 8. No Conflict. All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict hereby repealed. After the issuance of the public-private agreement and so long as the public-private agreement remains in effect, except as expressly provided herein, this Resolution shall not be repealed or amended, nor shall the City adopt any law, ordinance, or resolution which in any way adversely affects this Resolution.

SECTION 9. Severability. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution, which shall remain in full force and effect.

SECTION 10. Interpretation. Unless the context or law clearly requires otherwise, references herein to statutes or other laws include the same as modified, supplemented or superseded from time to time.

SECTION 11. Effectiveness. This Resolution shall be in full force and effect from and after its passage and approval.

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ALL OF WHICH IS RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHARLESTOWN ON THIS 7TH DAY OF APRIL, 2026.

Voted in Favor	**Voted Against**
_____	_____
Bo Bertram	Bo Bertram
_____	_____
Ronald Blevins	Ronald Blevins
_____	_____
Shannon Elder	Shannon Elder
_____	_____
Brian Hester	Brian Hester
_____	_____
Chuck Deaton	Chuck Deaton

The foregoing Resolution was presented to the Mayor of the City of Charlestown, Indiana on this 7th day of April, 2026 at _____ o'clock P.M.

_____
Donna Coomer, City Clerk-Treasurer

This Resolution is approved by me on this 7th day of April, 2026 at _____ o'clock P.M.

_____
Treva Hodges, Mayor
City of Charlestown, Indiana

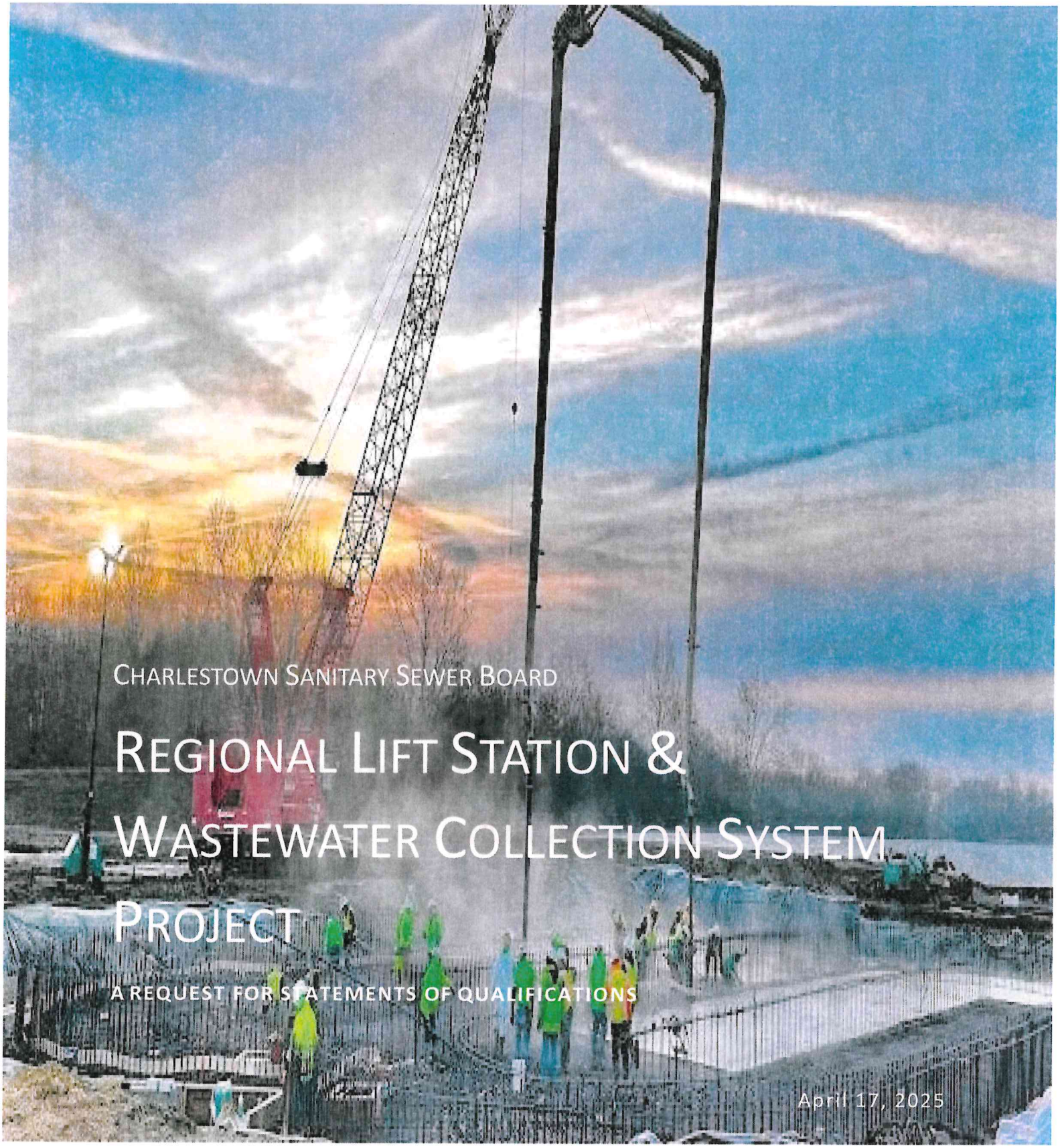
ATTEST:

_____ _____
Date Donna Coomer, City Clerk-Treasurer

EXHIBIT A

The Proposal of the Offeror

(See Attached)



CHARLESTOWN SANITARY SEWER BOARD

REGIONAL LIFT STATION & WASTEWATER COLLECTION SYSTEM PROJECT

A REQUEST FOR STATEMENTS OF QUALIFICATIONS

April 17, 2025

GM DEVELOPMENT

MDS MUNICIPAL DEVELOPMENT SOLUTIONS

HWC ENGINEERING

DC DAN CRISTIANI EXCAVATING CO. INC.

Description Of Project Team – Company Overview

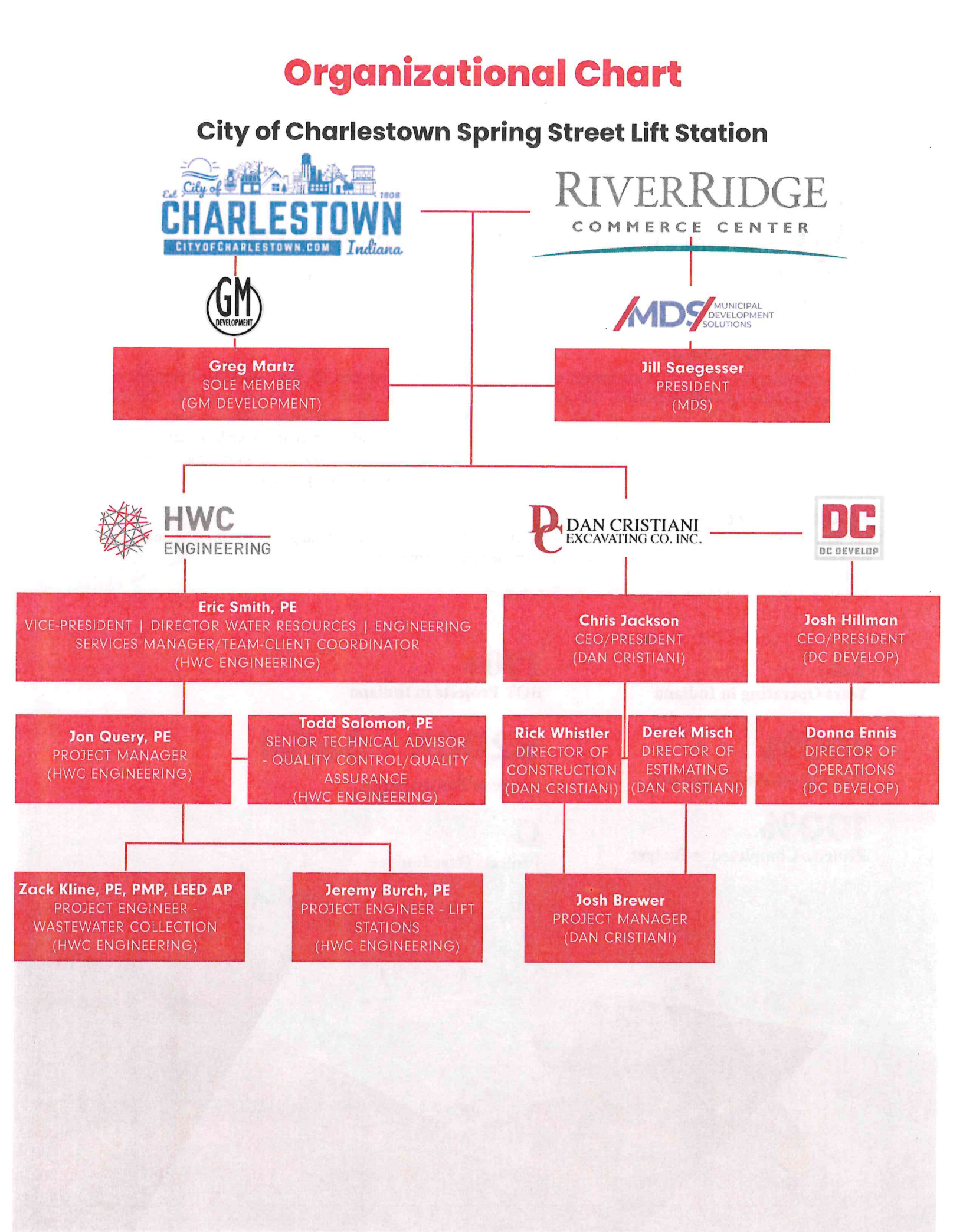
Co-Developers – GM Development Companies (GM) & Municipal Development Solutions (MDS)

Design + Construction Administration + Construction Observation – HWC Engineering

Construction – Dan Cristiani Excavating Co., Inc.

Organizational Chart

City of Charlestown Spring Street Lift Station



GM DEVELOPMENT COMPANIES LLC

ABOUT GM DEVELOPMENT

GM Development's sole focus is to develop municipal projects. Over the past 12 years, we have developed over 190 municipal projects throughout Indiana. Our projects have included some of the most unique, complex, and challenging types of public projects, including projects that have required 24-month permitting processes from all levels of government (including the Federal Government), simultaneous projects requiring precise schedule sequencing, and fully guaranteed budgets with a myriad of unknown risks. Despite these challenges, every municipal project has been completed within budget. Nearly 40% of our municipal projects are public safety projects.

FINANCIAL CAPACITY

We have developed over $600 million of similar projects over the past 12 years, including over 190 projects under the IC 5-23 BOT Statute. We have ample capability to develop the proposed project.

Statistical Overview of Municipal Development Experience:

12
Years Operating in Indiana

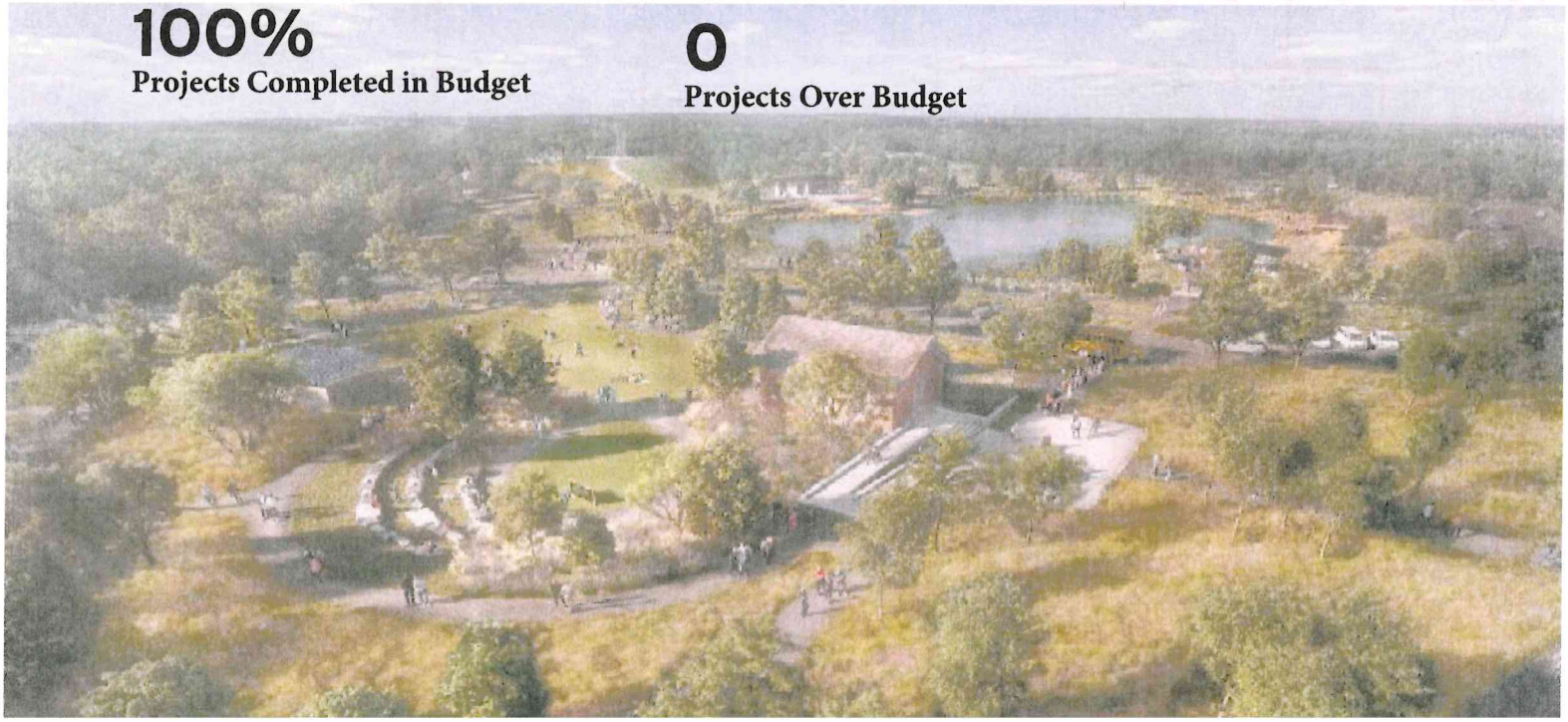
190+
BOT Projects in Indiana

100%
Projects Located in Indiana

$200K - $65M
Range of Project Value

100%
Projects Completed in Budget

0
Projects Over Budget



EDUCATION

Ball State University
Muncie, Indiana
Bachelor of Science, Finance
Bachelor of Science, Economics

CURRENT AND PAST AFFILIATIONS

National Association of Industrial and Office Properties (Board of Directors/Past President)

East 10th Street Civic Association (Board of Directors/Secretary)

FOGP (Board of Directors)

Continuum of Care of Greater Indianapolis

Corporation for Supportive Housing (Advisory Board)

Indy Rezone Neighborhood Initiative (Advisory Committee)

Greg W. Martz
President, GM Development Companies

Greg Martz is President at GM Development Companies, an Indiana-based municipal BOT development company. GM Development specializes in Public-Private Partnerships and development structures that deliver projects with an economic development or critical-use purpose for city, town, county, school, or state government.

Mr. Martz was valedictorian of his high school class and graduated *summa cum laude* from Ball State University, where he finished at the top of his class in both Finance and Economics. He was named the most outstanding senior finance student by the BSU Finance Department in conjunction with Financial Executives International. He was also honored by the BSU Economics Department as the most outstanding senior Economics student and was presented with the Wall Street Journal Student Achievement Award.

In 2008, Mr. Martz was recognized by Governor Mitch Daniels and the Humanities Council for his achievements in cultural and community engagement as a recipient of the Governor's Award for Tomorrow's Leaders. In 2011, he was presented with the Developing Leaders Award by the National Association of Industrial and Office Properties, which recognizes the top fifteen real estate professionals in the United States under the age of 35 for demonstrating outstanding professional accomplishments in the commercial real estate industry.

Mr. Martz has developed over 190 public projects in the state of Indiana, all under Indiana Code 5-23 (Build-Operate-Transfer Statute). He has provided lectures and presentations regarding the BOT Statute to multiple governmental and trade associations in Indiana, including Indiana Parks and Recreation Association, AIM, IEDA, Indiana Water Works Association, Indiana Water Environment Association, One Southern Indiana, AGC, CEPDS, Indiana Bar Association, and IUPUI.

Municipal Experience (Partial List)

Town of Speedway	Henry County
Town of Yorktown	Johnson County
Town of Daleville	Morgan County
Town of Whitestown	Pike County (Jefferson Township)
Town of New Chicago	Allen County (Milan Township)
Town of Brookville	Monroe County
Town of Plainfield	Delaware County
Town of Mooresville	Tippecanoe County
Town of Clarksville	Blackford County
Town of Waterloo	City of Ft. Wayne
Town of Battle Ground	City of Sullivan
City of Clinton	City of Fishers
City of Delphi	City of Scottsburg
City of Hartford City	City of Rushville
City of Charlestown	City of Lafayette
City of Southport	City of West Lafayette
City of Franklin	City of New Albany
City of Hammond	City of Seymour

GM DEVELOPMENT

MUNICIPAL DEVELOPMENT SOLUTIONS

TEAM LEAD

Jill Saegesser, President
5150 Charlestown Road, Suite 1A
New Albany, Indiana 47150
jill@thewheatleygrp.com
502-396-6202

Municipal Development Solutions

Municipal Development Solutions (MDS) is a southern Indiana-based firm specializing in the development of municipal infrastructure and redevelopment projects. MDS was launched to provide client-centered services solely focused on providing project leadership for publicly-funded projects. Collectively, the principals of MDS count over 70 years of experience in economic development, redevelopment, and project management through partnerships with various public entities.

PROJECT MANAGEMENT

The principals of MDS have secured over $1 billion in investment through public-private partnerships. Our team has extensive knowledge in project management at all levels, including a number of projects under the IC 5-23 BOT Statute. Team members have supplied project management services to governmental and not-for-profit entities for over 300 projects, most of which involved federal and/or state grant funds. MDS has the capability and capacity to develop and manage the proposed project.

$240mm+

in project management experience

ENTITY OVERVIEW

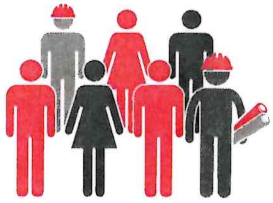
Entity Name:	Municipal Development Solutions
Legal Structure:	LLC
Entity Creation Date:	August 23, 2023
Location of Headquarters:	New Albany, IN (Floyd County)
Members:	Paul Wheatley - 53%; Jill Saegesser - 27% Nick Lawrence - 10%; Dylan Fisher - 10%

HWC ENGINEERING

hwcengineering.com

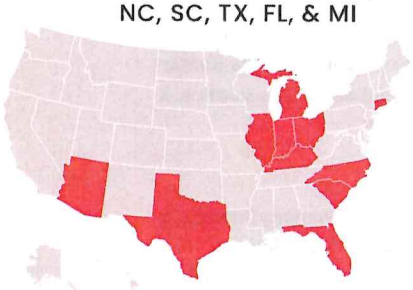
Firm Overview

For more than three decades, HWC Engineering has been serving public and private clients throughout the State of Indiana and surrounding states. A deep and diverse bench of professionals who advise, plan, design, review, and represent our clients enables us to guide you toward enhanced quality of life in your community. Whether your consulting need involves water, wastewater, stormwater, transportation, construction inspection, land development, surveying, landscape architecture, economic development, planning – or in most cases – a combination of these services, HWC offers the right mix of experienced professionals who serve our partners in a comprehensive manner. We integrate our complementary disciplines for a cohesive team approach that is a byproduct of working together for over 30 years and realizing our clients are best served when our combined talents are shared with each project. The notably high percentage of long-term, repeat, and trusting clients provides real testimony to our dedication and professionalism.



200+
EMPLOYEES

11 **States with Professional Licenses**
IN, KY, IL, OH, AZ, CT, NC, SC, TX, FL, & MI



49 **Licensed Professional Engineers**

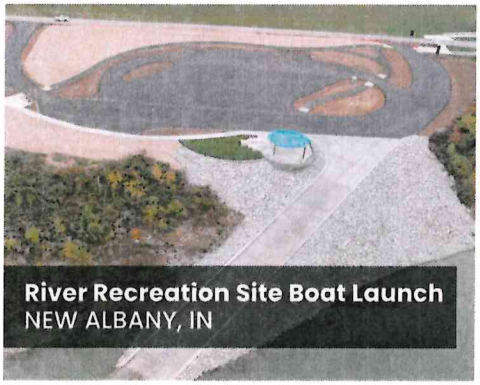
37 **INDOT Certified Inspectors**

8 **Licensed Professional Land Surveyors**

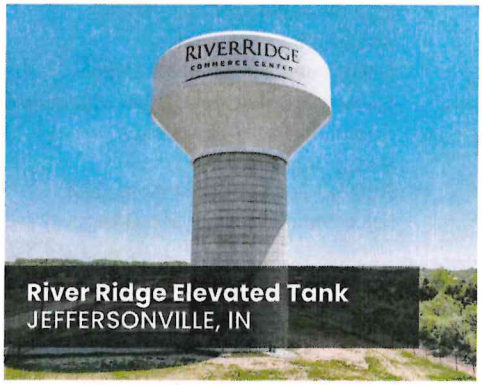
7 **Licensed Professional Landscape Architects**

7 **American Institute of Certified Planners**

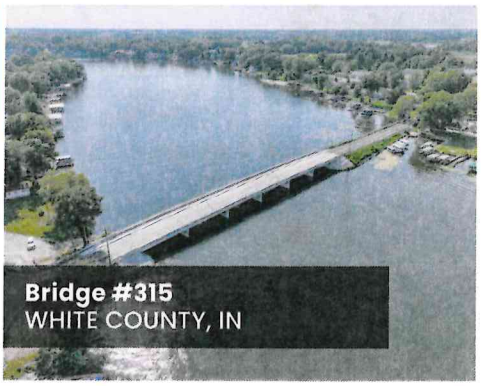
SAMPLE PROJECT EXPERIENCE



River Recreation Site Boat Launch
NEW ALBANY, IN



River Ridge Elevated Tank
JEFFERSONVILLE, IN



Bridge #315
WHITE COUNTY, IN

ADDITIONAL SERVICES

Economic Development + Planning

- Community Planning
- Comprehensive Planning
- Bicycle & Pedestrian Master Planning
- Economic Development Planning
- Regional Planning
- Corridor Planning
- Housing & Development Planning
- Thoroughfare Planning

Landscape Architecture

- Aquatics
- Streetscapes
- Parks and Open Spaces
- Park Master Planning
- Greenway Systems
- Community Use Facilities

Transportation

Roadway Design

- Reconstruction
- New Alignment
- Roundabouts/New Intersection
- Pavement Rehabilitation
- Small Structure Replacement & Rehabilitation

Bridge Design

- Replacement
- Superstructure & Deck Replacement
- Thin Deck Overlay, Bridge Painting, & Debris Removal
- Small Structure Replacement with Bridge
- Bridge Load Rating
- Bridge Hydraulics

Traffic Engineering & Design

- Traffic Impact Studies (TIS)
- Traffic Signal Warrant Analysis

Environmental Services

- EA/EIS & CE Document Preparation
- SEPA & NEPA processes
- Wetland Mitigation & Ecological Surveys

Planning, Studies, Permitting, & Funding

- Thoroughfare Plans, ADA Plans, & Pavement Asset Management Plans
- Transportation System Studies (Functional Classification Updates, Interchanges, etc.)
- Funding Assistance (Federal-Aid Highway Funding for LPA Projects, Community Crossings Funds)

Land Development

Public Sector

- Parks and Open Spaces
- Community Use Facilities
- Municipal Use Facilities

Private Sector

- Mixed-Use
- Commercial
- Industrial
- Residential – Single-Family
- Residential – Multi-Family
- Institutional/Municipal Campuses
- Industrial/Commerce Parks

Surveying

- ALTA/NSPS Land Title Survey
- Boundary Survey
- Construction Staking
- Drone Imagery
- Platting/Monumentation
- Record Drawings
- Route Survey
- Topographic Survey

Water Resources

- Capital Improvement Plans
- Feasibility Studies
- Funding Assistance (Grants & Loans)
- Permitting Assistance (Federal, Local, & State)
- Regional Studies
- Utility Rate Studies

Drinking Water

- Modeling, Security, & Wellhead Protection
- Water Distribution System Modeling
- Water Supply & Water Quality Studies
- Water Treatment Facility Evaluation & Planning Studies

Stormwater

- Drainage Master Planning (Including Stormwater Runoff Modeling)
- Stormwater Phase 2 Studies (MS4)

Wastewater

- CSO Long-Term Control Plans
- CSO Operational Plans (BMPs)
- Inflow/Infiltration Studies
- Sewer Service Master Planning (Including Collection System Modeling)
- Treatment Facility Evaluation & Planning Studies
- Sanitary Sewers, Lift Stations, and Force Main Planning and Design

Construction Inspection

Construction Engineering

- Construction Observation Services for Roadway, Trail, Bridge, Water, Wastewater, & Stormwater Projects

hwcengineering.com

DAN CRISTIANI EXCAVATING CO. INC.

(812) 282-9866
3000 Shadow Lake Dr.
Charlestown, IN 47111
dcexc.com

PROFILE

Dan Cristiani Excavating: The Trusted Leader in Site Development & Infrastructure Solutions

With over 53 years of experience, Dan Cristiani Excavating has been the premier choice for site development, infrastructure installation, and construction services across Kentuckiana. Our expertise spans a wide range of industries, from commercial and residential development to park projects, roads, and critical water, sewer, and stormwater infrastructure.

At Dan Cristiani Excavating, we bring unparalleled knowledge, cutting-edge technology, and a deep commitment to excellence to every project. Whether it's navigating complex site conditions, delivering efficient infrastructure solutions, or executing large-scale developments, our team ensures seamless project execution from concept to completion.

We take pride in our customer-focused approach, strong community ties, and legacy of quality craftsmanship, making us the go-to partner for municipalities, developers, and private enterprises alike. When it comes to building the future of Kentuckiana, we don't just move dirt—we build lasting foundations.

EXPERTISE

- SITE DEVELOPMENT
- WATER INFRASTRUCTURE
- SEWER INFRASTRUCTURE
- STORM WATER INFRASTRUCTURE
- ROAD INSFRASTRUCTURE
- BOT PROJECTS

ABOUT US

01 SITE DEVELOPMENT

Dan Cristiani Excavating has been a leader in site development in Kentuckiana, transforming raw land into fully prepared sites ready for construction. Our team specializes in earthwork, grading, excavation, land clearing, and utility installation, ensuring that each site is properly prepared to support long-term infrastructure and development. Whether it's a residential subdivision, commercial complex, industrial facility, or municipal project, we bring the expertise, equipment, and workforce to handle projects of any scale. With a deep understanding of local regulations, environmental considerations, and best construction practices, we deliver efficient, cost-effective, and high-quality site development solutions that lay the groundwork for success.

02 UTILITIES & ROADS

Dan Cristiani Excavating has a proven track record in utility installation and road construction, delivering essential infrastructure that supports growing communities and businesses across Kentuckiana. Our team specializes in the installation of water mains, sanitary sewer systems, stormwater drainage, and other critical utilities, ensuring reliable and long-lasting service. We also have extensive experience in road construction, from initial grading and base preparation to paving and finishing. Whether working on municipal roadways, highway expansions, or private developments, we prioritize efficiency, durability, and safety. With decades of expertise, state-of-the-art equipment, and a commitment to excellence, we provide seamless, turnkey solutions that keep communities connected and infrastructure running smoothly.

03 BOT PROJECTS

Dan Cristiani Excavating has established itself as a trusted Build-Operate-Transfer (BOT) partner, delivering turnkey infrastructure solutions that drive long-term value for communities. Our ability to successfully navigate complex projects—from planning and financing to construction and operational handover—has made us the preferred partner for municipalities seeking efficient, cost-effective infrastructure development. We have been selected as a BOT partner for major projects, including the New Albany Police Department (City of New Albany), Heritage Estates (City of North Vernon), Shadow Lake (City of Charlestown), Hwy 62 Pump Station and Sewer Mains Installation (City of Charlestown), and HRV Drainage (City of Charlestown). Our deep expertise in site development, utility installation, and road construction, combined with our commitment to quality and innovation, ensures that each BOT project is completed on time, within budget, and built to last.

DC DEVELOP

PREVENTION by DESIGN

Designing with Safety in Mind: Protecting People, Reducing Costs, and Building Smarter from the Start

Our Approach

We collaborate closely with design engineers, contractors, and safety professionals to identify and mitigate potential workplace hazards—protecting both construction crews and the personnel responsible for operating and maintaining the facilities.

Core Principles of this Initiative

- Eliminate Hazards at the Source - Design out risks before they arise.
- Minimize When Elimination isn't Possible - Thoughtful design strategies to reduce exposure to hazards.
- Integrate Safety Early - Safety considerations start in the beginning.
- Align with the Hierarchy of Controls - Start with elimination and substitution

Benefits

- Cost Savings - Identifying and mitigating hazards early reduces the need for costly repairs, redesigns, and workers' compensation claims.
- Improved Safety - Creates an inherently safer work environment, leading to fewer injuries and incidents.
- Boosted Productivity and Morale - Safer job sites promote greater efficiency, higher employee morale, and increased overall productivity.

Our team of seasoned engineers and field professionals will evaluate the project with a priority on safety for all personnel involved in the construction and operation of the lift station.

Throughout the design phases, our team will collaborate closely with the engineering team to develop and implement solutions that promote a safe working environment for all.

Our goal is to ensure the safest possible construction and operational environment for both workers and the public by proactively identifying and mitigating hazards during the design phase.

PROPOSED PROJECT APPROACH

PROPOSED PROJECT APPROACH

Our proposal should be considered a turn-key solution, which includes construction and design, as well as financing and property acquisition (if necessary). Our team, both collectively and individually, has experience in developing and implementing projects of this type in general, but specifically within the City of Charlestown (City) and the River Ridge Development Authority (RRDA) over many years. This allows our team to have an intimate knowledge of not just the systems utilized by both the City and the RRDA but also gives us an advantage related to what construction impediments exist within the project area and how to mitigate those impediments. Our specific experience on similar projects, as well as specific experience with the City and the RRDA are listed within the Project Experience section of the proposal. The proposed team has all required licenses to perform their design and construction duties under the BOT Agreement.

Our team is ready to fully engage with the project immediately.

PROJECT TEAM

The intent of this proposal is to describe the role that GM Development and MDS will provide as developers of the Regional Lift Station and Wastewater Collection System Project to serve the City of Charlestown and the River Ridge Development Authority. The owners and staff have worked with the City and private developers on many projects within the City spanning decades. In particular, GM and MDS are co-developers on the City's Hwy 62 Lift Station Sanitary Sewer BOT Project, which is currently under contract, as well as the River Ridge Solar Array BOT which is in the scoping phase. GM has also successfully developed and financed the Shadow Lake Infrastructure BOT and the Utility Relocation BOT to support the Forest Edge development. The joint venture between GM and MDS provides the City and the RRDA with an extensive knowledge base related to BOT implementation and financing coupled with "boots on the ground" project management all under a single project management fee. GM and MDS have assembled an experienced team that is familiar with the needs of both the City and RRDA to provide design, construction administration, construction observation, and construction services.

GM and MDS are pleased to be joined by the HWC Engineering team and the DC Team. HWC Engineering will assist with the design, construction administration and construction observation of this project. HWC Engineering takes a strategic approach in staffing complex projects such as the proposed project. The HWC team assembled for this project brings more than 100 combined years of wastewater utility system planning, design, and engineering experience to the table. The team has worked together on similar utility design and construction efforts, and most importantly, the team members have significant experience and working knowledge of the City's wastewater system and the River Ridge Commerce Center's utilities and staff members.

The DC Team—comprised of Dan Cristiani Excavating and DC Develop—brings extensive experience and a proven track record in utility infrastructure development and construction. The DC Team combines a deep industry knowledge, technical expertise, and a hands-on approach to deliver high-quality, cost-effective solutions tailored to the unique needs of each project. With decades of experience in planning, designing, constructing, and managing complex utility infrastructure, the DC Team is well-equipped to execute this project with precision, efficiency, and a strong commitment to safety and quality.

PROJECT UNDERSTANDING

Given the team's working relationship with both the City and the RRDA, our team has a solid understanding of the project requirements with respect to each utility's required improvements associated with this project. In 2022 and 2023, HWC Engineering, in compliance with an Agreed Order with IDEM, assisted the City with evaluating problems with the Spring Street lift station, including evaluating multiple flow metering data sets to determine capacity requirements for a new or improved facility. Given the growth and development of areas southwest of the existing facility, the need for a relocated facility to serve as a "regional" lift station became apparent and was the focus of a preliminary engineering report (PER) HWC completed for the City in 2024. The PER developed various alternatives to replace the existing station, eliminate overflows/achieve compliance and serve the pending and immediate growth in the area, including the Shadow Lake and Shadow Brook Developments. Ultimately, the recommended plan in the PER included a preliminary scope of work including a 30" gravity interceptor, approximately 5,300 feet in length, from the existing lift station, to a new lift station (including 3 pumps, each rated at 1,750 gallons per minute) located at the west edge of the proposed Shadow Brook Farms Development, and north of Pleasant Run Creek. An 18" force main would extend approximately 14,000 lineal feet across and through private easements and public rights of way before crossing SR 62 and entering the River Ridge Commerce Center (RRCC). Based on consultation with the River Ridge Development Authority (RRDA) leaders, the corridors of Miami Trail and Penny Martin Lane could be used for the City's force main with discharge to the City's wastewater treatment facility. The existing overflow basin at the existing lift station which was recently cleaned and lined to comply with the IDEM Agreed Order will remain as an "equalization basin" with new automated controls installed to regulate its use. The PER was completed to determine a "basis of design" for the City's project, but also to allow the City to secure funding from the Indiana Finance Authority's (IFA) State Revolving Loan Fund (SRF) program, if deemed the best financing alternative. While no regulatory requirements include a required completion date for the City's project, planned development needs, and the capacity of an existing temporary lift station serving the Shadow Lake Development, a first quarter of 2027 completion date is desired.

While no planning has yet been completed for the RRDA's project with respect to enhanced wastewater handling in its now growing north sector, discussions and coordination between the City and RRDA have provided our staff with a good understanding of the needs to be addressed for the RRCC. The Cheesecake Factory Bakery to be constructed near the intersection of SR 62 and Miami Trail will require approximately 0.750 MGD of wastewater handling. To address the immediate need and set up the other nearby areas for service, gravity interceptors are proposed to serve the new Cheesecake Factory Bakery extending easterly to connect to a new interceptor along Penny Martin Lane (which eliminates 2 lift stations) to convey wastewater flows to a "regional" lift station to be located approximately between Penny Martin Lane and Jim Lewis Drive. There is the potential for the two systems to share one of the proposed force mains as flows increase over time.

PRECONSTRUCTION

During the preconstruction phase we will work with you to finalize budgets, designs, construction drawings, permits, scheduling and logistics. We are sure to include every single line item, so your project runs as smoothly as possible, without any surprises down the road. Every detail is important to your budget and peace of mind. Throughout the project, we present all viable options and make recommendations, while giving you enough time to make decisions carefully and thoughtfully.

Generally, the scoping period includes a "learning curve" of some extent for the BOT team to become familiar with the project's goals, systems involved, capacity requirements, project area and the client(s). The selection of our team avoids that "learning curve" and allows us to immediately begin work using previously developed work products (including the Spring Street PER prepared by HWC) and knowledge of the project area and future service requirements to complete preliminary design documents which will allow for pricing of the work proposed. An additional advantage is the involvement of the DC Team as the general contractor who has extensive knowledge of the project areas and is a participant in the development of the property to be served by the City's new systems. The PER development and associated SRF requirements also allowed HWC to previously evaluate potential environmental impacts of the City's project.

With a focus on achieving your goals, our team will work in tandem to select systems and materials, as well as adjust designs for constructability. This proven methodology guides the design process, establishes milestone dates, and develops accurate estimates.

ESTIMATING

A quality estimate begins with a comprehensive review of the critical success factors for the City, accounting for the goals of the facilities, long term maintenance considerations, efficiencies and aesthetics. The earliest budgets need to be detailed and compiled by a team who is well informed through an in-depth review with representatives from both the City and the RRDA.

The detailed information will be reviewed with all stakeholders early and often to ensure that the decision-making process is supported and allows for guidance of the design process within the constraints of a stringent budget. Using this approach to budget development and future maintenance requirements, supports proactive management of the project financials throughout the design phase and into the Guaranteed Maximum Price (GMP). This helps eliminate costly surprises and frustrations of incomplete budgets, which unfortunately, is the norm in the construction industry.

VALUE | COST MANAGEMENT | EMPHASIS ON CONSTRUCTION AND OPERATIONAL SAFETY

There are numerous risks to the budget process, including overly simplified square foot budgets, construction and design teams that communicate poorly, as well as design and construction teams that are out of sync with facilities management directives.

High profile projects like this demand an aggressive approach that mitigates these risks. Partnering from day one is a key factor for success. Our team will engage throughout the design in a very complementary manner.

Our team also emphasizes construction and operational safety as we go through the design process. Prevention by Design (PbD) will be handled by the DC Team in cooperation with our design partners. PbD is a proactive approach that integrates safety, operability, and maintainability into infrastructure design from the earliest stages of a project. The goal is to identify and mitigate potential risks before they become issues during construction, operation, or maintenance. By considering long-term performance and safety at the design phase—rather than retrofitting solutions after problems arise— PbD helps reduce life-cycle costs, improve system reliability, enhance worker safety, and ensure smoother ongoing operations. While

safety is of the utmost importance to our crews during the construction of the project, safety and efficiencies of operations *AFTER* construction may be overlooked in the traditional design, bid, build procurement model.

The DC Team, led by Donna Ennis, will spearhead the *Prevention by Design* initiative in close coordination with HWC Engineering. With decades of hands-on operational experience in water and wastewater infrastructure, Donna brings a deep understanding of how design decisions impact long-term system performance, safety, and maintainability. Her leadership ensures that operational insight is integrated early in the design process, helping to identify potential risks, minimize future maintenance challenges, and improve overall system reliability. By collaborating with HWC, the DC Team will help deliver a smarter, more sustainable infrastructure solution from the outset.

The results of our work sessions will be presented to the City for review, necessary edits and approval. This aggressive approach towards value and risk management provides a streamlined design process that incorporates all stakeholder comments, produces design documents with significantly fewer errors, and produces a more accurate budget from day one through the GMP.

CONSTRUCTION

As we transition into the construction phase, we will work with the City and the RRDA to determine, or reconfirm, the Critical Success Factors to this project. From this point, we will actively communicate with the project stakeholders by whatever means necessary, such as holding weekly progress meetings with the team to provide any updates and review issues that may have arisen if desired.

The DC Team will approach this project with the same hands-on, solutions-driven mindset that has defined their work for over 55 years. The DC Team will bring a high level of coordination, efficiency, and attention to detail to every phase of construction. From initial mobilization through final completion, the focus will be maintaining clear communication, staying ahead of schedule, and minimizing disruptions to surrounding areas. Their extensive experience in complex utility installations—including deep excavations, sanitary and water infrastructure, and lift station construction—allows them to anticipate challenges and proactively develop cost-effective solutions. Safety, quality, and accountability will be at the forefront of the DC field operations to ensure a successful outcome for all stakeholders.

Communication is a necessary element in any project's success. Owners, designers and contractors are often motivated by different primary goals and projects can suffer delays, higher costs and lower quality when these participants do not concentrate on shared goals. Cooperation, teamwork and clearly understood mutual goals facilitate smooth communication and decision-making. For both internal and external communications between the project team, key players will develop common goals to create priorities. These goals and priorities will become the essence of the execution process.

FINANCING

If you need the Developers to provide a financial solution, then we will work with your legal counsel and financial advisor to provide appropriate options, including financing from the Indiana Finance Authority via the State Revolving Loan Fund program. In short, our financing strategy will be to do whatever your legal counsel and financial advisor directs us to do upon receiving our guaranteed budget at the conclusion of the scoping period. If existing cash or bond proceeds are not able to fully fund the project budget, we

are able and willing to finance any capital shortfalls if directed by you and your legal counsel, whether on a short-term or permanent basis. Our proposed financing would be provided by adding financing terms to our proposed Build-Operate-Transfer Agreement pursuant to IC-5-23. The financing would not encumber the constructed improvement or underlying land in any way, so the improvements can be conveyed to the City (or its assigned operator) at any time after construction completion no matter which financing solution is used.

We are able to meet all requirements listed in the RFPQ and state statute, and we are flexible regarding the timing and terms. Here are some examples of how we can approach the financing of the project:

1. The BOT Agreement can be structured with no financing terms at all, but still achieve the primary goal of construction delivery for a guaranteed price. Under this scenario, the City would simply make monthly payments via certified pay applications (presumably from existing cash or bond funds).
2. The BOT Agreement can include temporary or short-term financing through the construction period, and the City can pay the BOT Agreement in one lump sum upon completion of the construction (either by using bond or cash proceeds).
3. The BOT Agreement can serve as temporary financing for any funding shortfall that extends past the construction period. We could hold the financing for up to 3 years, during which the City would only need to make interest payments. This method may be useful if the City anticipates issuing a bond in the next few years, as the BOT Agreement can be absorbed into that future bond. If this is the case, we can help bridge the gap until the timing is right for the City to issue the bond.
4. The BOT Agreement can be used as permanent financing for any funding gaps. In this scenario, we can provide amortization for up to 20 years.
5. The BOT Team can also finance the project via the Indiana Finance Authority's State Revolving Loan Fund loan program. The Developers have utilized this financing source for a variety of BOT projects in the past and will work with the City's financial advisors and bond counsel, as well as our design and construction partners to facilitate the process and close the loan. If these funds are utilized, our team through MDS, can assist with Davis Bacon compliance if necessary.

For any of the scenarios listed above, we will work with the City's legal counsel and financial advisor so they can determine the most advantageous approach and repayment source. We will work with an underwriter to solicit banks if directed by your advisory team to do so. We can provide templates for your legal team to review for any of these methods, as we have completed dozens of similar projects for each of the development models listed above. No matter which model is selected, our standards documents will allow the City to independently negotiate the scope and timing of (1) the financing period, (2) the construction period, (3) the operating period, and (4) the transfer date.

PROCESS | TIMING

1. We will finalize the contract documents, schematic project design, budget, and schedule for City approval during the scoping period. We will work with the City and the RRDA from day one to determine the appropriate financing mechanism as we are working through project planning and the GMP.
2. Upon satisfactory review by the City (and City legal counsel and financial advisor), the City will adopt an approving resolution to enter into the BOT Agreement and make payments as per the agreed terms.
3. The BOT Agreement can be executed very quickly after this approval.

4. Construction will begin immediately upon completion of design and permitting, with some early action tasks proceeding while those tasks are progressing such as material/equipment procurement which can help expedite the overall schedule.
5. The Project can be conveyed to the City and the River Ridge Development Authority any time after construction completion.
6. The decision on length and scope of the operating period can be made independently of the length and/or scope of the construction period, financing period, or transfer date.

Project Management Approach

We will involve the City in all key decisions, while maintaining a "get it done" attitude. We will manage the project to ensure it meets the delivery date and budget. If selected as your development partner, we will design the project to your specifications and deliver it on time and on budget.

Availability

We are prepared to begin immediately if chosen as the development partner for this project.

Scoping Fees

Understanding the need for the City and project stakeholders to make prudent decisions regarding the project and its financial implications, our Team has developed a plan to keep costs low until a more definitive plan for financing the overall project can be completed given the total project costs determined during the scoping period. This project is also on a very tight timeline to achieve the goal of an operational system by the Spring of 2027.

The goal of the scoping period is to develop pricing for the client to make informed decisions on proceeding with the project. In order to develop adequate horizontal alignment of proposed underground pipelines, as well as determine topography and utility constraints that may exist in the construction areas, a modest level of surveying will be required. For this surveying work we are proposing a fee of $30,000. Given the surveying data collected and the information prepared in developing the City's PER, the Team will complete the calculations necessary to determine pipe sizing and pump/wet well requirements for the City's portion of the project. The RRDA's needs will be coordinated with their staff to also develop capacity requirements and calculation of pipe sizing and pump/wet well requirements. The Team will develop preliminary alignment plans of gravity sewers, lift stations and force mains for each utility's project needs. Additionally, determination of pump sizing and lift station requirements will be determined. In order to develop the schematic plans necessary for pricing of the underground piping and lift stations, a fee of $110,000 is proposed.

Additionally, we are recommending allowances for both electrical design/input and geotechnical testing to help determine electrical requirements for each lift station and the types of soil to be encountered as well as locations of and depth of rock in the construction areas. Geotechnical testing will be especially important at locations of proposed pipe borings. An allowance of $20,000 is proposed for electrical design support, and an allowance of $25,000 is proposed for geotechnical testing.

The total scoping period fee incorporating these elements described herein is proposed as not-to-exceed $185,000. Please note that this scoping fee will pay for elements of the project that will be necessary to

implement the project, even if the City and the RRDA choose not to enter into a BOT agreement with our Team following the scoping period. The information gathered – surveying, geotechnical testing, schematic plans, hydraulic and electrical design – will be the property of the City and the RRDA. As stated previously, our Team has extensive experience working in and around the area and knows that these services are necessary to enable both the City and the RRDA to choose the appropriate alignment, pump sizes, etc., in order to obtain a more efficient design and more accurate GMP without completing more detailed design documents. These fees will not be in addition to the GMP but will be part of the overall cost of the project and would be part of the engineering services required for the overall project.

Proposed Schedule

APRIL 2025	**RFPQ** • RFPQ RESPONSES SUBMITTED TO THE CHARLESTOWN SANITARY SEWER BOARD (04.17.25)
LATE SUMMER 2025	**SCOPING PERIOD (90 DAYS)** • CHARLESTOWN SANITARY SEWER BOARD SELECTS A DEVELOPER/TEAM AND ENTERS INTO A SCOPING PERIOD (5.1.2025) • SURVEY • SCHEMATIC DESIGN PRICING • EXPLORE FINANCING OPTIONS • SUBMIT GUARANTEED MAXIMUM PRICE (GMP) (8.1.2025)
LATE FALL 2025	**BOT AWARD** • FINALIZE FINANCING OPTIONS • SELECTION COMMITTEE MAKES A RECOMMENDATION TO THE CHARLESTOWN SANITARY SEWER BOARD AND THE CITY COUNCIL REGARDING THE BOT AGREEMENT AND PUBLISHES THE NOTICE OF PUBLIC HEARING • PUBLIC HEARING (IC-5-23-5-8) PUBLISHED IN THE LOCAL PAPER AT LEAST 7 DAYS PRIOR TO THE DATE OF THE HEARING • PUBLIC HEARING IS HELD TO ACCEPT THE SELECTION COMMITTEE'S RECOMMENDATION • THE CITY EXECUTES THE BOT AGREEMENT
EARLY WINTER 2025 – 1ST QUARTER 2026	**DESIGN, FINAL PRICING AND PERMITTING** • DESIGN DEVELOPMENT; 100% CONSTRUCTION DOCUMENTS; SUBMIT PERMIT APPLICATIONS; FINALIZE LAND ACQUISITION (IF NECESSARY) • FINALIZE CONSTRUCTION COSTS (ADJUST DETAILS TO MAINTAIN GMP AND BUDGET) • PERMITS RECEIVED
SPRING 2026 – SPRING 2027	**CONSTRUCTION** • CONSTRUCTION MOBILIZATION • SUBSTANTIAL COMPLETIONS; INSPECTIONS • FINAL COMPLETION AND OCCUPANCY

PROJECT EXPERIENCE + REFERENCES

Greg Martz
Sole Member

Years Experience
20

Education
Ball State University
B.S., Finance & Economics

Professional Affiliations
Licensing & Certifications

- National Association of Industrial & Office Properties, Board of Directors & Past President
- East 10th Street Civic Association Board of Directors/Secretary
- FOGP, Board of Directors
- Continuum of Care of Greater Indianapolis
- Corporation for Supportive Housing Advisory Board
- Indy Rezone Neighborhood Initiative Advisory Committee

BOT Experience

City of West Lafayette, Indiana
Multiple Utility, Infrastructure and Road Projects

City of New Albany, Indiana
Multiple Utility, Infrastructure, and Road Projects

City of Alexandria, Indiana
Multiple Infrastructure and Utility Projects

Town of Battle Ground, Indiana
Multiple Infrastructure and Utility Projects

Hartford City, Indiana
Highway Three Water and Sewer Extension

Shelby County, Indiana
Infrastructure, Utility, and Road Infrastructure

City of Petersburg, Indiana
Multiple Infrastructure and Utility Projects

City of Scottsburg, Indiana
Multiple Infrastructure and Utility Projects

City of Charlestown, Indiana
Multiple Infrastructure, Utility, and Road Projects

Town of Waterloo, Indiana
Sanitary Sewer Extension

Town of Van Buren, Indiana
Sanitary Sewer Extension

Tippecanoe County, Indiana
Community Corrections/Sheriff's Office/Solar

References for Similar BOT Infrastructure Projects

New Albany Flood Control District

Scope of work: Land Acquisition, demolition and environmental cleanup adjacent to levy
Cost of work: $5,300,000
Reference: Chris Gardner (Executive Director) 502-552-2057

Shelby County Road, Utility, and Infrastructure Project

Scope of work: Installation of road, utilities, infrastructure, and roundabout to support multiple economic development projects
Cost of work: $13,000,000
Reference: Brian Asher (Economic Development Director) 317-512-4905

Purdue Research Foundation— Gateway Utilities I

Scope of work: Water, sewer, and storm Installation
Cost of work: $2,000,000
Reference: Greg Napier (Director of Parks) 765-491-6406

Purdue Research Foundation— Gateway Utilities II

Scope of work: Water, sewer, and storm Installation
Cost of work: $1,022,000
Reference: Greg Napier (Director of Parks) 765-491-6406

Alexandria Sanitary Sewer extension—State Road 9

Scope of work: Sanitary Sewer extension and Lift Station
Cost of work: $664,286
Reference: Warren Brown (Executive Director) 765-278-7345

Alexandria Sanitary Sewer extension—Willows

Scope of work: Sanitary Sewer extension and Lift Station
Cost of work: $885,714
Reference: Warren Brown (Executive Director) 765-278-7345

Petersburg Water Main Extension and Booster Station

Scope of work: 10,000 LF water main extension and booster station
Cost of work: $857,000
Reference: RC Klipsch (Mayor) 812-582-8096

Van Buren Sanitary Sewer Extension

Scope of work: Sanitary Sewer extension and Lift Station
Cost of work: $721,546
Reference: Michelle Sexton (Clerk-Treasurer) 765-934-3991

References for Similar BOT Infrastructure Projects

Battle Ground Water Tower, Tomahawk Road, and Sanitary Sewer Extension

Scope of work: Installation of two new water towers, road reconstruction, and Hawk's Nest Sanitary Sewer Extension and Lift Station
Cost of work: $7,250,000
Reference: Georgia Jones (Clerk-Treasurer) 765-567-2603

Scottsburg Wastewater Treatment Plant

Scope of work: Major expansion to the existing wastewater treatment plant and installation of sequence batch reactors
Cost of work: $14,250,000
Reference: Jan Hardy (Clerk-Treasurer) 812-528-5464

West Lafayette Road and Utility Project

Scope of work: Extension of Salisbury Road, including associated infrastructure and utilities
Cost of work: $7,200,000
Reference: Scott Senefeld (Owner's Rep) 317-695-2394

Waterloo Sewer Extension

Scope of work: Installation of sewer line and lift station
Cost of work: $1,500,000
Reference: Pam Howard (Town Manager) 260-837-7428

New Albany Road and Utility Project

Scope of work: Extension of Daisy Lane, including a 40' high retaining wall, and associated infrastructure and utilities
Cost of work: $3,856,950
Reference: David Duggins (RDC Director) 812-493-4430

Sellersburg Road and Utility Project

Scope of work: Installation of Camp Run Parkway, roundabout, and associated infrastructure and utilities
Cost of work: $3,800,000
Reference: Nick Lawrence (Owner's Representative) 502-727-3546

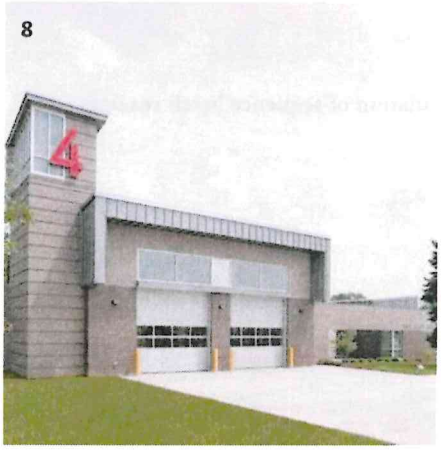
Clarksville Road and Utility Project

Scope of work: Installation of South Clarksville Road, and associated infrastructure and utilities
Cost of work: $5,000,000
Reference: Kevin Baity (Town Manager) 812-914-1060

Haymaker Road—Mooresville, IN

Scope of work: Road extension
Cost of work: $550,000
Reference: Chelsey Manns (Dev. Director) 317-650-1741

Recent Municipal Projects Developed by GM Development under IC 5-23 in Indiana



1.	Purdue Research Foundation, Childcare Facility	$5,115,437
2.	Sullivan Community Building	$2,375,000
3.	Hammond Fire Station	$3,750,000
4.	Hebron Fire Station	$750,000
5.	Hobart Fire Station	$1,150,000
6.	Lake Ridge Fire Station	$1,650,000
7.	Milan Township, Allen County Fire Station	$1,345,000
8.	New Albany Fire Station 1 - new construction	$3,351,330
9.	New Albany Fire Station 2 - renovation	$97,278
10.	New Albany Fire Station 3 - renovation	$844,613
11.	New Albany Fire Training Facility	$876,800
12.	Purdue Research Foundation Flood Mitigation, Regional Detention, and Todd's Creek Relocation	$4,000,000
13.	Alexandria Lift Station 1/Sewer	$664,286
14.	Alexandria Lift Station 2/Sewer	$885,714
15.	Batesville Lift Station/Sewer	$337,201
16.	Monroe County Public Parking Garage and Correctional Facility	$9,300,000
17.	Austin Property Acquisition and Demolition	$1,300,000
18.	Batesville Property Acquisition and Demolition	$222,500
19.	Batesville Road	$1,165,000
20.	Batesville Shell Industrial Building	$2,632,702
21.	New Albany City Hall	$5,600,000

Recent Municipal Projects Financed/Developed by GM Development in Indiana

23

22. Purdue Research Foundation Office Headquarters Expansion	$12,698,915
23. Purdue Research Foundation Composite Lab Indiana Manufacturing Institute	$13,301,038
24. Purdue Research Foundation Office - Rolls Royce/Purdue	$14,950,000
25. Purdue Research Foundation White Peterman Headquarters	$460,842
26. Purdue Research Foundation, Pearson Labs Office	$351,435
27. Purdue Research Foundation, Utility Installation	$2,000,000
28. New Albany Road Extension	$3,500,000
29. Franklin Shell Industrial Building	$2,392,000
30. Petersburg Fire Station	$828,475
31. Brownsburg Public Parking Garage	$4,500,000
32. Hobart Public Works Maintenance Facility	$1,450,000
33. New Chicago Public Works Maintenance Facility	$700,000
34. Seymour City Park	$3,500,000
35. Fishers Police Headquarters	$10,724,765
36. Fishers Parking Garage	$5,774,913
37. Southport City Hall and Police Department Headquarters	$1,000,000
38. Yorktown Town Hall and Police Department Headquarters	$2,850,000
39. Charlestown Police Headquarters	$1,299,500
40. Van Buren Sewer Installation	$721,546
41. Battle Ground Water Tower	$1,250,000
42. Miami County Shell Industrial Building	$2,850,000
43. Hammond Public Sportsplex	$6,000,000
44. Pike County Water Main Extension	$857,000

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45. NW Shelby County Utility/Road Infrastructure	$12,000,000
46. Van Buren Township (Monroe County) Firehouse	$1,457,300
47. Warren Township Firehouse	$5,600,000
48. Clinton Firehouse	$1,189,000
49. Delaware County Jail	$44,455,000
50. Rushville Mixed-use/Incubator	$700,000
51. Sullivan Mixed-use/Incubator	$525,000
52. MADE@Plainfield Higher Ed Facility	$36,000,000
53. Plainfield Town Hall and Performing Arts Center	$30,000,000
54. Plainfield Parking Structure	$7,090,000
55. Mooresville Shell Building	$4,175,000
56. Whitestown Police Dept. Headquarters	$3,500,000
57. Whitestown Fire Dept. Headquarters	$5,500,000
58. Whitestown Parks Land Acquisition	$6,000,000
59. West Lafayette Parks Headquarters	$683,875
60. Pike County Parks Shelter House	$232,858
61. Jefferson Township (Pike County) Firehouse	$888,000
62. New Albany Flood Control District	$3,900,000
63. West Lafayette Fire Station #3	$2,500,000
64. Lafayette Parking Structure (in design)	$1,900,000
65. Johnson County Parks (multiple in design)	$5,000,000
66. Speedway Town Hall and Police Dept HQ	$8,500,000
67. Brookville Municipal Pool	$3,700,000
68. Clay Township (Morgan County) Firehouse	$370,000
69. Haymaker Road Extension (Mooresville)	$550,000

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70. Accutech Systems	$3,500,000
71. Johnson County Parks Playground	$335,000
72. West Lafayette Water Main Installation	$160,000
73. Van Buren Township Firehouse Addition	$264,000
74. IU Health EMS Remote Station	$1,100,000
75. Battle Ground Water Tower II	$1,150,000
76. Scottsburg Sewage Treatment Plant	$13,000,000
77. Hartford City Historic Redevelopment	$1,600,000
78. Hartford City Water and Sewer Extension	$1,000,000
79. Van Buren Township Firehouse Renovation	$280,000
80. Purdue Research Foundation Gateway Utility II	$1,022,000
81. Waterloo Sewer Extension	$1,750,000
82. Tippecanoe Community Corrections	$5,000,000
83. Sullivan City Hall	$1,000,000
84. Shelby County Sewer Installation	$11,000,000
85. Henry County Shell Building	$3,000,000
86. White River Township Firehouse	$750,000
87. Clarksville Public Work HQ	$7,100,000
88. New Albany Flood Levy II	$1,300,000
89. Ft Wayne Utilities	$23,000,000
90. Plainfield Mill St. Asset Move	$230,000
91. Chauncey Plaza	$1,600,000
92. Salisbury Road Extension	$2,000,000
93. Edinburgh Firehouse	$2,800,000
94. Battle Ground Sanitary Sewer Extension	$3,500,000
95. Scipio Township Firehouse	$1,300,000
96. Muncie WWTP Levy	$4,700,000
97. Boonville Gateway	$235,000

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98.	Sullivan Municipal Pool Complex	$3,600,000
99.	Morgan County Justice Center	$45,000,000
100.	Sullivan Police Department HQ	$400,000
101.	Beech Grove Police Department HQ	$8,400,000
102.	Warsaw Parks Department HQ	$3,600,000
103.	Nappanee City Park/Soccer Complex	$3,500,000
104.	Greensburg Pirate Park	$1,100,000
105.	Brookville Police Department HQ	$800,000
106.	Boone County Jail	$50,000,000
107.	Clarksville Road Project	$5,100,000
108.	Dale Park Improvements	$300,000
109.	Fishers Arts and Municipal Complex	$20,000,000
110.	Fishers Public Recreation Center	$61,000,000
111.	Westfield Washington Public Library	$16,000,000
112.	Westfield Washington Township HQ	$5,000,000
113.	Muncie Fire Station	$7,900,000
114.	Lafayette Public Works Campus	$22,000,000
115.	Lebanon Shell Building	$4,500,000
116.	New Albany Firehouse #5	$3,100,000
117.	Sellersburg Road Project	$3,600,000
118.	Perry Township Firehouse	$5,000,000
119.	Paoli Police Department HQ	$1,300,000
120.	Greensburg Firehouse	$11,000,000
121.	Greensburg Public Works HQ	$8,000,000
122.	Decatur County Public Works HQ	$12,000,000
123.	Dekalb County Public Works HQ	$8,300,000
124.	Boonville Park Concessions Building	$600,000

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125. Sullivan Splash Pad	$600,000
126. Morgan County Historic Courthouse	$23,000,000
127. Sullivan Gateway	$240,000
128. Nappanee Golf Course Clubhouse	$4,300,000
129. Austin Road and Utility Infrastructure	$1,700,000
130. Blackford County Historic Courthouse	$7,000,000
131. Blackford County Flood Mitigation	$2,900,000
132. Boonville Municipal Pool	$13,000,000
133. Cedar Lake Police Dept HQ	$6,000,000
134. Cedar Lake Fire Dept HQ	$9,000,000
135. Chandler Firehouse	$2,300,000
136. Charlestown Shadow Lake Utilities	$5,300,000
137. Clarksville Road and Infrastructure	$3,000,000
138. Connersville Downtown Park Plaza	$1,100,000
139. Connersville Sewer Infrastructure	$550,000
140. Connersville Skate Park	$700,000
141. Delaware Township HQ	$6,000,000
142. Delphi Road and Utilities (1)	$2,950,000
143. Delphi Road and Utilities (2)	$1,600,000
144. Edinburgh Park Project	$320,000
145. Elwood Municipal Pool	$5,000,000
146. Fishers Utility Pipeline (1)	$4,000,000
147. Fishers Utility Pipeline (2)	$3,000,000
148. Fishers White River Park	$5,500,000
149. Hammond Fire Station	$7,900,000
150. Batesville Public Library	$3,500,000
151. Tipton Public Library	$600,000

106.

179.

173.

57.

87.

152.	Battle Ground Utilities	$3,500,000
153.	Logansport Public Works	$8,000,000
154.	Lake Station Public Works	$700,000
155.	Lawrence County Shell Building	$5,300,000
156.	Lebanon Shell Building	$5,000,000
157.	Lebanon Firehouse	$7,000,000
158.	Martinsville Elementary School	$45,000,000
159.	Morgan County EMS	$2,000,000
160.	Morgan County Lift Station	$1,900,000
161.	Martinsville Natatorium	$30,000,000
162.	McCordsville Police HQ	$8,000,000
163.	New Albany Flood Mitigation	$1,000,000
164.	Pike county EMS	$1,000,000
165.	Pike County READI Infrastructure	$1,600,000
166.	PIke County Meadows Infrastructure	$1,200,000
167.	Plainfield Firehouse (1)	$2,000,000
168.	Plainfield Firehouse (2)	$10,000,000
169.	Goshen Firehouse	$11,000,000
170.	West Lafayette Park Project	$16,000,000
171.	Scottsburg Moonglo Utilities	$2,700,000
172.	Shelbyville Early Learning Center	$5,000,000
173.	Shelby County NW Utilities	$6,000,000
174.	Tell City Park Project	$3,000,000
175.	Van Buren Township HQ	$2,500,000
176.	Warren Township Firehouses (2)	$11,900,000
177.	Whitestown Public Works	$15,500,000
178.	Wheatland Town Hall	$1,600,000
179.	New Albany Police Dept. HQ	$13,000,000
180.	Tippecanoe County Sheriff Dept.	$5,000,000

Jill Saegesser
President

MDS MUNICIPAL DEVELOPMENT SOLUTIONS

Years Experience

30

Education

Indiana University's Paul O'Neill School of Public & Environmental Affairs
B.S. Public Financial Management

Professional Affiliations

Licensing & Certifications

- First Harrison Bank, Board of Directors
- Homeless Coalition of Southern Indiana, Board of Directors, Past President
- Certified Grant Administrator, Indiana Office of Community & Rural Affairs, 30 yrs

References

Jan Hardy, Clerk/Treasurer
City of Scottsburg
jhardy@cityofscottsburg.com
812-752-4343

Dr. Treva Hodges, Mayor
City of Charlestown
mayor@cityofcharlestown.com
812-256-3422

Marc Hildenbrand, Chief Director, Engineering & Operations
River Ridge Development Authority
marc@riverridgecc.com
812-725-9974

BOT Experience

City of New Albany, Indiana
Property Assembly, Demolition, Infrastructure, and Road Projects

City of Petersburg, Indiana
Multiple Infrastructure and Utility Projects

City of Scottsburg, Indiana
Multiple Infrastructure and Utility Projects

City of Charlestown, Indiana
Multiple Infrastructure, Utility, and Road Projects

Town of Clarksville, Indiana
Public Works Facility, Utility, and Road Projects

Town of Sellersburg, Indiana
Multiple Infrastructure, Utility, and Road Projects

Pike County, Indiana
Infrastructure, Utility, and Road Projects

Town of Brookville, Indiana
Public Facilities Project

Floyd County, Indiana
REDWIRE - Novaparke Building #5

River Ridge Development Authority, Jeffersonville, IN
Solar Array/Power Generation Project
Water Treatment Plant

HWC Project Team

HWC Engineering takes a strategic approach in staffing complex projects such as the one which the City of Charlestown is proposing. The HWC team assembled for your project brings more than 100 combined years of wastewater utility system planning, design, and engineering experience to the table. The team has worked together on similar utility design and construction efforts, and most importantly, the team members have significant experience and working knowledge of the City's wastewater system and the River Ridge Commerce Center's utilities and staff members. The following is a summary of the leaders of the proposed team to complete your project, all of which will be supported by our diverse staff as necessary. It should also be noted that our team has significant recent experience with BOT projects and the inherent benefits that process offers.

Eric Smith, PE
ENGINEERING SERVICES MANAGER/TEAM & CLIENT COORDINATOR

Eric is Vice-President and Director of HWC's Water Resources Division and will manage and oversee all HWC services and work provided for this project. Having led or been involved in all water/wastewater related services for both the City of Charlestown (including the Spring Street Lift Station Preliminary Engineering Report) and River Ridge, Eric knows the systems and the leaders of each utility very well and will ensure the needs of each project stakeholder are met.

Jon Query, PE
PROJECT MANAGER

Jon is a Senior Project Manager and Wastewater Technical Lead for HWC and will be the project manager for the project. Jon will manage the planning, design, and construction of the project, working closely with the assigned Project Engineers and the Dan Cristiani team to develop designs which meet client needs in the most efficient way while incorporating value added input through the collaborative BOT process. Jon has led several BOT projects for HWC, including the recent Water Treatment Plant Phase 3 project for the River Ridge Commerce Center.

Zack Kline, PE, PMP, LEED AP BD+C
PROJECT ENGINEER - WASTEWATER COLLECTION

Zack will serve as the Project Engineer responsible for the proposed wastewater collection and conveyance infrastructure for the project, including all underground sanitary sewers and force mains. Zack is currently completing several pipeline projects for River Ridge and Charlestown and is very familiar with each system. Additionally, Zack will serve as the Lead Engineer during the construction phase of the project, working closely with the Dan Cristiani team and representatives from the City and River Ridge respectively.

Jeremy Burch, PE
PROJECT ENGINEER – LIFT STATIONS

As a Senior Project Engineer in HWC's Water Resources Division, Jeremy has been involved in numerous complex projects involving pumping systems. Jeremy will work closely with Jon to model flow handling requirements for each lift station, taking into account the variability of flows as each service area develops. Jeremy will be the lead designer of each lift station and coordinate pipe sizing needs for force mains with Zack.

HWC Project Team Continued

Todd Solomon, PE
QUALITY CONTROL/QUALITY ASSURANCE

With over 35 years of experience in water and wastewater process design and construction, Todd will be responsible for the review of the design at key points in the project's development. As a Senior Technical Advisor for HWC's Water Resources Division, Todd's expertise in wastewater design and construction will be a valuable asset to the team in all phases of the project.

HWC ENGINEERING

Eric Smith, PE, Vice President | Director of Water Resources Division

Education
BS, Civil Engineering, Rose-Hulman Institute of Technology

HWC Start Date: 6.1.1993

Years of Experience: 32+

Key Qualifications

- 32+ years of experience
- Served as Project Manager for many study, design, and construction engineering projects for various municipalities and agencies throughout Indiana
- Managed many projects requiring multidiscipline coordination in design and construction
- Previously served on and chaired ACEC's Environmental Business Committee
- City Engineer of Record for several communities

Certifications/ Registrations

- Professional Engineer – IN, IL, OH, and KY

Project Role: Engineering Services Manager/Team-Client Coordinator

Qualifications: Eric has more than 32 years of experience in the management, planning, design, and construction of municipal water, wastewater, stormwater management, and transportation systems. He has served as Project Manager for many study, design, and construction engineering projects for various municipalities and agencies throughout Indiana.

Eric is also the City Engineer of Record for several communities, advising them on all aspects of water, wastewater, and stormwater system design, maintenance, and operation. He is a member of ASCE, AWWA, IWEA, WEF, and a past member and Chairman of ACEC's environmental business committee working closely with IDEM.

Project Experience:

Lift Station Experience:

- WWTF and Lift Station Upgrades (BOT Project), Veedersburg, IN
- I-65/SR 28 Wastewater Collection and Water Supply Improvements, Clinton County, IN
- Cloverdale-Lieber Regionalization and Wastewater System Improvements Design (BOT Project), Cloverdale, IN
- CSO Long-Term Control Plan Phase 3/4A, Clinton, IN
- Service Area 11B Master Plan, Lafayette, IN
- Toyota Lift Station Upgrades, Princeton, IN
- Southside Lift Station/Industrial Park Interceptor, Terre Haute Sanitary District, Terre Haute, IN
- Madison Street Underpass Stormwater Pumping Station, Muncie, IN

HWC ENGINEERING

Jon Query, PE, Technical Lead, Wastewater

Education
BS, Civil Engineering, Rose-Hulman Institute of Technology

Years of Experience: 22+

Key Qualifications

- 22+ years of experience
- Served as Project Manager on various planning, design, and construction engineering projects throughout Indiana, including water supply, distribution and treatment systems, wastewater collection, pumping stations, and wastewater treatment plants
- Active member of IWEA, ASCE, and AWWA
- Currently serves on and previously chaired ACEC's Funding Sources Committee
- Received inspection certification from IWEA

Certifications/ Registrations

- Professional Engineer - IN

Project Role: Project Manager

Qualifications: Jon has over 22 years of project management experience, specializing in water, wastewater, and stormwater system projects. He is an active member of the Indiana Water Environment Association (IWEA), American Society of Civil Engineers (ASCE), and American Water Works Association (AWWA). He currently serves on and previously chaired the American Council of Engineering Companies (ACEC) Funding Sources Committee. He has also received an inspection certification from the Indiana Water Environment Association.

Project Experience:

- Western Regional Interceptor, Greenwood, IN
- Water Supply and Storage Improvements, River Ridge Commerce Park, Jeffersonville, IN
- Regionalization and Wastewater System Improvements, Jasonville, Shakamak, and Coalmont, IN
- I-65/SR 28 Wastewater Collection and Water Supply Improvements, Clinton County, IN
- Mitchell Street Lift Station Improvements, Martinsville, IN
- Schoolview Drive Lift Station Improvements, Rochester, IN
- Clay County Regional Sewer District – Coalmont, Clay County, IN
- Jacob's Creek Sewer Interceptor, New Albany, IN

HWC ENGINEERING

Zack Kline, PE, PMP, LEED AP BD+C, Project Manager

Education
BS, Civil Engineering, University of Kentucky

Years of Experience: 19+

Key Qualifications

- 5+ years of experience in design through construction engineering for municipal industries
- 8+ years of experience in design engineering for industrial facilities
- 6+ years of experience in construction management for industrial and municipal water and wastewater collection and treatment systems

Certifications/ Registrations

- Professional Engineer – KY, IN, and IL
- Project Management Professional (PMP)
- LEED AP BD+C

Project Role: Project Engineer – Wastewater Collection

Qualifications: Zack is a licensed Professional Engineer in Indiana, Kentucky, and Illinois with five years in water and wastewater design for municipal industries, eight years in water/wastewater for industrial facilities, and six years of experience in industrial/municipal construction management. He is passionate about building relationships with clients, contractors, and team members and is committed to providing high-quality service to every project. His project responsibilities include proposals, engineering studies/reports, design, permitting, construction documents, construction administration, and inspection with a focus on water/wastewater collection and conveyance.

KEY:

** Previous Employer*

Project Experience:

Wastewater Experience:

- Sanitary Sewer and Lift Station, Shadow Lake Business Development, Charlestown, IN
- Lieber State Park Wastewater Regionalization, DNR, Cloverdale, IN
- Spring Street Lift Station PER/Study, Charlestown Sanitary Sewer Board, Charlestown, IN
- SR 62 Lift Station Replacement, Charlestown, IN
- Market and Thompson Sewer Replacement, Charlestown, IN
- Parkwood Pump Station Elimination, Louisville MSD, Louisville, KY*
- Wastewater Treatment Plant Expansion, Fox Metro Water Reclamation District, Aurora, IL*

HWC ENGINEERING

Jeremy Burch, PE, Senior Project Engineer

Education
BS, Civil Engineering, Rose-Hulman Institute of Technology

Years of Experience: 16+

Key Qualifications

- 16+ years of experience, including planning, design, and construction phase engineering services on numerous aspects of municipal utility systems, including water and wastewater treatment facilities, wastewater pumping stations, booster stations, water distribution and sanitary collection systems, and stormwater systems

Certifications/ Registrations

- Professional Engineer - IN

Project Role: Project Engineer – Lift Stations

Qualifications: Jeremy has more than 16 years of industry experience including water, wastewater, and stormwater projects. His experience includes planning, design, and construction phase engineering services on numerous aspects of municipal utility systems, with a particular emphasis on the design of water and wastewater treatment facilities and wastewater pumping stations.

Jeremy has extensive experience with various funding agencies including USDA Rural Development, the Indiana Office of Community and Rural Affairs (IOCRA), and the Indiana Finance Authority's State Revolving Loan Fund (SRF) program. Jeremy works with these agencies directly as projects progress through planning, design, and construction.

Project Experience:

- CSO Long-Term Control Plan Phase 2 Wastewater Treatment Facility Improvements, Attica, IN
- River Ridge Commerce Center Phase 3 Water Treatment Facility Expansion, Charlestown, IN
- CSO Pumping Station and WWTF Expansion, Casey, IL
- CSO Long-Term Control Plan Phase 3/4A Relief Sewer and Pumping Station, Clinton, IN
- Lift Station Replacements, Prince's Lakes, IN

HWC ENGINEERING

Todd Solomon, PE, Senior Technical Advisor

Education
BS, Chemical Engineering, University of Louisville

MS, Environmental Engineering, University of Cincinnati

Years of Experience: 30

Key Qualifications

- 30 years of experience as a Project Engineer and Project Manager working on drinking water, wastewater, and stormwater projects

Certifications/ Registrations

- Professional Engineer – IN & KY

Project Role: Quality Control/Quality Assurance

Qualifications: Todd is a Senior Technical Advisor in HWC's Water Resources group with 30 years of industry experience. He has worked on a variety of drinking water, wastewater, and stormwater projects and is involved in both the Water Environment Association (WEA) and the American Water Works Association (AWWA).

His background includes the following drinking water experience: water treatment plant process design, elevated water storage tank design, booster pump station design, high-service pump design, water main design, raw water well and pump design, water system master plan preparation, water treatment process evaluation and preliminary engineering report preparation, THM/HAA evaluation and reduction, and water system merger evaluation.

His wastewater background includes wastewater treatment plant process design, lift station design, gravity sewer and force main design, Toxicity Reduction Evaluation (TRE), facilities plan preparation, wastewater treatment process evaluation and Preliminary Engineering Report preparation, SSO and CSO storage tank design, BioWin process modeling, Consent Decree and Agreed Order negotiation, and compliance management.

His stormwater background includes flood pump station design and flood pump station condition/capacity evaluation.

KEY:

** Previous Employer*

Project Experience:

Wastewater Treatment:

- Wastewater System Improvements, Shoals, IN
- Wastewater System Evaluation and Preliminary Engineering Report (PER) Preparation, Fort Branch, IN
- Bee Creek WWTP Expansion, Murray, KY*
- Spring Street Lift Station and Overflow Detention Basin Evaluation, Charlestown, IN

- Clifton Heights CSO Storage Basin, Pump Station, and Force Main, Louisville, KY*
- South Water Supply Main, River Ridge Commerce Center, Jeffersonville, IN
- Water Storage Tanks Construction Administration, River Ridge Commerce Center, Jeffersonville, IN
- East Fork Clarks River Lift Station and Force Main Improvements, Murray, KY*
- Bancroft CSO Storage Basin and Lift Station, Louisville, KY*
- Eastern Regional Water Reclamation Facility, SD-1 of Northern Kentucky, Alexandria, KY*

Similar Projects

The proposed project includes the planning, design, and construction of two regional lift stations to serve growing areas in the City of Charlestown and the River Ridge Commerce Center respectively. The City's project will replace/relocate the Spring Street Lift Station southwest from its current location, including installation of a gravity interceptor to convey flows from the current facility's site to the new station. The force main discharge from the station will generally cross SR 62 and be constructed in the Miami Trail and Penny Martin Lane corridors of River Ridge before discharging to the City's Wastewater Treatment Facility. The River Ridge improvements also consist of a regional lift station serving the north service area of the park and include gravity sewers to serve the proposed Cheesecake Factory Development and to eliminate two existing lift stations. The River Ridge Lift Station's force main will utilize the same corridor for construction as the City's pipelines. To demonstrate HWC's qualifications and expertise in these areas, we have presented the following list of projects, which include similar work for various sized wastewater or water systems, with several being completed via BOT or Guaranteed Savings Contracts.

Our staff completed these successful projects that posed similar challenges to your project, which are described in our project approach included within this proposal.

Western Regional Interceptor (Guaranteed Savings Contract)

GREENWOOD, IN

HWC completed the design of the Western Regional Interceptor, which resulted from a master planning effort completed in conjunction with an IDEM-Agreed Order. The project included a new regional interceptor for the western sanitary sewer service area for the City of Greenwood, Indiana. The interceptor flows via gravity from White River Township to relieve the City's existing interceptors in the old downtown area and east side, which were at capacity and experiencing surcharging and overflows. The new interceptor runs from SR 135 at the southeast end to SR 37 to the northwest. It generally follows Turkey Pen Creek and Honey Creek and runs adjacent to, or in between, several subdivisions that have experienced significant growth over the last 25 years. The interceptor connects to Citizens Energy Group's existing 102" diameter South Marion County Regional Interceptor.

The interceptor ranges in size from 15' to 60' in diameter, allowed for 10 lift stations to be decommissioned, and included multiple sections constructed via trenchless technology due to road and waterway crossings.

The $65 million project was constructed in two phases and was completed in 2023 utilizing the guaranteed savings project delivery method.

Project Highlights:

- Project Construction Cost: $60 Million
- Approximately 55,000' of gravity sewers ranging in size from 8" to 60" diameter
- Approximately 10,000' of 24" diameter force main
- Jack and bore installations at several locations including SR 37, SR 135, Indiana Railroad, and several of the major County road crossings
- Pleasant Run Creek crossing, consisting of two parallel 42" pipes as required to maintain adequate cover under the creek
- Elimination of 10 existing pump stations
- Right-of-way easement acquisition for approximately 250 parcels along the interceptor route

Reference: Mayor Mark Myers | City of Greenwood | mayor@greenwood.in.gov | 317-887-5000

Service Area 11B Design (BOT Project)

LAFAYETTE, IN

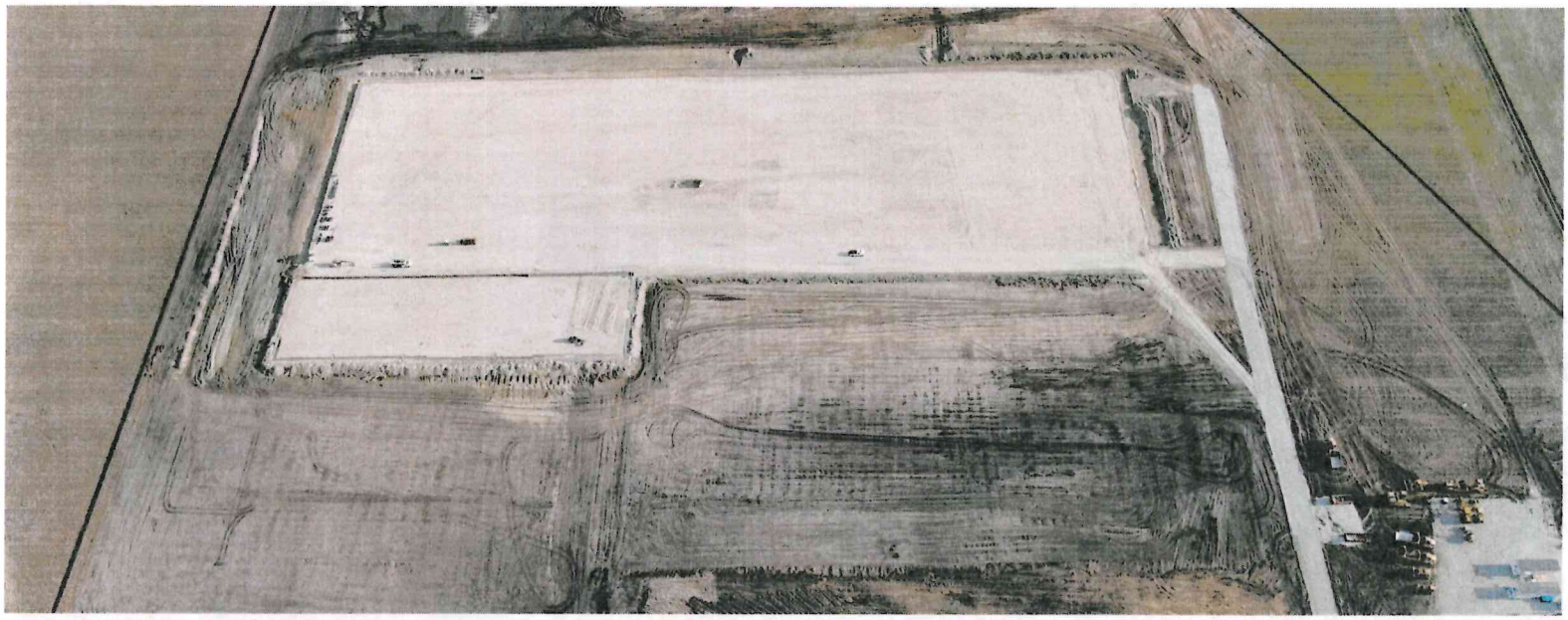
HWC completed the design of water and sanitary sewer extensions for the Lafayette Service Area 11B, which resulted from a master planning effort completed by HWC to open additional areas for growth and development. Much of the growth area planned was outside the current City limits. The recommended plan for the project included a new regional lift station and key sanitary sewer interceptors along with water main extensions to serve nearly 4,000 acres on the southeast side of the City. The planning effort worked closely with the City staff and included coordination with the County and the Builders Association of Greater Lafayette (BAGL).

The regional lift station is over 40' deep adjacent to the Wea Creek Floodplain with five pumps to handle the variation in flow rate, three of which are installed with the initial construction. Several key interceptors flowing to the lift station were designed and planned for construction in the initial phase with the intent that future development will extend infrastructure to them based on the master plan. The design included 12" to 36" diameter sewers constructed via both open cut and trenchless technology installations. The construction requires crossing high voltage transmission lines, creeks, and construction within the floodplain. The force mains in parallel leaving the lift station (16", 10", and 10") extend over three miles along existing roads to the discharge location to the City's sanitary system. Utilizing projected future demands and system modeling, 18" and 14" water mains were designed and looped into the existing water system to create the basic water infrastructure for the service area. Future development will further extend the water mains to comply with the master plan.

As the design proceeded toward the permitting phase and during land acquisition, the City elected to construct the project using the Build-Operate-Transfer (BOT) procurement method. Once the contractor was selected through the BOT process and added to the team, several value engineering opportunities were completed based on collaboration between HWC and the contractor as the "scoping" and pricing period progressed.

The $40 million project began construction in the fall of 2024 and is scheduled for completion in 2026.

Reference: Brad Talley | Superintendent | Lafayette Renew (Wastewater) | btalley@lafayette.in.gov | 765-807-1800



I-65/SR 28 Interchange Utilities

CLINTON COUNTY, IN

Based on economic development and utility planning studies completed by HWC, Clinton County retained HWC to complete design and construction phase services of the recommended project for wastewater and water utilities near I-65 and SR 28. This project included new wastewater collection and water supply facilities to serve existing and potential development near the I-65/ SR 28 interchange, as well as unincorporated areas along the SR 28 corridor, west of the City of Frankfort and west of CR 450. Previously, no public water or wastewater facilities existed in the project area. The scope of work for the project included approximately 10,000' of gravity sewers (ranging in size from 8" to 15"), two triplex lift stations, approximately 4,000' of dual 6" and 8" force mains, approximately 18,000' of dual 8" and 12" force mains (directionally drilled), approximately 24,000' of 18" water main with associated hydrants and valves, four crossings of SR 28 via jack and bore, and an automatic flushing station to maintain water quality. Significant land acquisition was required for the infrastructure constructed in the project. The water and wastewater facilities were connected to the City of Frankfort's systems, and wastewater treatment for the proposed wastewater collection system is provided by the City of Frankfort. The project was completed in 2021 at a project cost of approximately $15 million.

Due to available funding, a second phase including a 500,000-gallon elevated water storage tank was designed by HWC with the construction of this additional work completed in 2023.

Reference: Shan Sheridan | Chamber CEO & Economic Development Executive Director | Clinton County | 765-654-5507

Wastewater System Improvements (BOT Project)

VEEDERSBURG, IN

HWC performed a Wastewater Capital Improvements Plan to evaluate the needs of the wastewater treatment facility and collection system in Veedersburg, Indiana over the course of a 20-year planning period. The system's needs were based on depreciated equipment, new or pending regulatory requirements, flexibility in handling varying flows, and the system's ability to handle system capacity growth.

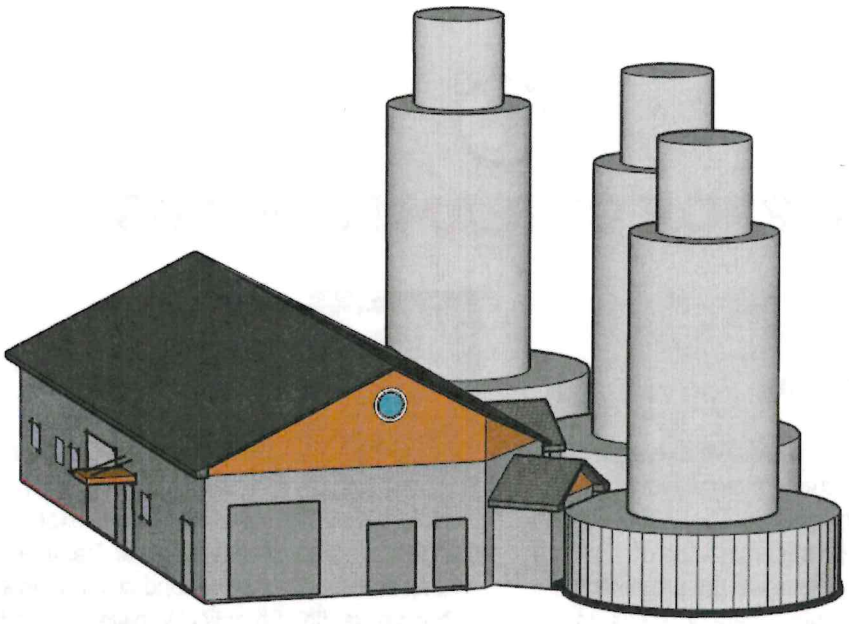
As a result of this planning, HWC designed improvements to the existing Veedersburg Wastewater Treatment Plant (WWTP) to improve the overall efficiency of the treatment system and update critical pieces of equipment. The WWTP was originally built in 1977, with updates in 1997, and is rated for an average daily flow of 840,000 GPD and peak daily flow of 1,800,000 GPD. The peak instantaneous flow is 2,400,000 GPD.

Based on HWC's designed improvements, the project included the replacement of the antiquated extended aeration "Biolac" treatment system with a new oxidation ditch and two secondary clarifiers, new influent structure, replacement of the existing Ultraviolet (UV) light disinfection system with a non-contact type UV system, post-aeration facilities, conversion of the existing north clarifier to a digester, and various improvements to electrical components and controls.

The project also included the replacement of five lift stations (Primary, Sherman Street, Main Street, College Street, and Viewer Hills) located throughout the Town of Veedersburg to replace deteriorated facilities and improve the operation and efficiency of the collection system. The project utilized the Build-Operate-Transfer (BOT) delivery method with Reynolds, Incorporated (Reynolds) as the contractor. Reynolds provided valuable insight and recommendations during design and construction as part of the BOT process. The project was funded in part by the Indiana Finance Authority's State Revolving Fund (SRF) program.

Construction on the $9.8 million project started in July 2022 and was substantially completed in April 2024.

Reference: Ken Smith | Council Member | Town of Veedersburg | 765-585-3696



River Ridge Commerce Center Water Treatment Phase 3

(BOT Project)

RIVER RIDGE DEVELOPMENT AUTHORITY, JEFFERSONVILLE, IN

River Ridge completed the Phase 2 expansion of its 3 million Gallon per Day (MGD) water supply and treatment facility in early 2024, which doubled its capacity to 6 MGD. However, with companies continuing to pursue development in the Commerce Center, the need for additional water has not diminished, and a Phase 3 expansion was determined to be necessary.

HWC designed Phase 3, which consists of a plant expansion to increase the total capacity from 6 MGD to 12 MGD with a firm capacity of 9 MGD. The project consists of constructing three additional water supply wells rated as 2 MGD each and constructing a new second water treatment facility that doubles the capacity of the existing system, increasing the total capacity to 12 MGD. The new 42'x76' facility includes two 30' diameter x 50' tall, packaged gravity filtration units (with consideration and space to add a third unit in the future), three 250 hp high service pumps with overhead hoist/trolley system, a sodium hypochlorite (bleach) disinfection system with two 750-gallon chemical storage tanks, and electrical, instrumentation, and controls improvements. The project also includes a new 200,000-gallon backwash holding tank with a new pumping system that gives River Ridge the option to recycle the water back into the system for treatment or discharge to the creek nearby. The new backwash holding tank is designed to send overflow to the existing 100,000-gallon backwash holding tank, which was critical to obtain permit approval while, at the same time, minimizing operational complexity and cost for the owner.

The $20 million project will begin construction in 2025, utilizing the Build Operate Transfer (BOT) process.

Reference: Marc Hildenbrand | Executive Director - River Ridge Development Authority | marc@riverridgecc.com | 812-725-9974

DC PROJECT TEAM MEMBERS

Chris Jackson
CEO/President
Dan Cristiani Excavating

Chris will serve in an executive oversight role for this project, ensuring a high-level focus on quality control and overall customer satisfaction. With decades of leadership experience and a deep understanding of construction operations, Chris will help guide the project team to align with client expectations, uphold company standards, and deliver successful outcomes. His involvement reflects our commitment to excellence, accountability, and client-first service.

Josh Brewer
Project Manager
Dan Cristiani Excavating

Josh will serve as the Project Manager overseeing the Regional Lift Station and Force Main Project. With over 30 years of experience managing large-scale water and wastewater treatment plants, lift stations, pump stations, and sewer and water main installations, Josh brings a wealth of practical knowledge and leadership to the team. His proven track record in delivering complex infrastructure projects ensures that all phases of construction will be executed efficiently, safely, and to the highest quality standards.

Rick Whistler
Director of Construction
Dan Cristiani Excavating

Rick will oversee the project manager and support day-to-day operations by drawing on his extensive construction experience. As Director of Construction, Rick brings seasoned insight and leadership to the team, ensuring that field activities align with project goals and timelines. He will provide valuable resources, guidance, and problem-solving support to keep the project running efficiently and effectively.

Josh Hillman
CEO/President
DC Develop

Josh will lead the team's efforts in value engineering, drawing on over 20 years of experience in designing lift stations and force main sewer systems. His expertise will be instrumental in identifying cost-effective, innovative solutions without compromising quality or performance. In addition to his technical leadership, Josh will leverage his strong network of industry contacts to connect the project with key people and resources, helping to drive efficiency and add long-term value for the client.

Derek Misch
Director of Estimating
Dan Cristiani Excavating

Derek will support the project by ensuring budget adherence and providing key support to the project manager throughout execution. With extensive experience managing large-scale utility projects, including lift stations and pipeline installations, Derek brings a deep understanding of both cost control and field operations. His involvement will help ensure the project remains financially on track while maintaining quality and efficiency.

Donna Ennis
Director of Operations
DC Develop

Donna Ennis will lead the Prevention by Design (PbD) initiative for this project, applying over 30 years of experience in utility operations to help identify and mitigate risks early in the planning process. Her deep understanding of system functionality and operational challenges ensures that safety, maintainability, and long-term performance are built into the project from the start. Donna's leadership in this area will contribute to a more resilient, efficient, and cost-effective final product.

Chris Jackson

President and CEO
Dan Cristiani Excavating Co.

Professional Summary

With over two decades of comprehensive experience in land development, municipal utility, and infrastructure construction, Chris has established a strong foundation in every aspect of project development. From the initial bidding phase to project management and seamless operations, Chris has been deeply involved in all stages of construction projects. As a lifelong resident of Southern Indiana and an ardent supporter of the community, Chris is proud to have contributed actively to the planning, permitting, development, and construction of over 10 privately owned and managed land development projects across Clark, Floyd, Harrison, and Scott Counties in Indiana.

Project Construction Experience

Private Development: Commercial – Retail – Industrial – Educational – Residential
Municipal Infrastructure: Water – Wastewater – Stormwater – Road - Utility

Land Development Experience

100+ Residential Development Projects
200+ Commercial Industrial Development Projects
Oversees the development of $25M+ annually

Project Delivery Method Experience

Traditional Design – Bid – Build
Build – Operate – Transfer (IC 5-23)
Design – Build Services
On-Call Support Services Contracts
Public Works Emergency Declaration Support

Education

Ivy Tech – Associates of Science, Business Management

Professional Organizations

YPO – Young President's Organization
Leadership Southern Indiana Class of 2024

Awards

Louisville Business First 40 Under 40 Recipient
One Southern Indiana Business of the Year – 100 Employees+
Southern Indiana Business Source – 20 Under 40 Recipient
Greater Clark County Schools Alumni of the Year – New Washington High School

Community Involvement

One Southern Indiana, Board Member
Prosser Career Education Center, Heavy Equipment Advisory Board member
Greater Clark County Schools, Financial Task Force Committee member
Prosser Career Education Center, Comprehensive Local Needs Assessment (CLNA) Leadership Team
St. Michael Catholic Church (Charlestown), Sacristan & Grounds Crew

Rick Whistler

Director of Construction
Dan Cristiani Excavating Co.

Professional Summary

Rick brings over 20 years of expertise in civil work, municipal utility, and infrastructure construction. He adeptly oversees all construction phases, managing a workforce of 100+ employees and achieving $50 million in annual revenue. Directly supervising a team of five Superintendents, Rick ensures seamless field operations. As Director of Construction, he provides vital consultation to 20-30 active construction sites and collaborates closely with executives to manage budgets and enhance company performance. Rick conducts thorough field audits, enforces safety standards, and fosters career development for field operations. Additionally, he collaborates with the Training department to implement new initiatives and ensures adherence to project deadlines and budgets. With a focus on quality and client satisfaction, Rick's expertise in heavy machinery operation and project management ensures successful project outcomes.

Areas of Expertise

Water and Wastewater Pipeline Installation
Pump/Lift Stations
Stormwater
Road Infrastructure
Site Work
Budgeting
Training
Construction Drawings
Heavy Equipment
QA/QC
Cost Optimization

Project Construction Experience

Private Development: Commercial – Retail- Industrial – Educational – Residential
Municipal Infrastructure: Water – Wastewater – Stormwater – Road – Utility

Project Delivery Method Experience

Traditional Design – Bid – Build and Design – Build Services
Build – Operate – Transfer (IC 5-23)
Design-Build Services
On-Call Support Services Contracts
Public Works Emergency Declaration Support

Derek Misch

Director of Project Management
Dan Cristiani Excavating Co.

Professional Summary

With over a decade of experience at Dan Cristiani Excavating, Derek has honed his expertise in collaborating seamlessly with municipalities and diverse project teams. Throughout his tenure, he has actively participated in every facet of construction, adeptly navigating tasks such as estimating, project management, and billing. Additionally, he has assumed the role of manager of the entire project team, where he oversees operations and mentors all the incoming talent to ensure the continuation of excellence within the DC organization.

Areas of Expertise

Water and Wastewater Pipeline Installation
Pump/Lift Stations
Project Scheduling
Construction Documents
Estimating / Bidding
Material Management
Project Performance
Project Coordination
Financial Review

Project Construction Experience

Private Development: Commercial – Retail- Industrial – Educational – Residential
Municipal Infrastructure: Water – Wastewater – Stormwater – Road – Utility

Project Delivery Method Experience

Traditional Design – Bid – Build and Design – Build Services
Build – Operate – Transfer (IC 5-23)
Design-Build Services
On-Call Support Services Contracts
Public Works Emergency Declaration Support

Education

Purdue University (West Lafayette, IN) – Bachelor of Science, Wildlife Management

Joshua Brewer

Project Manager
Dan Cristiani Excavating Co.

Professional Summary

Josh Brewer is a seasoned construction professional with over 30 years of extensive experience managing complex heavy civil and municipal infrastructure projects. With a strong background in employee management and project oversight, Josh has successfully led large-scale initiatives in the water and wastewater treatment industry, including new construction, rehabilitation, and expansion efforts across multiple states.

His expertise spans the full lifecycle of construction projects—from project scheduling, budgeting, and procurement, to subcontractor coordination, construction document management, mechanical system testing, facility start-up, and project closeout. Josh consistently ensures projects are delivered on time, within budget, and in full compliance with quality and operational standards.

Technical Expertise

- Construction and rehabilitation of sanitary sewer and water treatment plants
- Biosolids treatment facilities, sewer lift stations, and mechanical systems, including headworks, filtration, aeration, and pumping systems
- Water treatment plant systems such as intake structures, chemical injection, UV filtering, and associated piping and building construction

Key Project Experience

- **Nashville, TN:** Biosolids facility digester rehabilitation
- **Bloomington, IN:** Wastewater facility expansion and new filtration systems
- **Citizens Energy Group (IN):** Prebuilt HFI booster station, deep tunnel slide gate installations, and CSO tunnel deep structure project
- **Sioux Falls, SD:** Biogas facility construction

Josh Hillman, PE, PLS

President/CEO
DC Develop LLC

Description:
Professional Engineer and Land Surveyor licensed in Indiana and Kentucky, with 20+ years of experience in private development, municipal utility, and infrastructure planning and design. Involved in all aspects of land development and utility infrastructure projects from the initial project scoping to final construction. Before joining DC Develop, he was Vice President of Engineering for a local civil engineering firm where he served many local municipalities in Southern Indiana as their Town/City engineering consultant.

Project Design Experience:
Private Development: Commercial – Retail – Industrial – Educational – Residential
Municipal Infrastructure: Water – Wastewater – Stormwater – Road - Utility
Planning/Permitting: Asset Management – Parks & Rec Master Plan – Preliminary Engineering Reports – Condition Assessment Plans – Inventory Plans – Utility Master Plan – IDEM/USACE/DNR Permitting
Construction Administration/Observation Support Services – Projects up to $20M

Project Delivery Method Experience:
Traditional Design – Bid – Build
Build – Operate – Transfer (IC 5-23)
Design – Build Services
On-Call Support Services Contracts
Public Works Emergency Declaration Support

Education:
University of Louisville – Bachelor of Science and Master of Engineering in Civil Engineering
Purdue University Northwest – Land Surveying Coursework
University of Wyoming – Land Surveying Coursework

Professional Licensure:
Indiana: Professional Engineer - Professional Surveyor - Real Estate Broker
Kentucky: Professional Engineer - Professional Surveyor

Professional Affiliations:
ASCE – American Society of Civil Engineers
NSPE – National Society of Professional Engineers
ISPLS – Indiana Society of Professional Land Surveyors
KAPS – Kentucky Association of Professional Surveyors
SIRA – Southern Indiana Realtors Association
NAR – National Association of Realtors

Community Involvement:
GCCS Educational Foundation – Board Member
University of Louisville – J.B. Speed School of Engineering – Industrial Board of Advisors – Board Member
Leadership Southern Indiana Class of 2018 Graduate
STEM Volunteer within GCCS – Rube Goldberg STEM Club Supporter & Sponsor

Donna Ennis

Director of Operations
DC Develop LLC

Professional Summary

A utility professional with over 25 years of experience in water, wastewater, and construction. Areas of expertise include financial analysis; development and management of multimillion-dollar budgets; human resources, including all aspects of the hiring process, workman's compensation, and handling employee issues; grant writing and administration; capital project planning, financing, and management; and marketing. Experience working with various Indiana governmental agencies, including the State Board of Accounts, the Dept. of Environmental Management, the Utility Regulatory Commission, the Indiana Department of Transportation, and the Office of Energy Development.

Utility Project Experience

Utility Operation & Maintenance Cost Analysis
Grant Writing
Non-Revenue Water and Water Loss
Metering – AMR/AMI
Distribution System Operation and Maintenance
Water Quality
Capital Planning
Asset Management
Lead Service Line Replacement
Utility Coordination
Rate Cases with the IURC/OUCC

Education

Indiana University, B.G.S. – History Concentration
Indiana University, A.S. – Business Administration

Professional Affiliations

American Water Works Association, Trustee of INAWWA Southeast District
Water Environment Federation
Alliance of Indiana Rural Water

Community Involvement

Charlestown Redevelopment Commission President, 2020 – 2022
Charlestown Redevelopment Commission Member, 2004 – 2006
Greater Clark County Schools Educational Foundation Member
Clark County Election Board, 2005-2009, Chairman – 2008 - 2009
Charlestown Community Building Council, 2006-2012
Charlestown Bicentennial Committee / Beautification Member – 2007 - 2008
North Clark Hospital Foundation Board Member 1999 – 2004, Secretary – 2001 & 2004
Indiana University Alumni Association – Lifetime Member
Jeffersonville High School Alumni Association
Veterans of Foreign Wars Post 1427 Auxiliary – Trustee (2010-12), Treasurer (2012-15)
American Legion Auxiliary Member
Indiana State Fraternal Order of Police Auxiliary – Past Southeast District Trustee
Fraternal Order of Police Lodge 181 Auxiliary – Past President, Past Secretary
Clark County Red Cross Volunteer

Dan Cristiani Sanitary Sewer & Lift Station Project Portfolio

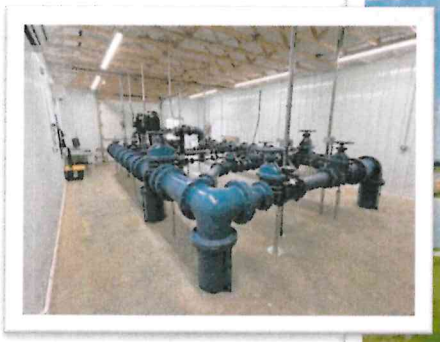
	Project	Customer	Contract	Scope
1	Shadow Lake Industrial (In Progress)	Summit Construction	$ 9,649,000.00	Sitework and utilities
2	Duke Energy Clark County Substation (In Progress)	Duke Energy Indiana, LLC	$ 8,180,626.00	Sitework
3	Lincoln Dr. Trunk Sewer and Pump Station #3 Elimination	Town of Clarksville	$ 6,329,214.00	Gravity and forcemain sewer replacement at depth down to 30'
4	Heritage Estates	NV Heritage Estates, LLC	$ 5,748,494.00	Sitework and utilities (including lift station)
5	South Clarksville Street Construction BOT	Town of Clarksville	$ 5,033,960.00	Sitework and utilities
6	America Place 16A	Compass Commercial Construction	$ 5,004,410.00	Sitework and utilities
7	Forest Edge Apartments	DF Development, LLC	$ 4,695,173.00	Sitework and Utilities
8	Tract 19C Sanitary Sewer Improvements (In Progress)	River Ridge Development Authority	$ 4,604,234.00	Lift Station, Gravity sewer and forcemain
9	Chapel Lake Park	City of Jeffersonville	$ 4,218,458.00	Sitework, utilities, stream mitigation, and shelter house
10	Lottie Oglesby Park	City of Jeffersonville	$ 3,711,323.00	Sitework, utilities, shelter house, pickleball courts, and basketball court
11	Herb Lewis Apts. & Roadway	DF Development, LLC	$ 3,631,558.00	Sitework and utilities
12	Silver Creek High School Athletic Package	Skillman Corporation	$ 3,511,699.00	Sitework and utilities
13	Noblewood Subdivision	CGB Development, LLC	$ 3,411,774.00	Sitework and utilities (including lift station)
14	Tract 29B	AML, Inc.	$ 3,321,809.00	Sitework and utilities
15	Hwy 62 Lift Station and Forcemain (In Progess)	GM Development Companies LLC	$ 3,278,930.00	Lift Station, Gravity sewer and forcemain
16	The Warren Apartments	DF Development, LLC	$ 3,237,507.00	Sitework and utilities
17	Project Puzzle	Compass Commercial Construction	$ 3,187,180.00	Sitework and utilities
18	River Ridge Flats	River Ridge Housing Authority	$ 2,991,794.00	Sitework and Utilities
19	Flats of 10th St.	Flats of 10th LLC	$ 2,542,914.00	Sitework and Utilities
20	Woodstone Creek Phase 1	Wood Stone Creek, LLC	$ 2,473,174.00	Sitework and utilities
21	Lincoln Park Stormwater Improvements	Clarksville Redevelopment Commission	$ 2,407,895.00	Storm culvert installations
22	New Albany Basin 7 Sanitary Sewer Improvements	New Albany Wastewater	$ 2,213,021.00	Gravity Sewer
23	Moonglo Section 3	GM Development Companies LLC	$ 2,212,000.00	Sitework and utilities (including lift station)
24	Origin Park Event Center (In Progress)	Dean Builds	$ 2,074,215.00	Sitework and utilities
25	Clarksville Public Works Facility	Graber Post Buildings, Inc.	$ 2,021,207.00	Sitework and utilities
26	Meadowbrook Subdivision	GM Development Companies LLC	$ 1,714,855.00	Sitework and Utilities
27	Friendship Manor Lift Station	Oldham County Environmental	$ 1,612,723.00	Forcemain and new Lift Station installation
28	Greenway Commons	Greenway Commons LLC	$ 1,611,027.00	Sitework and Utilities
29	New Albany Basin 14	City of New Albany	$ 1,521,600.00	Underground Stormwater Detention Basin
30	Census Bureau Water Main Relocation	Indiana American Water	$ 1,463,321.00	Water Main Relocation
31	Grant Line Road Water Main Relocation	Indiana American Water	$ 1,443,310.00	Water Main Relocation
32	Stone Creek Industrial Park	403 Properties, LLC	$ 1,410,000.00	Sitework and utilities
33	Clark County Transfer Station	Clark County Transfer & Recycling	$ 1,352,291.00	Sitework and utilities
34	New Albany Police Department	Hagerman	$ 1,323,306.00	Sitework and utilities (including permanent dewatering pump system)
35	Fairview Farms	M2D Holdings LLC	$ 1,221,199.00	Sitework and utilities
36	Blackiston Mill Force Main	Town of Clarksville	$ 1,058,091.00	Forcemain

Dan Cristiani Sanitary Sewer & Lift Station Project Portfolio

	Project	Customer	Contract	Scope
37	Shadow Lake Booster Station	Watson Rural Water Co., Inc.	$ 1,000,000.00	New Booster Station and Above Ground Storage Tank
38	Utica #1 Pump Station	City of Jeffersonville	$ 987,998.00	Lift Station, Gravity sewer and forcemain
39	Glenwood Farm Subdivision Phase 1	TBD LLC	$ 967,123.00	Sitework and utilities (including lift station)
40	Tenth St. Interceptor	City of Jeffersonville	$ 787,986.00	Storm sewer
41	Lentzier Creek Riverport #2 Forcemain	City of Jeffersonville	$ 782,050.00	Forcemain
42	River Shore Condo Lift Station	Jeffersonville Sewer Board	$ 592,144.00	New Lift Station and decommission existing Lift Station
43	Depot St. Sanitary Sewer BOT	GM Development Companies LLC	$ 514,895.00	Gravity Sewer
44	Crums Lane #3 Pump Station Replacement	City of Jeffersonville	$ 354,827.00	New Lift Station and decommission existing Lift Station
45	Grandview Drive Force Main	Deerwood Environmental	$ 293,145.00	Forcemain
46	Juniper Ridge Force Main	Jeffersonville Sewer Board	$ 199,795.00	Forcemain
47	Liters Lift Station	City of Jeffersonville	$ 193,467.00	Lift Station control building installation
48	River Ridge Lift Station	City of Jeffersonville	$ 178,493.00	Lift Station
49	Silver Creek Pump Station #2	Silver Creek Water	$ 170,841.00	Water Booster Station Sitework and Piping
50	Skipper Ridge Lift Station Improvements	Ragains-Mongold Homes, LLC	$ 134,865.00	Lift Station Rehabilitation
51	Hwy 62 Force Main	City of Jeffersonville	$ 110,257.00	Forcemain
52	Bean Road Force Main	Town of Sellersburg Sewer Dept.	$ 104,617.00	Forcemain
53	Covered Bridge Lift Station 2	Town of Sellersburg Sewer Dept.	$ 99,552.00	Lift Station Rehabilitation
54	Gateway Lift Station	Jeffersonville Wastewater	$ 75,289.00	Lift Station Improvements
55	Brysonwood Lift Station	City of Charlestown	$ 72,000.00	Lift Station
56	Lentzier Creek Lift Station	Jeffersonville Wastewater	$ 60,150.00	Lift Station Rehabilitation
57	Riverside Drive Force Main	DF Development, LLC	$ 54,626.00	Forcemain
58	Jim Lewis Force Main Relocation	City of Charlestown	$ 48,250.00	Forcemain
59	Bellemeade Lift Station	City of New Albany	$ 36,791.00	Forcemain and lift station shelter
60	Rivers Edge Lift Station	Indiana American	$ 35,037.00	Forcemain repairs
61	Buffalo Trail Force Main	Deerwood Environmental	$ 32,330.00	Forcemain
62	River Crossing Lift Station 2	River Crossing	$ 23,500.00	Lift Station Repairs
63	Fire House Lift Station	Charlestown Fire Dept.	$ 17,350.00	Lift Station
64	Perry Crossing Lift Station	Town of Sellersburg Sewer Dept.	$ 15,500.00	Lift Station Rehabilitation
65	Grandview Drive Force Main Phase 3	Suns Up Development	$ 14,000.00	Forcemain
66	Mill Creek Lift Station	Jeffersonville Wastewater	$ 12,850.00	Lift Station Rehabilitation
67	Stacy Road Forcemain	Clark County Road Dept.	$ 12,000.00	Forcemain repairs
68	Grandview Drive Force Main B1 Extension	Margaret Nedelkoff	$ 10,200.00	Forcemain service
69	Wooded View Force Main	Clarksville Parks Department	$ 8,125.00	Forcemain relocation
70	New Washington Lift Station	Washington Township Regional	$ 5,810.00	Lift Station Repairs
71	Plum Hill Lift Station	Plum Hill Homeowners Association	$ 5,758.00	Lift Station Repairs
72	Sellersburg Circle K Lift Station	Town of Sellersburg Sewer Dept.	$ 5,165.00	Lift Station Repairs

Dan Cristiani Sanitary Sewer & Lift Station Project Portfolio

	Project	Customer	Contract	Scope
73	Covered Bridge Lift Station	Robert Lynn Co.	$ 2,517.00	Lift Station Repairs
74	River Crossing Lift Station	River Crossing	$ 1,125.00	Lift Station Repairs



Shadow Lake Business Park

Charlestown, Indiana

Client

City of Charlestown
Blue Lick Development

Project Cost

$16,000,000

The Shadow Lake Business Park is a transformative infrastructure project consisting of utility and roadway improvements to support industrial growth in the region. Located in Charlestown, Indiana, this development laid the groundwork for substantial commercial investment, including a new $20 million office and maintenance facility.

Project Challenges

- Railroad crossing coordinating with CSX to secure permits and approvals
- Creek crossings with limestone channel beds requiring specialized structural solutions
- Right-of-way acquisition and coordination with property owners and municipal agencies
- Extensive rock excavation across the site
- Wetland and stream mitigation in accordance with state and federal regulations

Procurement Style

BOT

Scope of Services

Dan Cristiani Excavating was responsible for delivering full-scale civil construction services including:

- 13,000 feet of 12" water main
- Water booster pump station, equipped with VFD-controlled pumps ranging from 5HP to 125HP, producing over 1,500 GPM
- 270,000-gallon water storage tank
- 20-foot deep temporary sanitary sewer lift station to serve the industrial park
- 5,100 feet of sanitary sewer force main
- 8,100 feet of three-lane heavy-duty roadway
- Construction of a four-lane highway intersection with dual turn lanes, traffic signal, and railroad crossing
- 5,300 feet of storm sewer ranging in size from 15" to 60" diameter

Reference

Mayor Treva Hodges
Phone (812) 256-3422
Email mayor@cityofcharlestown.com

Crystal Springs

Jeffersonville, Indiana

Client
City of Jeffersonville
Crystal Springs LLC

Project Cost
$15,000,000

Scope of Services
Dan Cristiani Excavating, in partnership with the City of Jeffersonville, provided full-service development and construction for one of Jeffersonville's premier residential communities. This transformative project spanned over 280 acres, converting an undeveloped farm field into a vibrant, state-of-the-art neighborhood and recreational area.

Project Overview

- Extension of New Chapel Road into a previously undeveloped site.
- Development of a 500-lot residential subdivision, Crystal Springs, adjacent to the River Ridge Commerce Center.
- Design and construction of Chapel Lake Park – a thoughtfully designed community park offering diverse recreational amenities.

Utilities and Infrastructure

- 50,000 feet of gravity sanitary sewer
- 3 sanitary sewer lift stations, including control buildings
- 4,000 feet of sanitary force main
- 25,000 feet of domestic water line
- 3,000 feet of 12" off-site water main extension
- 28,000 feet of storm sewer infrastructure
- 20,000 feet of curbed roadway with full-depth pavement design
- Boulevard entrance with monument signage and landscaping

Reference
Andy Crouch
Phone (502) 553-8822
Email ACrouch@cityofjeff.net

Procurement Style
Bid

Heritage Estates

North Vernon, Indiana

Client
City of North Vernon

Project Cost
$5,748,494

Scope of Services
Dan Cristiani Excavating transformed previously unused land into a vibrant residential community for the City of North Vernon. The scope of work included the following services:

Roadway & Drainage
- Construction of new roadways, including grading, subgrade preparation, aggregate base, and paving.
- Installation of stormwater drainage infrastructure, including culverts, inlets, manholes, and storm piping.

Water Main Installation
- Installation of approximately 7,000 linear feet of 12-inch and 8-inch water main, including all required fittings, valves, hydrants, and connections necessary to integrate with the existing water distribution system.

Sanitary Pump Station
- Construction of a 72-inch diameter, 16-foot deep wet well for a sanitary sewer pump station.
- Installation of associated mechanical, electrical, and control components necessary for a fully operational pump station, including pumps, control panel, and site work.

Gravity Sewer
- Installation of approximately 5,900 linear feet of 8-inch gravity sewer main.
- Installation of manholes, cleanouts, and appurtenances to ensure proper function and maintenance access.

Force Main
- Installation of approximately 1,400 linear feet of 4-inch diameter sanitary sewer force main.
- Includes all necessary valves, air release structures, and connections to the sanitary pump station and existing infrastructure.

Reference
Mayor Shawn Gerkin
Phone (812) 346-3789
Email Mayor@northvernon-in.gov

Procurement Style
BOT

Stone Creek Industrial Park

Sellersburg, Indiana

Client
Town of Sellersburg

Project Cost
$4,500,000

Scope of Services
Located just off Highway 403, this 200-acre industrial business park played a pivotal role in the strategic growth and connectivity of the Town of Sellersburg. The project helped expand the town eastward, establishing a critical roadway link between two previously unconnected areas, improving overall traffic flow and accessibility.

Now home to two schools and twelve businesses, the park has become a cornerstone for economic development and community advancement.

Project Challenges

- Installation of gravity sewer, force main, and a lift station through an active floodplain, requiring extensive environmental coordination and engineering precision
- Rock excavation across the entire site due to challenging subsurface conditions

Dan Cristiani Excavating led the civil infrastructure efforts from the ground up, delivering comprehensive construction services including:

Utilities and Infrastructure

- 4,150 feet of heavy-duty curbed roadway
- 4,900 feet of gravity sanitary sewer
- Construction of a sanitary sewer pump station
- Construction of a booster station
- 5,100 feet of off-site sanitary force main
- Connection to the Town of Sellersburg's existing sewer system
- 5,000 feet of water main installation
- Highway entrance construction, including turn lanes and site access improvements

Reference
Charlie Smith, Town Manager
Phone (502) 475-8623

Procurement Style
Bid

GM DEVELOPMENT

MDS MUNICIPAL DEVELOPMENT SOLUTIONS

HWC ENGINEERING

DC DAN CRISTIANI EXCAVATING CO. INC.