

**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION No. 2026-R-010**

WHEREAS, the Department of Metropolitan Development ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, engages in redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana; and

WHEREAS, the Metropolitan Development Commission ("MDC") acts as the board for the DMD and holds the requisite authority to award contract for public works per the Revised Code of the Consolidated City and County Sec, 231-221, I.C. 36-1-12-1.2 and 2, I.C. 36-7-15.1-7

WHEREAS, the DMD owns the historic Indianapolis Union Station (the "Union Station") and is responsible for capital repairs as necessary; and

WHEREAS, the Union Station, due to significant unforeseen weather event in February 2026, requires significant repairs to the roof and damaged interior that necessitates immediate attention given the threat to general public health and safety, collectively (the "Repairs"); and

WHEREAS, The Director of the DMD has determined the Repairs emergency repairs must be addressed immediately, has solicited two quotes from qualified Public Works vendors as required by, and seeks a declaration of emergency from the Board/MDC per I.C. 36-1-12-9, and

WHEREAS, the MDC acknowledges the urgency for the Repairs and the quotes received from Advanced Restoration Contractors, Inc (Attachment A) and PCB Construction Group (Attachment B) with the combined quote received by Advanced Restoration Contractors, Inc being the lowest totaling three hundred thousand eight hundred sixty-five dollars (\$300,865.00); and

WHEREAS, the DMD wishes to enter into a related professional services agreement with Merlin King, Inc in a total amount not to exceed forty-five thousand dollars (\$45,000.00) to provide Owner's representative and Construction Management services for the Repairs.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana acting as the Redevelopment Commission of the City Indianapolis, Indiana, as follows:

1. The MDC declares that the Repairs are an emergency and hereby authorizes the DMD to enter into contract with Advanced Restoration Contractors, Inc in a total not to exceed of three hundred thousand eight hundred sixty-five dollars (\$300,865.00).
2. The MDC hereby further authorizes the DMD to entire into a professional services agreement with Merlin King, Inc. for Owner's representative and Construction Management services to facilitate the Repairs in a total not to exceed forty-five thousand dollars (\$45,000.00).

3. The Director of the DMD is hereby authorized to execute the necessary documents to facilitate the Repairs in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on April 1, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

METROPOLITAN DEVELOPMENT  
COMMISSION OF MARION COUNTY,  
INDIANA, acting as the Redevelopment  
Commission of the City of Indianapolis,  
Indiana

Approved as to Adequacy of Legal Form:

*Sheila Kinney*

Sheila Kinney, Asst. Corporation Counsel

Date: 3/25/2026

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John J. Dillon, III, President

# Attachment A

# *Advanced*

## Restoration Contractors, Inc.

P.O. Box 269568 Indianapolis, IN 46226-9568

## **Preliminary Budget Proposal**

### **February 2, 2026**

Advanced Restoration Contractors, Inc. ("**Advanced**") submits following budget proposal to Merlin King, Inc. ("**Owner/Purchaser**"), Attn: Mr. Gene King, to provide materials and perform services addressing water intrusion issues as described under the Scope of Work, at **Crown Plaza Indianapolis Downtown Union Station** caused by leaking Terra Cotta coping stones and flashing.

Budget proposal includes all necessary labor, materials, equipment, and standard insurance required to address leaks damaging interior plaster and gypsum walls, promoting mold growth and paint deterioration, and exacerbating masonry damage via freeze-thaw cycles. Goal is to restore structural integrity, prevent further damage, and preserve historic character of building as described below.

- **Problem Assessment:**
  - Existing Terra Cotta coping stones are permitting water entry into wall cavities.
  - Resulting damage includes spreading mold, paint failure, and unsuitability of spaces for intended use.
  - Water intrusion contributes to brick masonry deterioration through repeated freeze-thaw cycles.
- **Scope of Work:**
  - Remove all Terra Cotta coping stones.
  - Remove Terra Cotta stones located below coping.
  - Remove multiple Terra Cotta stones surrounding and capping column tops.
  - Remove decorative Terra Cotta trim between column caps extending below coping.
  - Repair damaged brick masonry supporting Terra Cotta coping on exterior of west wall.
  - Remove brick on interior of parapet down to existing roof flashing and replace with new brick.
  - Relay all masonry using Type O lime based historically blended mortar produced by US Heritage Group.
  - Install malleable lead sheets, handcrafted through wall flashings.
  - Pack all mortar joints with Type O specialty mortar.
  - Provide for proper drainage of lead flashing, Terra Cotta coping, and stone system to prevent future water accumulation.

- **Materials and Standards:**
  - Mortar: Type O lime based, historically blended from US Heritage Group for compatibility with historic masonry.
  - Flashing: Malleable lead sheets, custom handcrafted for through-wall installation.
  - Brick: New matching brick to replace removed sections, ensuring aesthetic and structural consistency.
  - All work to comply with historic preservation guidelines.
- **Methodology:**
  - Conduct demolition and removal to minimize disturbance to surrounding structures.
  - Follow best practices for Repairs and relaying to historic masonry, including proper curing and joint packing.
  - Drainage provisions to include weep holes, slopes, or channels integrated into coping and flashing system for effective water management.
- **Timeline Estimate:** Subject to site assessment and approvals, project is estimated to take 8-10 weeks, including preparation, removal, repairs, and final inspections. Phasing may be implemented to minimize disruption to hotel operations.

**Exclusions:**

- Allowance of \$35,000.00 for unforeseen conditions, Terra Cotta repair and other unknown or uncovered conditions not specifically provided for within SOW.
- Any work not listed above under SOW.
- Unknown work that may be uncovered during execution of SOW.
- Additional or other Work requested during execution of SOW.

The budget for this SOW is \$278,450.00 (two hundred seventy-eight thousand, four hundred fifty dollars and 00/100 cents).

All work is to be paid in accordance with the Terms and Conditions on the reverse side of this proposal/contract.

This agreement represents entire agreement between Advanced and Owner/Purchaser for this work. Proposal expires if not accepted within 30 days of date first written above.

**Proposed:**  
**Advanced Restoration Contractors, Inc.**

**Accepted:**  
**Merlin King, Inc.**

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By: Carl L. Aikman, Jr.  
 Its: President

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By:  
 Its:

# *Advanced*

## **Restoration Contractors, Inc.**

P.O. Box 269568 Indianapolis, IN 46226-9568

## **Proposal/Contract**

**January 27, 2026**

Advanced Restoration Contractors, Inc. (“**Advanced**”) submits following proposal/contract to Merlin King, Inc. (“**Owner/Purchaser**”), Attn: Mr. Gene King, to provide materials and perform services as described under Scope of Work, at **Amtrak**.

Proposal includes all necessary labor, materials, equipment, and standard insurance required to complete Scope of Work below for Targeted Removal of Imminently Loose Concrete from Train Shed Roof Underside (Tracks Out of Service).

### **Scope of Work:**

#### 1. General Description:

Furnish all labor, materials, equipment, tools, supervision, safety measures, and incidentals necessary to safely identify and remove only loose concrete material from structural beams and slabs on underside of train shed roof that poses imminent risk of falling. Work area covers entire length of shed, directly over Amtrak passenger tracks (north tracks) and pedestrian platform. Tracks and platform will be fully out of service with no trains operating and no pedestrians or personnel present during work. Primary hazards are from overhead work (falls, falling debris) rather than active rail traffic. This is a limited, emergency hazard-mitigation scope, therefore no patching, substrate preparation, full delamination removal, or structural repairs are included.

#### 2. Access Provision

- Provide and maintain safe overhead access using manlifts (e.g. boom lifts or scissor lifts) suitable for work height and area.
- Coordinate with facility owner representative to confirm track outage, and any required permissions for exclusive possession of work zone.
- No active flagging, fouling protection for passing trains, or train coordination is required, as tracks are confirmed out of service and unoccupied.

#### 3. Identification of Loose Material

- Conduct focused visual inspection of concrete members to identify only visibly loose, detached, spalled, or hanging concrete pieces/sections that appear ready to fall in near future (e.g. visibly cracked through, barely attached, dislodged by gravity, or confirmed loose by light hand/tool pressure).
- Lightly tap suspect areas with hand tool (e.g., chipping hammer) to verify imminent looseness only. No comprehensive sounding survey or chain drag all areas.

4. Removal of Loose Material

- Carefully remove only identified loose/delaminated concrete using hand tools (e.g., chipping hammers) or low-impact power tools to minimize vibration and avoid disturbing sound concrete or causing additional spalling.
- Cease removal once material is detached and no longer poses an immediate fall risk. Do not extend into sound substrate or remove tightly adhered concrete.
- If reinforcement is exposed during removal of loose pieces, note conditions but do not perform cleaning, treatment, or any repairs.
- Ensure all work complies with OSHA standards for overhead work, including fall protection (harnesses, guardrails on lifts, etc.), PPE, and debris prevention.

5. Debris Management and Disposal

- Immediately collect, contain, and remove all debris using tarps, or other containment to prevent any material from accumulating on tracks, platform, or elsewhere in work zone.
- Dispose of debris off-site in compliance with local, state, and federal regulations.

6. Cleanup

- Broom-clean work zone at end of each shift or phase, removing all dust, fragments, and debris.
- Verify no residual loose material remains that could fall after tracks are returned to service.

7. Key Limitations and Safety Notes

- This scope is strictly limited to removal of imminently loose material only. No full inspection, structural repairs, patching, or long-term delamination treatment work included.
- Provide full PPE and fall protection.
- If unexpected conditions are encountered (e.g., extensive corrosion, large voids, or other structural concerns), owner representative shall be notified.

**Exclusions:** Assessment or remediation of broader issues. Any additional work not described above.

Total cost for above-described work is **Twenty-two thousand four hundred fifteen and 00/100 Dollars (\$22,415.00)** to be paid in accordance with terms and conditions on reverse side of this proposal/contract.

**This agreement represents the entire agreement between Advanced and Owner/Purchaser for this work.**

This proposal expires if not accepted within 30 days of the date above.

**Advanced Restoration Contractors, Inc.**

**Merlin King, Inc.**

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**By: Carl L. Aikman, Jr.**  
**Its: President**

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**By:**  
**Its:**

## GENERAL CONDITIONS

1. CHANGE ORDERS. Purchaser has the right to make changes in, additions to, or omissions from the Work by written order, but such right when exercised, will only be binding on Advanced after and if Purchaser and Advanced have agreed upon an adjustment in the contract price. 2. PAYMENT TERMS. Payment of the price shown on the face of the Proposal plus taxes in accordance with Section 8, below, shall be paid monthly upon receipt of invoice for portions of the Work performed during that month. On any invoice remaining unpaid on the 20th day of the month following the month for which Work is invoiced, Purchaser agrees to pay Advanced interest at the rate of eighteen percent (18%) per annum on such overdue account from the due date and until paid. If Purchaser fails to make any payment within the above stated time Advanced shall be entitled to damages and an extension of time for performance, and may suspend all Work until all payments due, together with the above agreed interest therein, have been made. 3. SECURITY FOR PAYMENT. Until full payment by Purchaser of all amounts to be paid by it hereunder, Advanced shall retain title to the materials and properties furnished hereunder, whether or not the same be installed in any building or other structure. Advanced, however, reserves the right to charge this conditional sale to an absolute sale at any time to all or any part of said materials or properties may pursue any statutory or other remedies in such cases made and provided. When and if requested by Advanced, Purchaser will duly acknowledge this contract in writing and will execute, acknowledge and deliver to Advanced such other instruments as may be appropriate to constitute the materials and properties as security for the price to be paid by Purchaser, or to enable Advanced to comply with the applicable filing, recording or other laws in the state where the Work is being performed. 4. DELAYS AND CLAIMS. A. Liability Only for Acts Within Advanced's Control. Advanced will be excused and will not be liable for any damages, whether direct, incidental or consequential, for any delay or failure in performance (including but not limited to delays due to strikes, fires, accidents, acts of God and delays in performance by Advanced suppliers and carriers) except to the extent caused by or within the direct control of Advanced. B. Notice of Claims, When. Any claim by Purchaser against Advanced must be presented in writing with particulars to Advanced within ten days after they arise; otherwise, Advanced shall have no responsibility or liability in respect thereof. 5. INSURANCE, RISK OF LOSS ON MATERIALS. Purchaser shall purchase and maintain property insurance on the full value of the Work. Including materials supplied, which shall include the interest of Advanced to be evidenced by Certificate. All material and equipment shall be at Purchaser's risk after delivery by Advanced to the site of the Work. 6. LIMITED WARRANTY AND EXCLUSIVE REMEDIES A. Workmanship. For a period of one year from the date of substantial completion of Advanced's Work covered hereby, Advanced warrants that it will promptly repair or replace any improper or defective workmanship performed by Advanced under this contract; provided, however, that this warranty is expressly conditioned on (I) Purchaser's payment to Advanced of all amounts due for work performed under this contract. (II) Advanced having received written notice from Purchaser of any such defective workmanship within 10 days after Purchaser first becomes aware thereof (provided such is within the aforesaid one-year period) and (III) Advanced having had a reasonable opportunity to inspect the same prior to any removal or alterations by Purchaser. Instead of effecting such repairs or replacement, all of Advanced's obligations under this paragraph and its liability under this contract, can be fully and completely satisfied at its option by its refunding to Purchaser the price of this contract or that portions thereof which Purchaser shall have paid and thereafter this contract shall have no further force or effect. B. No Warranty, Materials. Unless expressly so provided, Advanced given no warranty or guaranty of any kind, either express or implied, as to any materials described in this proposal. Advanced shall, however, provide to Purchaser any warranties with respect to such materials which the manufacture thereof may provide for the ultimate user, and Purchaser shall look to the manufacturer, and not to Advanced for any and all damages arising from material alleged to have been defective. C. Disclaimer of Other Warranties. PROVISIONS IN PARAGRAPHS A AND B ARE THE EXCLUSIVE WARRANTIES PROVIDED TO PURCHASER AND ARE EXPRESSLY IN LIEU OF ANY OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. D. Exclusive Remedy. Advanced's liability and responsibility under this section 6 is not transferable by Purchaser and is limited to the repair, replacement or refund as herein provided. It is expressly understood that under no circumstances shall Advanced have any liability under this section 6 for incidental or consequential damages or have a responsibility or liability which exceeds the amount Advanced is entitled to receive for performing this Work. No warranties provided in paragraph's 6 (A) or (B) shall be applicable until and unless Advanced has been paid for all work performed to the date of Purchaser's notifications of any defective workmanship. 7. OBLIGATIONS OR PURCHASER AT SITE OF WORK. A. Site Conditions. For work performed by Advanced at the site, Purchaser shall provide without cost to Advanced (I) sufficient and proper space for handling and storing the materials and equipment of Advanced; (II) proper protection therefore and all necessary utilities and facilities; (III) sufficient heat for the protection of the materials and, if interior, for the proper performance of the Work; (IV) all shoring and any other protection necessary to preserve from damage all foundations, walls or other structures or improvements or portions thereof which may be disturbed by Advanced's performance of the Work; (V) removal of all obstructions to performing the Work as economically as possible; (VI) in tanks or confined places. If air circulation is not sufficient to season the treatment properly or to provide reasonably safe conditions of work fans or other means to make it so. It is understood that all partitions or walls adjoining or abutting walls or floors to be waterproofed are to be left out of place by Purchaser until waterproofing is completed at such points. B. Unanticipated Conditions. Purchaser shall in addition to the contract price, (I) pay Advanced for all costs incurred by Advanced as a result of encountering water, quicksand, rock, structural failure or other conditions not reasonably anticipated by Advanced, and (II) bear and pay for any loss of or damage to the materials, equipment, tools, Work or workmen of Advanced, its agents, or subcontractors, except in any instance where caused solely by Advanced. C. Concealed Fixtures and Structures. Advanced shall not be liable for any loss or damage to, or due to (I) unseen or concealed piping, wires, fixtures, or equipment or materials, or (II) the character, conditions, or physical strength of any foundations, walls or other structures or improvements not erected by Advanced or any excavation in proximity thereto. D. Hazardous Waste, Asbestos, Lead Paint, PCB. Purchaser warrants that the Work will not expose Advanced workers or any other persons to contact with or exposure to hazardous waste, asbestos, lead paint or polychlorinated biphenyl ("PCB"). In the event Advanced encounters on the Site material reasonably believed to be hazardous waste, asbestos, lead paint or PCB which has not been rendered harmless, Advanced shall immediately stop Work in the area affected and report the condition to the Purchaser. The Work in the affected area shall not thereafter be resumed except by written agreement of the Purchaser and Advanced if in fact material is hazardous waste, asbestos, lead paint or PCB, or when it has not been rendered harmless and so agreed in writing by the Purchaser and Advanced. All cost of removal, or to render hazardous waste, asbestos, lead paint or PCB harmless, shall be borne by Purchaser. E. No Interruptions. Purchaser shall do everything required or necessary so as to permit Advanced to perform its works in a normal sequence, without interruption or interference from Purchaser or its agents suppliers, or other contractors, or subcontractors, or other, and in any event Purchaser will protect, defend, indemnify and save Advanced harmless from all loss, cost, damage, liability, attorney's fees and expenses which Advanced may sustain or incur by reason of Purchaser's breach of any of the provisions contained in Section 7. 8. TAXES. Purchaser shall pay or reimburse Advanced for all sales, use, occupation, and similar taxes or other charges or impositions levied, assessed, or imposed upon or with respect to the Work or the performance of this contract. For lien or bond claims purposes, although separately referred to on Advanced's invoices, such taxes shall be considered as part of the purchase price of the materials involved, to be promptly paid by Purchaser to Advanced on demand. 9. DEFAULT BY PURCHASER. Default by Purchaser shall consist of any of the following: (a) failure by Purchaser to make any payment when due hereunder, no demand being necessary, (b) any act or omission on the part of Purchaser whereby Advanced is prevented from completing its Work in a timely and uninterrupted manner, (c) Purchaser being adjudicated, bankrupt or insolvent, (d) the appointment of a receiver or trustee in bankruptcy or insolvency or liquidation of the Purchaser's property (e) the making of assignment by Purchaser for the benefit of creditor, (f) the collecting of a judgment against the Purchaser's property, or any part thereof, which shall remain unsatisfied for a period of ten consecutive days, or the filling of a materialman's or mechanic's lien against the Purchaser's property or any part thereof, which shall remain a lien thereon for a period of ten consecutive days. (g) the issuance of an execution upon a judgment against Purchaser of Purchaser's property, or the institution of proceedings for foreclosure against the Purchaser's property of (h) failure by Purchaser to comply with any term, condition or provision of this Contract. 10. REMEDIES OF ADVANCED. In case of any default by Purchaser, Advanced may (a) declare the full contract price to be immediately due and payable, less a sum equal to Advanced's cost of any labor and materials not furnished or ordered if the Work is not complete, (b) enter the premises and remove the material and properties furnished under the contract, or any part thereof, whether or not attached to any building or other structure, and at Advanced's option, sell the same at public or private sale and apply the proceeds (less expenses of such retaking and sale) toward the balance due and (c) invoke and pursue such other or additional remedies as may be provided by law. Purchaser shall indemnify Advanced for any and all expenses, including reasonable attorney's fee, incurred in pursuing any of the foregoing remedies. 11. HOURS OF WORK. Advanced is obligated to perform the Work only during its regular working hours and has no responsibility to work beyond such regular hours. All time beyond regular hours, which is required by Purchaser, shall be paid for by the Purchaser in addition to the contract price, at applicable premium rates of pay. 12. ENTIRE AGREEMENT. This proposal constitutes the entire agreement between the parties. No representations, statements or discussions between Advanced and Purchaser or Purchaser's representative shall be a part of this contract.



## Attachment B

# Construction Management Services Attn: Kristy Carter

**Client:** Raven Commercial

**Location:** 123 W. Louisiana St.

**Date:** March 2, 2026

**Submitted by:** PBC Construction Group

**Project Total: \$1,457,400**

**Partners | Building | Committed**



# Executive Summary

## Project Understanding

- Deliver a high-quality facility that meets the program requirements and supports the end user's operational goals from day one.
- Maintain budget discipline and cost transparency, with clear allowances, scope boundaries, and change control throughout.
- Achieve the required schedule milestones, prioritizing early release of long-lead items and tight coordination with stakeholders.
- Execute with a safe, clean, and controlled jobsite, minimizing disruption to adjacent operations, occupants, and neighbors.
- Coordinate design and construction to reduce risk and rework, proactively resolving clashes, constructability issues, and sequencing constraints.
- Provide a smooth turnover and closeout, including commissioning coordination, training, complete documentation, and warranty support.

## Why PBC Construction Group

### Local market strength

trades, AHJs, permitting

### Sector experience

healthcare / industrial / multifamily / etc.

### Tech-enabled delivery

BIM/VDC, cost modeling, field reporting  
cadence

## What You Get

### Budget certainty

open-book estimating, change control  
discipline

### Schedule reliability

pull planning / Last Planner approach

### Quality assurance + digital closeout

checklists, inspections, punch list,  
turnover

# Company Profile / Firm Background

## Who We Are

**PBC Construction** is a Midwest-based commercial builder and development partner with 40+ years of construction and real estate development experience. We deliver high-quality projects on time and on budget by operating as a true extension of the owner's team—anchored by transparent communication, clear accountability, and proactive planning from kickoff through closeout.

From concept through construction, PBC Construction provides an end-to-end delivery platform and a Midwest reach that includes development & design support as well as full construction services. Our experience spans restaurants, retail, tenant buildouts, office/warehouse, healthcare, institutional, and projects ranging from ground-up builds to complex remodels—executed with a focus on efficiency, durability, and lasting value.

## Core Values

 Relationship Focused

 Quality Driven

 Proven Experience & Knowledge

## Company "Scale & Capability" Proof Points

**\$25M**

Annual volume

**20**

Active projects

**20**

Team size

**38**

Years in business

**\$750k**

Bonding capacity

**0.87**

Safety EMR

## Differentiators

### Supply chain & procurement approach

vendor leverage, alternates, lead-time management

### BIM/VDC

clash detection, coordination, virtual mockups, quantifiable outcomes

### Estimating & Budget Control

Target Cost / cost model updates through design

### Scheduling

pull planning / Last Planner method

### End-to-End Delivery Method

**Development & Design Support:** site planning, feasibility/due diligence, early budgeting and scheduling, value engineering, and assistance with governmental approvals.

**Construction Services:** GC/CM delivery, contract negotiation, cost reporting and control, lender/tenant coordination, commissioning support, and project closeout

# Scope of Services

## Scope of Services

### Preconstruction Services

- planning
- estimating
- quality planning
- procurement strategy
- safety planning
- design support

### Construction Services

- cost control
- schedule control
- QA/QC
- commissioning coordination
- closeout
- warranty

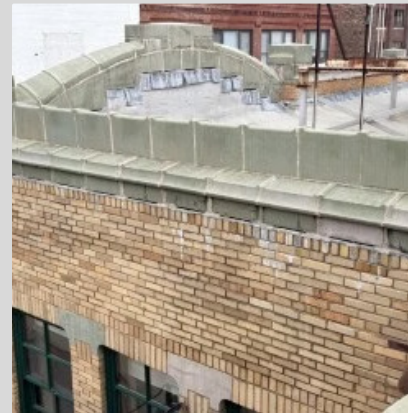
**Partners | Building | Committed**

# Relevant Project Experience

## 3.1 Key Relevancies Matrix

Project	\$ Range	Delivery	Type	Occupied	Sector	Schedule	Tech Scope
The Brewster Chicago, IL	✓	✓	✓	✓	✓	✓	✓
600 W. Jackson Chicago, IL	✓	✓	✓	✓	✓	✓	✓
110 E. Washington Indianapolis, IN	✓	✓	✓	✓	✓	✓	✓

## Current Conditions



# Project Team

## Project Leadership & Key Contacts

PBC Construction will staff this project with a senior leadership team that stays engaged from preconstruction through closeout. Our structure is designed to provide clear accountability, fast decision-making, and consistent communication—backed by executive oversight and hands-on project delivery leadership.

### Core Team



#### Chad Hannah — President

Executive sponsor providing strategic oversight, client alignment, and rapid issue escalation when needed.



#### Staci Hannah — EVP of Operations

Leads operational execution standards across the company, ensuring consistency in schedule, quality, cost control, and field performance.



#### Jason Basso — Director | Operations & Strategic Growth

Primary relationship lead and delivery strategist—drives planning, procurement strategy, and execution alignment to meet owner outcomes.



#### JT Woelfer — Business Development

Client-facing support ensuring continuity, responsiveness, and streamlined communication throughout the pursuit and project lifecycle.



#### Jay Kammeyer — VP of Development

Supports preconstruction and development coordination, helping align budget, schedule, and design intent early to reduce downstream risk.



#### Chris Rudolph — Project Executive

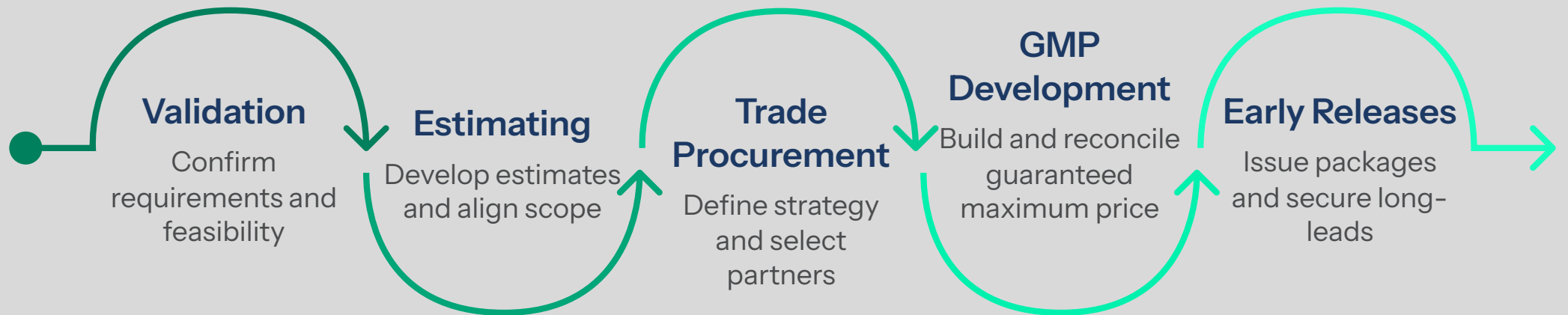
Senior project delivery leader responsible for day-to-day execution oversight, team coordination, and performance management across all phases.

### Accountability Model

- **Single point of accountability:** Project Executive (Chris Rudolph)
- **Executive oversight:** President (Chad Hannah) + EVP of Operations (Staci Hannah)
- **Owner relationship + strategic delivery leadership:** Jason Basso
- **Preconstruction/development support:** Jay Kammeyer
- **Client continuity + responsiveness:** JT Woelfer

# Preconstruction & Construction Execution

## Preconstruction Plan



Our phased preconstruction approach ensures budget certainty and schedule reliability through systematic validation, estimating, and early procurement of long-lead items.

## Construction Execution Plan



## Preliminary Schedule

Milestone	Target Date
Permit Approval	TBD
Mobilization	TBD
Substantial Completion	TBD
Final Completion	TBD

# Premiums & Insurance Coverage

## Coverage Narrative

PBC Construction Group maintains a comprehensive insurance program appropriate for commercial construction operations. Coverage is carried with admitted carriers rated A-/VII (or better) where available, and certificates and required endorsements are provided upon award and/or as contractually required.

## Commercial General Liability (CGL)

### Limits of Insurance (CGL):

- Each Occurrence: \$1,000,000
- General Aggregate: \$2,000,000
- Products-Completed Operations Aggregate: \$2,000,000
- Personal & Advertising Injury: \$1,000,000
- Medical Expense (any one person): \$10,000
- Damage to Rented Premises (fire/legal liability): \$100,000

## Automobile Liability

### Limit of Insurance (Auto):

- Combined Single Limit (Bodily Injury & Property Damage): \$1,000,000

## Umbrella / Excess Liability

### Limits of Insurance (Umbrella):


- Each Occurrence: \$5,000,000
- Aggregate: \$5,000,000

## Workers' Compensation & Employers Liability

### Limits of Insurance (WC / EL):

- Workers' Compensation: Statutory
- Employers Liability – Each Accident: \$1,000,000
- Employers Liability – Disease (Policy Limit): \$1,000,000
- Employers Liability – Disease (Each Employee): \$1,000,000

### Endorsements (Provided as Required by Contract)

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)		
				01/30/2026		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
<b>PRODUCER</b> The George Insurance Agency, Inc. 12574 Promise Creek Lane Suite 126 Fishers IN 46038		<b>CONTACT</b> NAME: Rochelle Rudicil PHONE: (317) 524-1555 FAX: (317) 524-1553 E-MAIL: rochelle@thegeorgeagency.com ADDRESS:				
<b>INSURED</b> CS4J, Inc dba Perry Building Contractors 8117 Zionsville Rd Indianapolis IN 46268-1626		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: West Bend Insurance Co. A (Excellent) XIV INSURER B: Auto-Owners Insurance Co. A++ (Superior) XV INSURER C: Evanston Insurance Company (Non-Admitted) INSURER D: INSURER E: INSURER F:				
<b>COVERAGES</b> THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		<b>CERTIFICATE NUMBER:</b> 001 <b>REVISION NUMBER:</b>				
INSR	TYPE OF INSURANCE	ADDL/SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
ALT		INSD/ WVD		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJ <input type="checkbox"/> LOC OTHER:		B168028	09/30/2025	09/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS ONLY		B168028	09/30/2025	09/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B/C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR DED \$ 10000 RETENTION \$ 10000		5409601800/MKL3EUE1022f	09/30/2025	09/30/2026	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 PR/COMP OPS AGG \$ 6,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y/N/A	B168038	09/30/2025	09/30/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Rented or Leased Equipment Builder's Risk Coverage		B168028	09/30/2025	09/30/2026	Limit \$100,000 Per Project \$3,950,000 Aggregate \$7,500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Proof of Insurance						
<b>CERTIFICATE HOLDER</b> Proof of Insurance				<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		
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# Safety Record & Procedures

## Safety Culture + KPIs



EMR

2-year history



LTI stats

"Incident and Injury Free" style positioning

## Jobsite Safety Requirements



Minimum PPE requirements



Substance testing policy



Orientation requirements



Field audit process

## Safety Programs

- 5S housekeeping / materials management
- Daily huddles / stretch & flex
- 100% fall protection stance, etc.

Partners | Building | Committed

# Proposed Scope of Work

## Union Station – Masonry Restoration & Water Remediation

PBC Construction proposes to provide all labor, materials, equipment, supervision, and coordination for the masonry restoration and water remediation work at Union Station.

### South Elevation Masonry Restoration

**Total: \$706,839**

- Selective restoration and repointing of deteriorated mortar joints (approx. 3/4 inch depth).
- Use of period-appropriate modified mortar (U.S. Heritage Group), subject to approval.
- New mortar joints tooled to match existing historic conditions.
- Includes scaffolding and access systems.

### West Parapet Wall Restoration

**Total: \$750,561**

- Removal of existing terra cotta coping stones for access.
- Substrate prepared for new plastic mesh and lead curtain flashing.
- Selective infill/reconstruction using CMU backup veneered with brick.
- Repair, replace, and reset salvaged terra cotta coping units.

### General Requirements

This work includes debris disposal, timely execution to industry standards, and coordination of subcontractors, site logistics, and sequencing.

## Exclusions & Assumptions

### Key Exclusions

- Structural/architectural design, permits, or third-party testing.
- Hazardous materials testing, abatement, or remediation.
- Temporary roofing or extensive weatherproofing.
- Full façade or wholesale brick/terra cotta replacement (beyond specified scope).
- Interior demolition, restoration, or repairs.
- Unforeseen concealed conditions.

### Project Assumptions

- Scope limited to south elevation tuckpointing & west parapet restoration.
- Access to work areas available during normal working hours.
- Existing conditions consistent with visible observations and provided information.
- Quantities of deterioration consistent with quoted pricing.
- Concealed deterioration will be addressed as a change in scope.
- Mortar selection and salvaged terra cotta reusability as planned.

### Clarifications

This proposal is based on currently available information and visible conditions only. Historic masonry projects frequently involve concealed conditions that may require additional repair areas or material replacement, documented as a change in scope. Final means and methods may be adjusted in the field.