



**SCHMIDT**  
ASSOCIATES



# Monroe Convention Center Elected Officials Input

PRESENTED OCTOBER 1, 2024



# AGENDA

- Recap of Project Goals
- Design Schedule
- Building Program
- Public Input Meeting Recap
- Current Floor Plans
- Design Concept Update
- City Comment Response
- LEED Scorecard
- Budget

# PROJECT GOALS

## Expand Space

Achieving functionality, flexibility, and a technology-rich environment

## Create Inspiring Architecture

Creating memorable experiences through design

## Showcase Uniqueness and Amenities

Reflecting Bloomington's culture through space, branding, art, activation, and refreshments

## Enhance Connectivity

Enhancing our community's connectedness

## Achieve Sustainability

Recognizing and continuing our community's commitments to sustainability.

# DESIGN SCHEDULE – PROJECT DEFINITION

<i>Phase</i>	<i>Name</i>	<i>Duration</i>		<i>Start</i>	<i>End</i>
<b>Project Definition</b>		<b>100 days</b>		<b>7/1/2024</b>	<b>10/9/2024</b>
<b>Final Design</b>		<b>130 days</b>		<b>10/5/2024</b>	<b>2/12/2025</b>
<b>Construction Documents</b>		<b>161 days</b>		<b>2/14/2025</b>	<b>7/25/2025</b>
<b>Bidding and Negotiations</b>		<b>145 days</b>		<b>3/21/2025</b>	<b>8/13/2025</b>
<b>Construction Administration</b>		<b>758 days</b>		<b>6/2/2025</b>	<b>6/30/2027</b>
<b>Post Construction</b>		<b>60 days</b>		<b>6/30/2027</b>	<b>8/29/2027</b>

# DESIGN SCHEDULE – PROJECT DEFINITION

Proposed Project Schedule					2024															
Monroe Convention Center Expansion					5/6	7/1	7/8	7/15	7/22	7/29	8/5	8/12	8/19	8/26	9/2	9/9	9/16	9/23	9/30	10/7
Phase	Name	Duration	Start	End																
	CIB Meetings						10				14				11					9
<b>Project Definition</b>		<b>100 days</b>	<b>7/1/2024</b>	<b>10/9/2024</b>	Project Definition															
	Design	64 days	7/1/2024	9/3/2024																
	Due Diligence (Survey, Bldg Scan, Envir., Geotech)	30 days	7/8/2024	8/7/2024																
	Team Design Workshop	1 days	7/24/2024	7/25/2024																
	Collaborator Meetings	1 days	7/24/2024	7/25/2024																
	Existing Building Walkthrough	1 days	8/22/2024	8/22/2024																
	PD Room by Room	1 days	9/3/2024	9/3/2024																
	Cost Estimate	14 days	9/9/2024	9/23/2024																
	Public Sharing Meeting	1 days	9/16/2024	9/16/2024																
	Budget Reconciliation	14 days	9/23/2024	10/7/2024																
	Owner Review/Approval	2 days	10/7/2024	10/9/2024																9



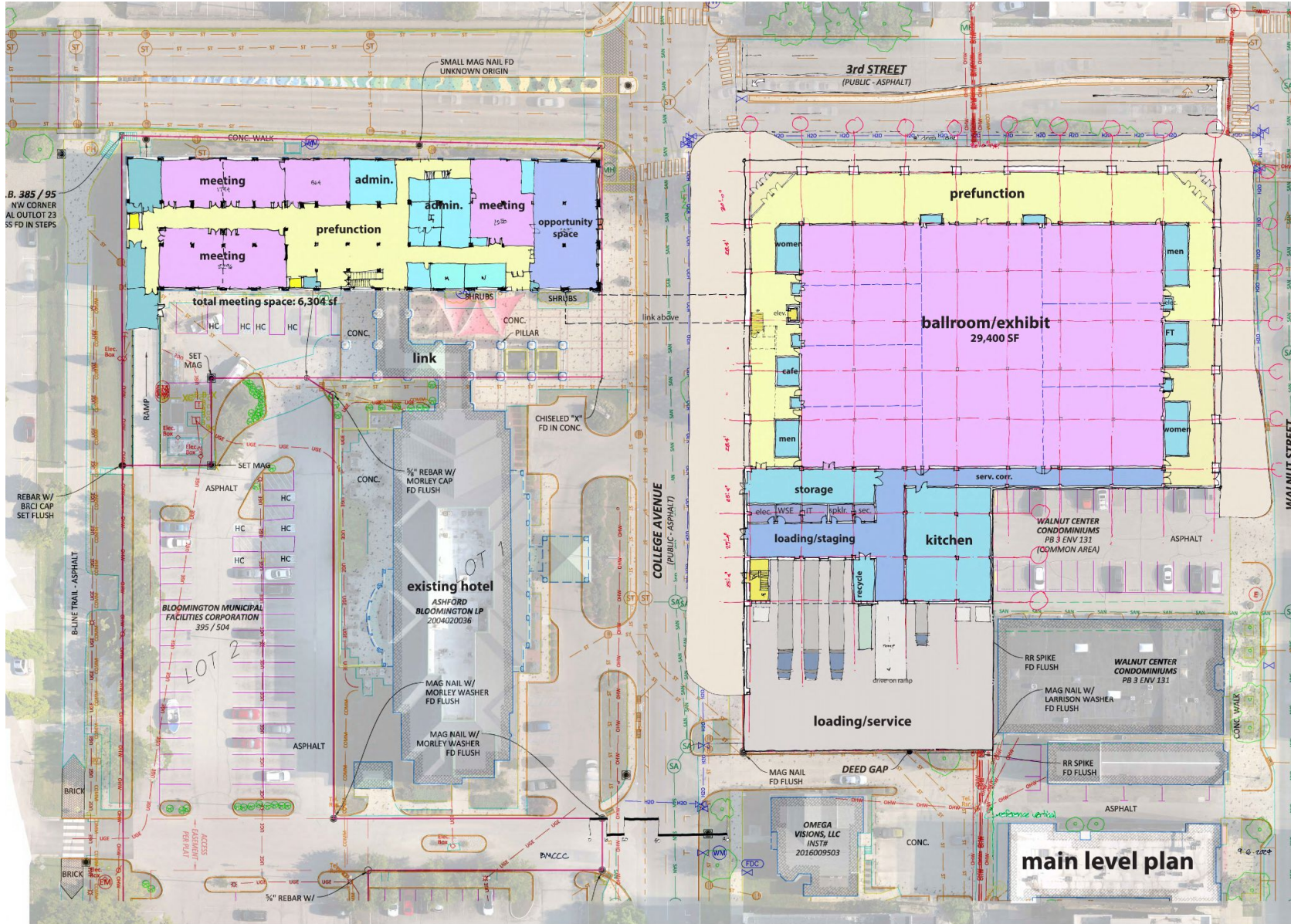
# PROGRAM - ADDITION

New Construction	Space Description	Area	Unit	Extended	Unit	Capacity				
						Sellable SF	Unit	Banquet	Lecture	Booth
1	Flexibile Ballroom/Exhbit	30,000	SF	30,000	SF	30,000	SF	2,000	4,000	171
2	Entry Vestibule	250	SF	500	SF					
1	Prefunction	9,000	SF	9,000	SF					
6	Restrooms	400	SF	2,400	SF					
1	Main Storage	1,800	SF	1,800	SF					
1	Kitchen/Dish/Dry Stor.	3,600	SF	3,600	SF					
3	Meeting Rooms	1,000	SF	3,000	SF	3,000	SF	200	400	-
1	Café	200	SF	200	SF					
1	Event Office	200	SF	200	SF					
7	Operable Partition Storage	36	SF	252	SF					
1	Service Corridor	1,800	SF	1,800	SF					
4	Loading/Staging	350	SF	1,400	SF					
1	Recycling	250	SF	250	SF					
1	Security/Control	180	SF	180	SF					
1	Main Electrical	150	SF	150	SF					
2	Upper Elec./IT	90	SF	180	SF					
1	IT/Amp Room	150	SF	150	SF					
1	Water Service Entrance	150	SF	150	SF					
1	Sprinkler Pump Room	100	SF	100	SF					
1	Exit Stair	220	SF	220	SF					
1	Passenger Elevator	51	SF	51	SF					
1	Floor Access Drive	1,600	SF	1,600	SF					
1	Upper Level Storage	200	SF	200	SF					
1	Upper Level Prefunction	2,000	SF	2,000	SF					
Subtotal New Construction				59,383	SF					
Walls, Unaccounted		5.0%		2,969	SF					
<b>Total New East Building</b>				<b>62,352</b>	<b>SF</b>	33,000	SF			
1	Elevated Connector	1,800	SF	1,800	SF					
<b>Total New Construction</b>				<b>64,152</b>	<b>SF</b>					

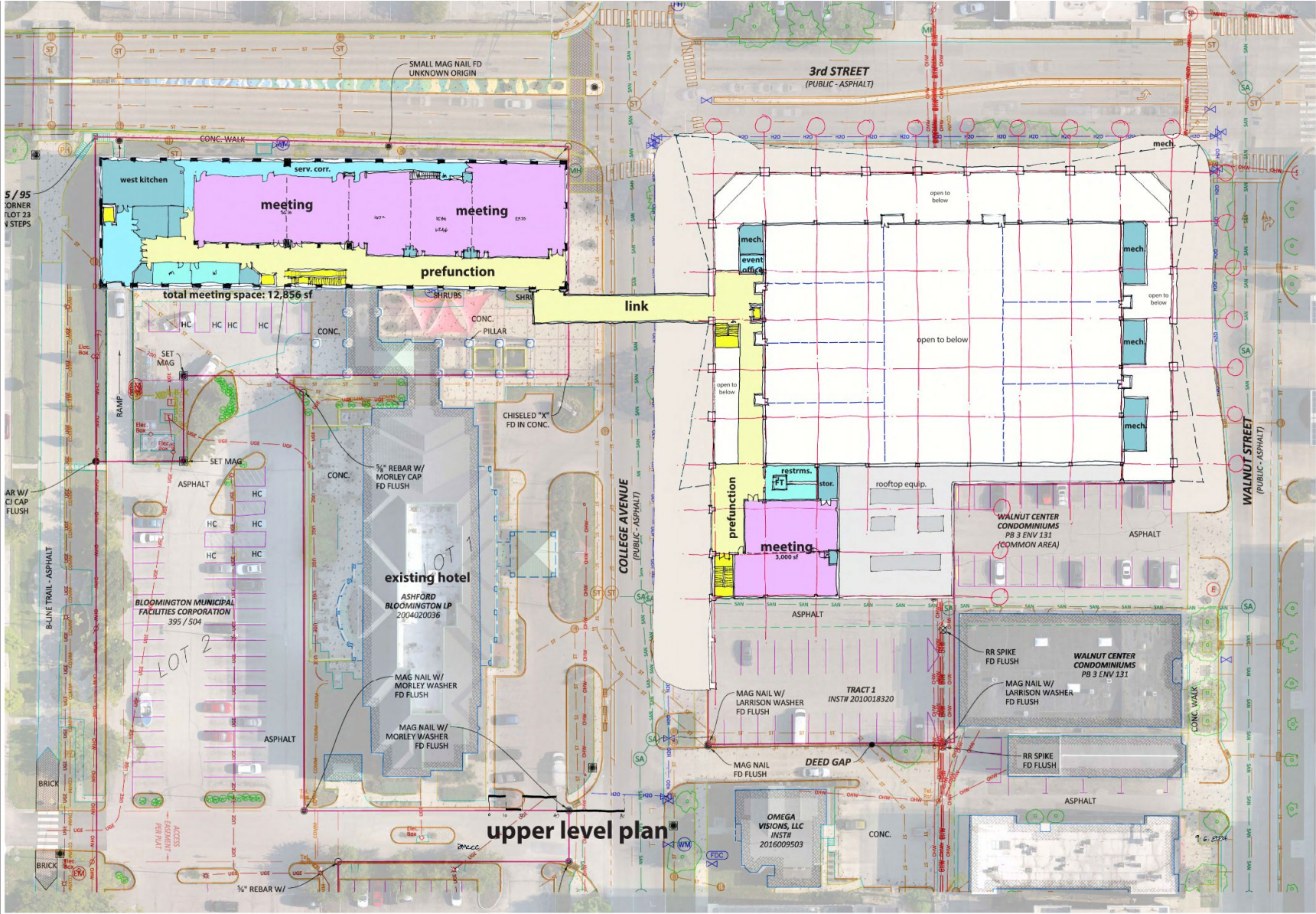
# PROGRAM - RENOVATION

Existing Building	Space Description	Area	Unit	Extended	Unit	Sellable SF	Unit	Capacity		
								Banquet	Lecture	Booth
	1 Great Hall	6,246	SF	6,246	SF	6,246	SF	416	833	36
	1 Duke Energy E/W	3,610	SF	3,610	SF	3,610	SF	241	481	-
	1 Finch	1,350	SF	1,350	SF	1,350	SF	90	180	-
	1 Rogers Boardroom	864	SF	864	SF	864	SF	58	115	-
	1 Cook E/W	1,794	SF	1,794	SF	1,794	SF	120	239	-
	1 Zebendon/Hansen	2,296	SF	2,296	SF	2,296	SF	153	306	-
	2 Restrooms	660	SF	1,320	SF					
	1 Admin	1,404	SF	1,404	SF					
	1 Office	672	SF	672	SF					
	1 First Floor Storage/Support	1,728	SF	1,728	SF					
	1 First Floor Lobby	3,290	SF	3,290	SF					
	1 Opportunity Space	2,600	SF	2,600	SF					
	1 First Floor Circulation	1,160	SF	1,160	SF					
	1 Kitchen	1,269	SF	1,269	SF					
	1 Second Floor Circulation	2,220	SF	2,220	SF					
	1 Second Floor Loading/Stora	1,314	SF	1,314	SF					
	1 Service Corridor	1,445	SF	1,445	SF					
Subtotal Existing Building				34,582	SF					
Unaccounted				5,418	SF					
<b>Total Existing Building</b>				<b>40,000</b>	<b>SF</b>	<b>16,160</b>	<b>SF</b>			
<b>Total Existing &amp; New</b>				<b>104,152</b>	<b>SF</b>	<b>49,160</b>	<b>SF</b>			

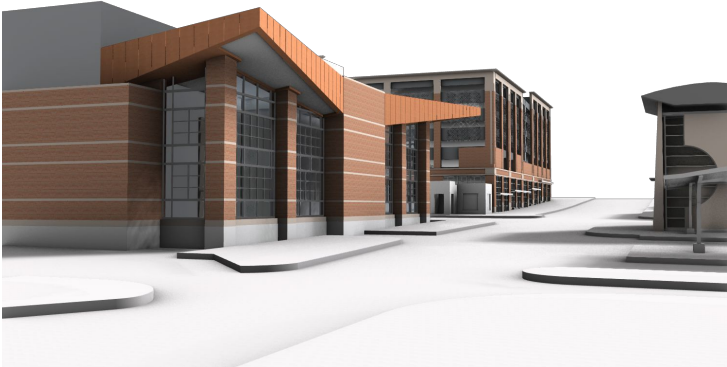
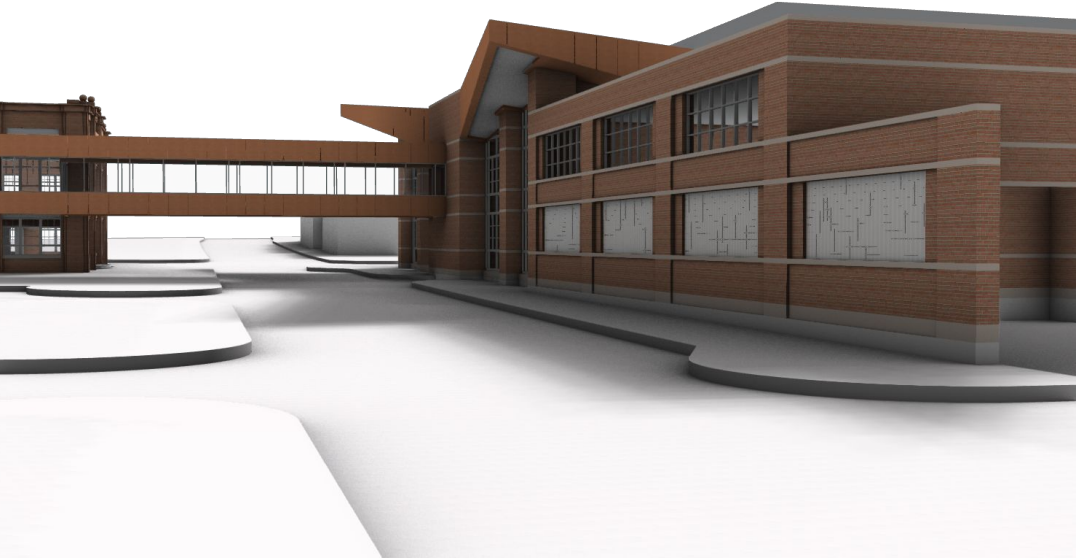
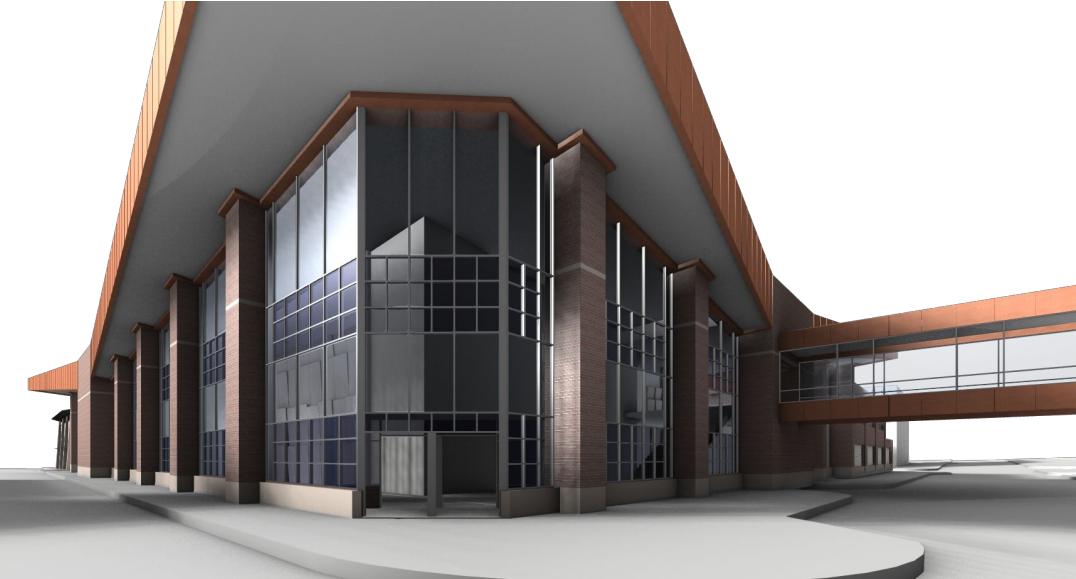
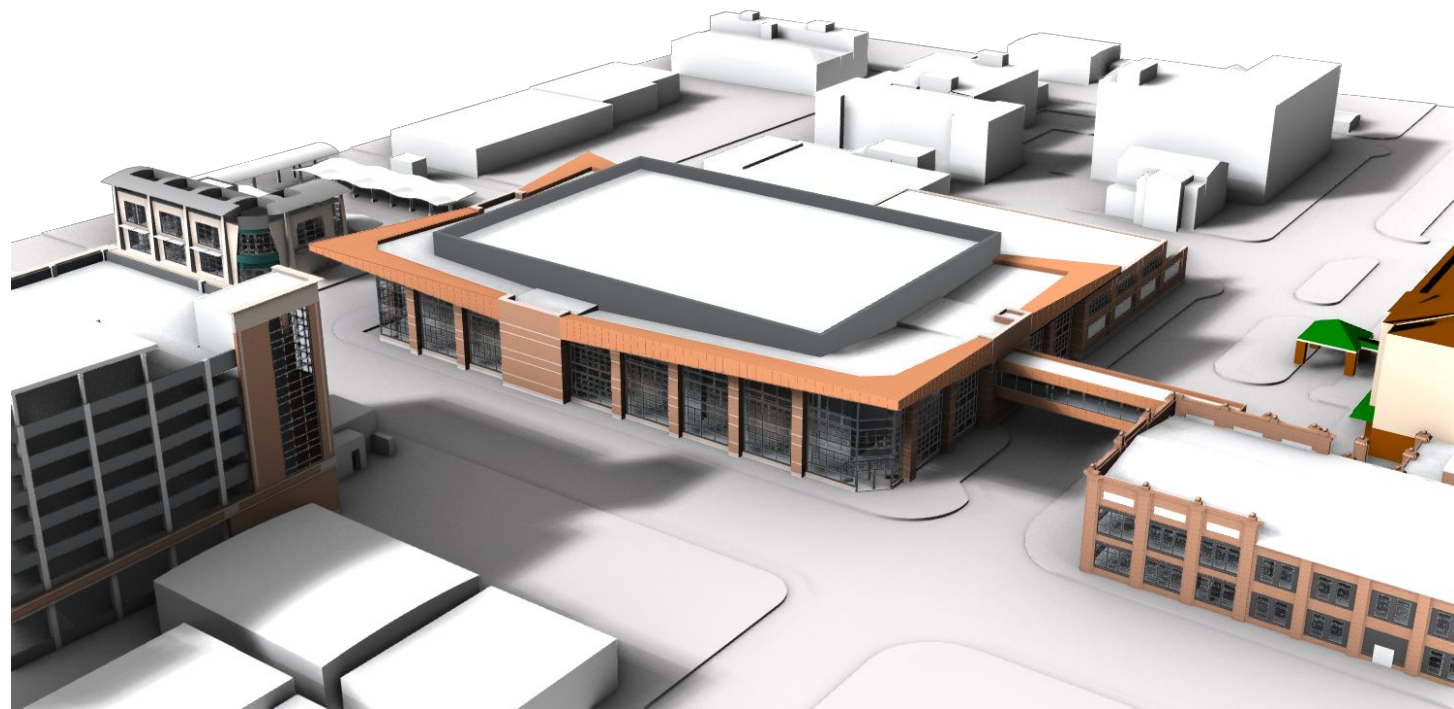
# PUBLIC INPUT - FIRST FLOOR PLAN



# PUBLIC INPUT - UPPER FLOOR PLAN



# PUBLIC INPUT - CONCEPT

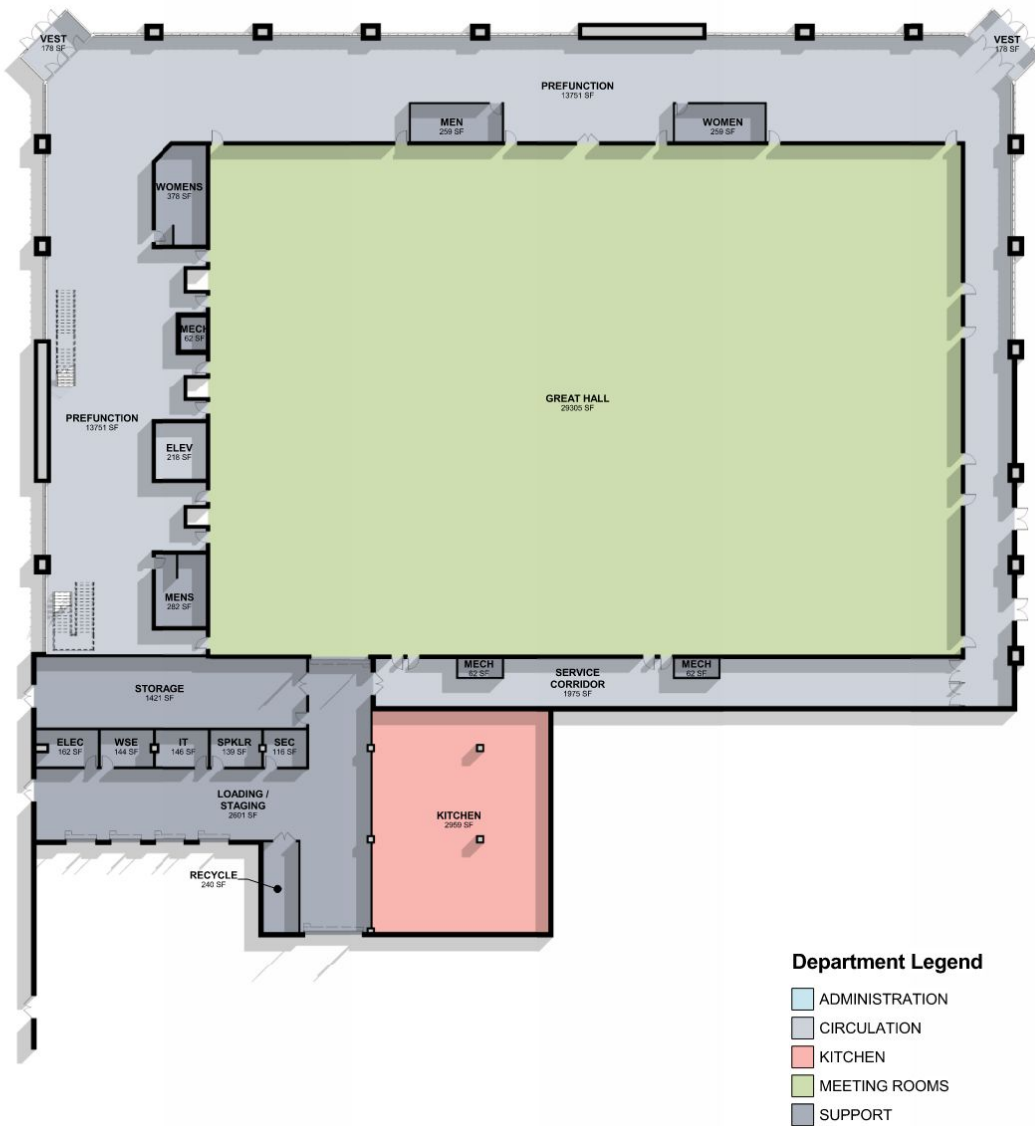


## BREAKOUT QUESTIONS

- 1. The convention center will also be our civic center. What are your thoughts on how to make it easier, better or more inviting for community use?
- 2. What are your thoughts on how we make the convention center design more unique or authentic to Bloomington?

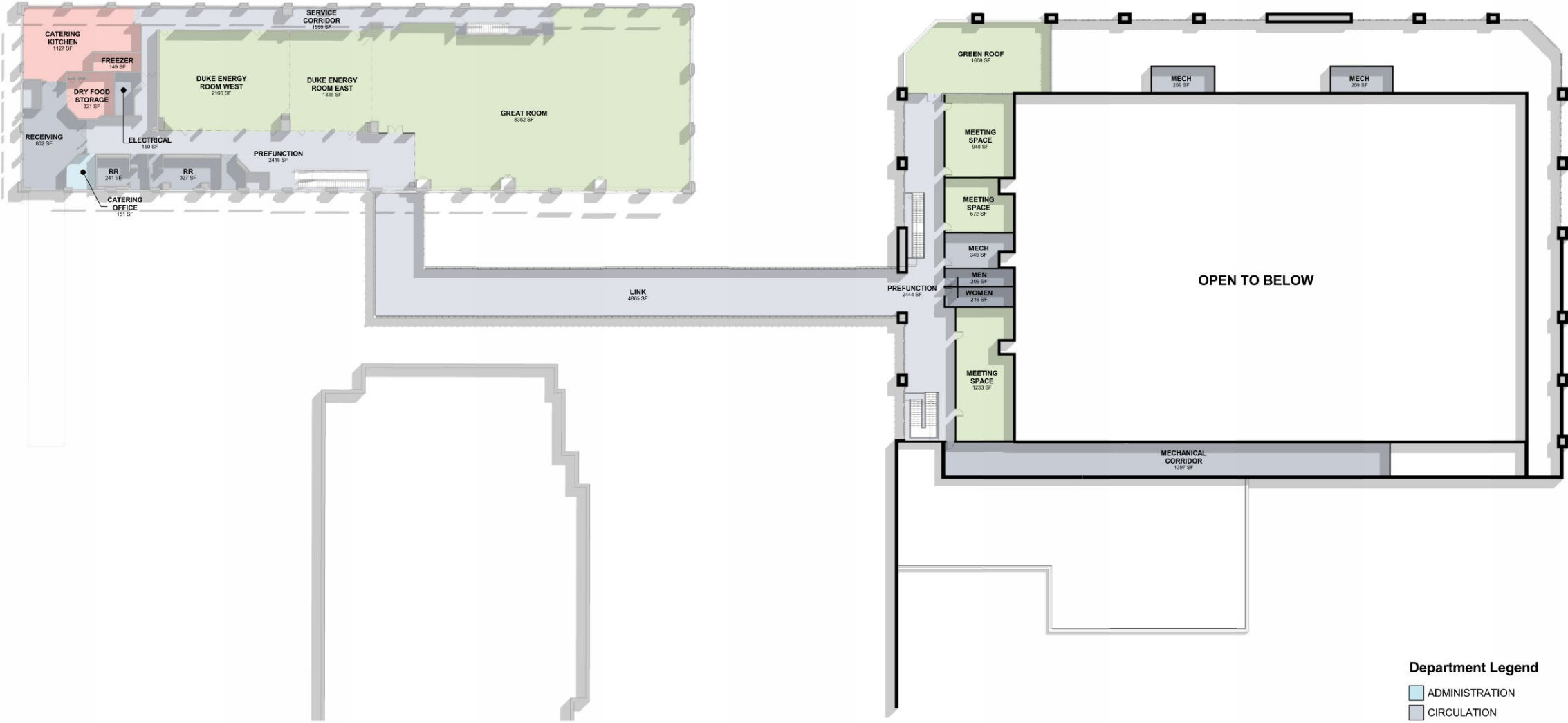
- Incorporate Limestone
- Elevate Public Art
- Address Pedestrian Scale
- Connect with Nature – Roof Garden
- Engaging Architecture
- Contextual with Bloomington Downtown
- “Instagrammable” and “Authentic”

# DESIGN CONCEPT UPDATE – FIRST FLOOR



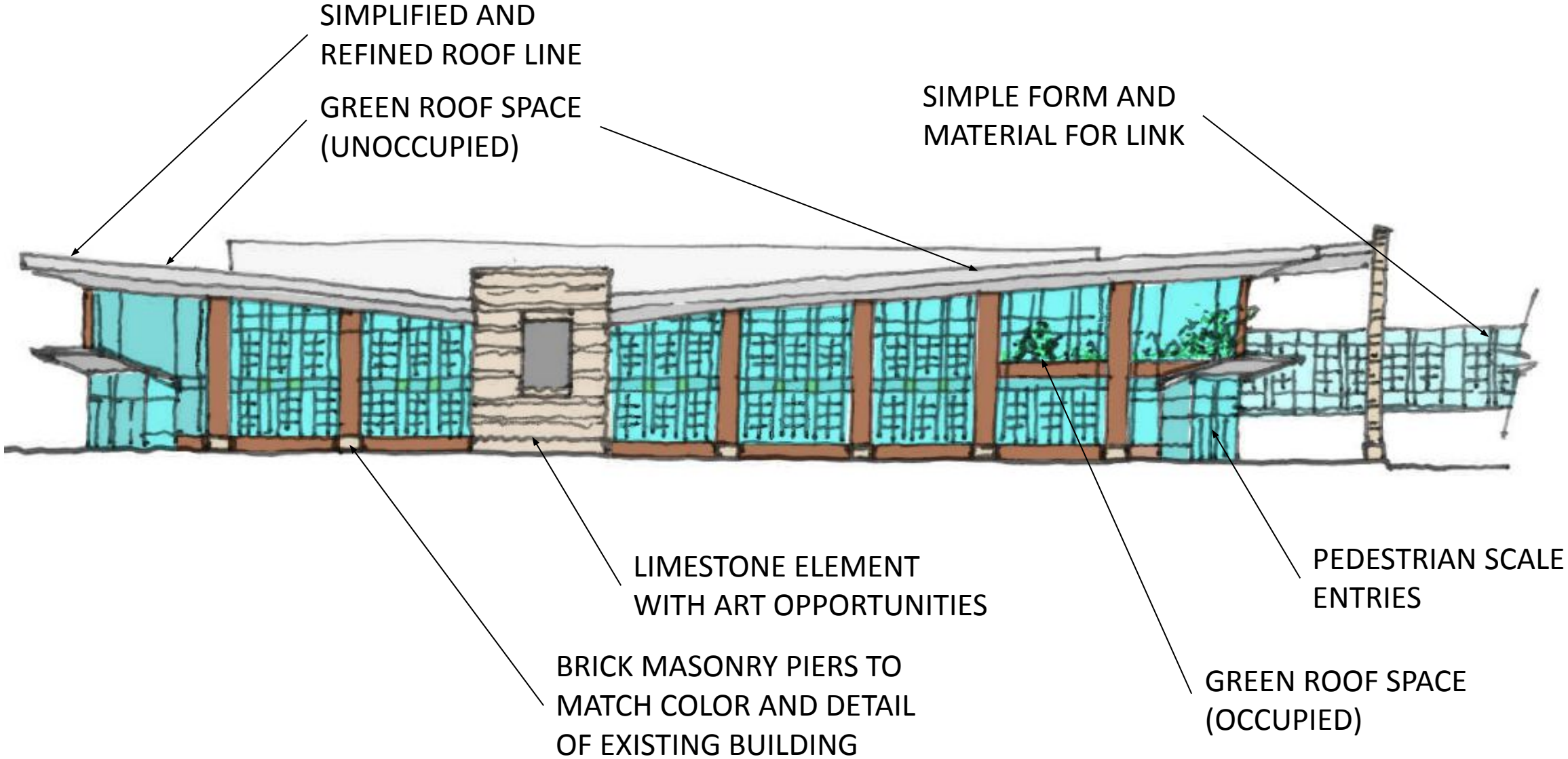
- Department Legend**
- ADMINISTRATION
  - CIRCULATION
  - KITCHEN
  - MEETING ROOMS
  - SUPPORT

# DESIGN CONCEPT UPDATE – SECOND FLOOR



- Department Legend**
- ADMINISTRATION
  - CIRCULATION
  - KITCHEN
  - MEETING ROOMS
  - SUPPORT

# DESIGN CONCEPT UPDATE – ROOF LINE 1



SIMPLIFIED AND REFINED ROOF LINE  
GREEN ROOF SPACE (UNOCCUPIED)

SIMPLE FORM AND MATERIAL FOR LINK

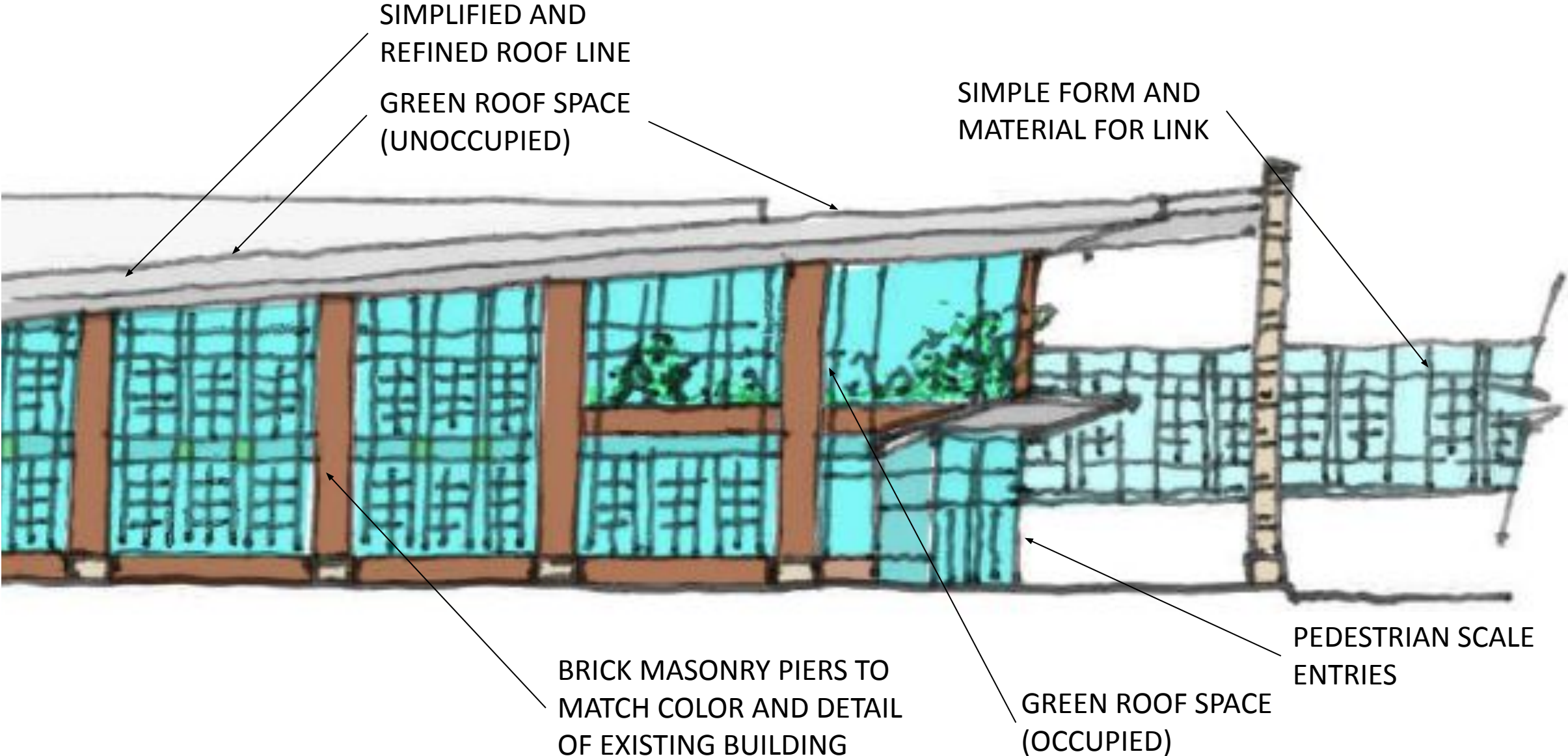
LIMESTONE ELEMENT WITH ART OPPORTUNITIES

PEDESTRIAN SCALE ENTRIES

BRICK MASONRY PIERS TO MATCH COLOR AND DETAIL OF EXISTING BUILDING

GREEN ROOF SPACE (OCCUPIED)

# DESIGN CONCEPT UPDATE – ROOF LINE 1



SIMPLIFIED AND REFINED ROOF LINE  
GREEN ROOF SPACE (UNOCCUPIED)

SIMPLE FORM AND MATERIAL FOR LINK

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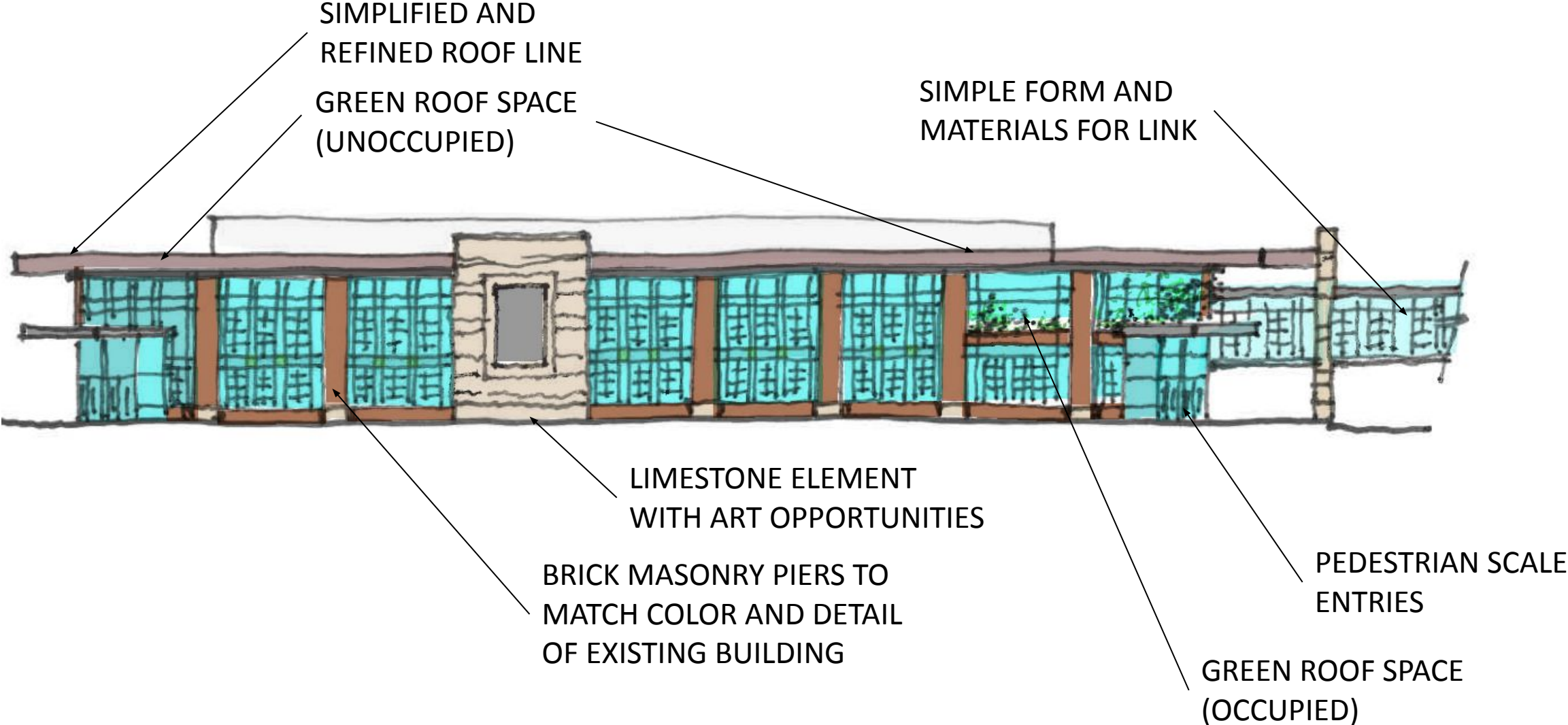
GREEN ROOF SPACE (OCCUPIED)

PEDESTRIAN SCALE ENTRIES

# DESIGN CONCEPT UPDATE – SLOPED ROOF PERSPECTIVE VIEW



# DESIGN CONCEPT UPDATE – ROOF LINE 2



# DESIGN CONCEPT UPDATE – FLAT ROOF PERSPECTIVE VIEW



# ITEMS ADDRESSED FROM CITY LETTER

## INCORPORATED INTO THE PROJECT

CATEGORY	ITEM SUMMARY	ANTICIPATED RESPONSE
Bonding Capacity	Incorporate 10% Contingency	yes
CIB Expenditures and Budget	CIB should not contract for services prior to receiving approvals from Common Council	yes
City Property	Other City/RDC owned property use requires Mayor and Council direct contact.	JSH to assess based on hotel submissions
City Property	If north expansion, city seeks reimbursement	yes
Food & Beverage Tax Revenues	City expenditures limited to MCCC expansion	yes
High Quality Architecture and Compact Urban Form	Wherever feasible, alleys should be retained and included in the design, including the potential replatting of alleys that were formerly vacated.	JSH to create map - alleys are vacated and not req'd for convention center use. Maintaining the main east-west alley
High Quality Architecture and Compact Urban Form	Prior to finalizing site plans and architectural designs, the CIB should solicit feedback from the public and reach out to elected city/county officials with a goal of obtaining extensive community buy-in for the plan	yes
High Quality Architecture and Compact Urban Form	All project design should accommodate street changes in line with city's transportations plan, especially the redesigns of College Ave, Walt St, planned bicycle, pedestrian connection, etc.	yes - for the current plan
High Quality Architecture and Compact Urban Form	All new buildings or updates to existing buildings should support community character through high-quality architecture and <b>compact urban form</b> .	yes - Municipal Code Req
High Quality Architecture and Compact Urban Form	Community Character example: main entrances should front public streets or B-line	yes - Municipal Code Req
High Quality Architecture and Compact Urban Form	Any portion of the project funded with city revenues should follow the city's Percentage for the Arts Program.	yes - Municipal Code Req – BEAD Advisory Group

# ITEMS ADDRESSED FROM CITY LETTER

## INCORPORATED INTO THE PROJECT

CATEGORY	ITEM SUMMARY	ANTICIPATED RESPONSE
Operations & Maintenance	Before bonding the project, CIB to develop and present a financial plan for long-term operations and maintenance of expanded convention center (including optimistic, moderate, and cautious scenarios for attendance revenue)	yes
Parking	In its evaluation of necessary parking facilities, the CIB should explore the use of other public parking facilities downtown, including both existing surface lots and existing structure parking.	JSH to create a map
Parking	If city funds or real property are used for the construction of new structured parking, the CIB should include in its operations and maintenance planning the full life-cycle costs for the facility, including demolition and replacement at end of life, since parking revenues at current parking prices do not cover these costs.	No action as no structured parking is expected.
Parking	To the extent possible, parking for an expanded convention center should be directed to city-owned 4th St garage, the current utilization of which is significantly below capacity (a new private hotel may also wish to add structured parking, much like the Hyatt and Graduate hotels)	yes
Project Approvals	Project should follow UDO as much as possible. If variances requested, these should not undermine city policy goals as reflected in relevant city plans and city code.	yes
Project Approvals	Project should have requisite development approvals, such as Plan Commission approval, prior to bonding.	yes - this is our plan
Parking	In its evaluation of necessary parking facilities, the CIB should explore the use of other public parking facilities downtown, including both existing surface lots and existing structure parking.	JSH to create a map
Parking	If city funds or real property are used for the construction of new structured parking, the CIB should include in its operations and maintenance planning the full life-cycle costs for the facility, including demolition and replacement at end of life, since parking revenues at current parking prices do not cover these costs.	No action as no structured parking is expected.
Sustainability	LEED Silver or equivalent	yes - Municipal Code Req

# ITEMS ADDRESSED FROM CITY LETTER

## UNDER EVALUATION

CATEGORY	ITEM SUMMARY	ANTICIPATED RESPONSE
Sustainability	New buildings that use public funding sources or land should not utilize combustion of fossil fuels for space heating and water heating. They should rely on electric heating methods such as air-source or ground-source heat pumps, solar hot water heaters, etc.	AE to analyze -- first costs and operational costs – HVAC and Kitchen planned to be all-electric
Sustainability	New buildings that use public funding or land should dedicate roof space primarily for on-site solar energy generation, energy storage, and/or green roof features.	AE to analyze -- first costs and operational costs
Sustainability	Design, operational and financial plans for expansion should include consideration of sustainable transportation options (airport shuttle, circulator shuttle)	MCC - Talisha/Mike McAfee to identify a response on what is done now and what else could be considered (costs to conventions)

# ITEMS ADDRESSED FROM CITY LETTER

## CITY TO EVALUATE FURTHER

CATEGORY	ITEM SUMMARY	ANTICIPATED RESPONSE
Bonding Capacity	Total Bonding capacity supported by 92.5% of F&B tax revenue (current balance + projected revenues)	City to consider in final bond decisions
Civic Uses	The design and operational plans for the expansion should include options for civic uses or programming, such as a space dedicated to monthly or biweekly youth and/or senior activities. Civic use in this sense does not refer to local civic organizations booking space at the convention center for events, although we encourage continued lower non-profit rates for booking such events in the future.	No action as no budget or space allocated.
Food & Beverage Tax Revenues	Reserve approx. 7.5% of F&B revenue for other valid uses	City to consider in final bond decisions

## NOT INCLUDED

CATEGORY	ITEM SUMMARY	ANTICIPATED RESPONSE
High Quality Architecture and Compact Urban Form	Design should not include "skywalk" connections	Overhead connection integral to design and function as one convention center

## HVAC OPTION 1

### Good Efficiency

- **Central Heating System**  
**Components:** Two electric boilers
- **Central Cooling System**  
**Components:** Two split system air cooled chillers with outdoor condensing units and indoor evaporators
- **Air Handling System:**  
Multiple central VAV AHUs
- **Outdoor Air Ventilation System:** via the central AHUs
- **Zone Terminal Units:** VAV terminals with hot water reheat coils

## HVAC OPTION 2

### Better Efficiency

- **Central Heating System**  
**Components:** Two electric boilers
- **Central Cooling System**  
**Components:** Two closed-circuit fluid coolers
- **Air Handling System:** None
- **Outdoor Air Ventilation System:** Multiple dedicated outside air system (DOAS) units with fixed-plate heat recovery cores
- **Zone Terminal Units:** Multiple water source heat pumps

## HVAC OPTION 3

### Best Efficiency (Recommended)

- **Central Heating System**  
**Components:** Multiple outdoor air-to-water heat pumps with indoor electric backup boiler
- **Central Cooling System**  
**Components:** Multiple outdoor air-to-water heat pumps
- **Air Handling System:** None
- **Outdoor Air Ventilation System:** Multiple dedicated outside air system (DOAS) units with fixed-plate heat recovery cores
- **Zone Terminal Units:** Multiple water source heat pumps

# PRELIMINARY LEED SCORECARD



LEED v4.1 BD+C  
Project Checklist

Project Name: Monroe Convention Center Expansion  
Date: 9/3/2024

Y	?	N					
1			Credit	Integrative Process	1	SAI	INT. FACILITATOR

12	2	0	Location and Transportation	16	RESP	NOTES	
		N	Credit	LEED for Neighborhood Development Location	16		NOT ELIGIBLE
1			Credit	Sensitive Land Protection	1	BRCJ	OPT1
		N	Credit	High Priority Site and Equitable Development	2		
5			Credit	Surrounding Density and Diverse Uses	5	BRCJ	OPT 1&2
5			Credit	Access to Quality Transit	5	BRCJ	PATH
	1		Credit	Bicycle Facilities	1	SAI/CD	NEED DATA
1			Credit	Reduced Parking Footprint	1	BRCJ	
	1		Credit	Electric Vehicles	1	BRCJ	NEED DATA

3	1	0	Sustainable Sites	10			
Y			Prereq	Construction Activity Pollution Prevention	Required	W	
		N	Credit	Site Assessment	1		
		N	Credit	Protect or Restore Habitat	2	BRCJ	
		N	Credit	Open Space	1	BRCJ	CHALLENGING
1			Credit	Rainwater Management	3	BRCJ	CHALLENGING
2			Credit	Heat Island Reduction	2	SAI/BRCJ	
	1		Credit	Light Pollution Reduction	1	IMEG	CHALLENGING

4	3	0	Water Efficiency	11			
Y			Prereq	Outdoor Water Use Reduction	Required	BRCJ	
Y			Prereq	Indoor Water Use Reduction	Required	IMEG	
Y			Prereq	Building-Level Water Metering	Required	IMEG	
1			Credit	Outdoor Water Use Reduction	2	BRCJ/OWNER	
1	2		Credit	Indoor Water Use Reduction	6	IMEG/OWNER	
2			Credit	Optimize Process Water Use	2	IMEG	
	1		Credit	Water Metering	1	IMEG/OWNER	

12	15	0	Energy and Atmosphere	33			
Y			Prereq	Fundamental Commissioning and Verification	Required	COMMISSIONING	
Y			Prereq	Minimum Energy Performance	Required	IMEG	
Y			Prereq	Building-Level Energy Metering	Required	IMEG	
Y			Prereq	Fundamental Refrigerant Management	Required	IMEG	
3	3		Credit	Enhanced Commissioning	6	COMMISSIONING	
9	9		Credit	Optimize Energy Performance	18	IMEG	
	1		Credit	Advanced Energy Metering	1	IMEG	
		N	Credit	Grid Harmonization	2		
	1		Credit	Renewable Energy	5	IMEG	COULD PURCHASE
	1		Credit	Enhanced Refrigerant Management	1	IMEG	

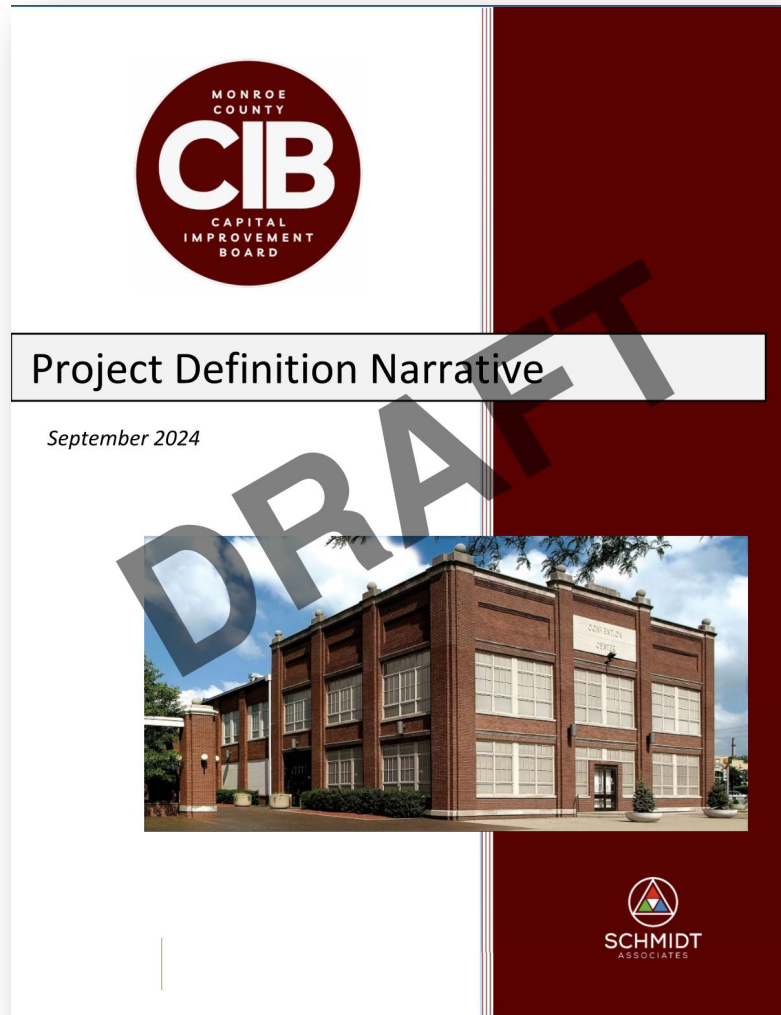
8	0	0	Materials and Resources	13	RESP	NOTES	
Y			Prereq	Storage and Collection of Recyclables	Required	SAI/OWNER	
		N	Credit	Building Life-Cycle Impact Reduction	5		CHALLENGING
2			Credit	Environmental Product Declarations	2	SAI/W	
2			Credit	Sourcing of Raw Materials	2	SAI	
2			Credit	Material Ingredients	2	SAI	
2			Credit	Construction and Demolition Waste Management	2	W	

11	1	3	Indoor Environmental Quality	16			
Y			Prereq	Minimum Indoor Air Quality Performance	Required	SAI/IMEG	PLANNING AND SYSTEMS
Y			Prereq	Environmental Tobacco Smoke Control	Required	SAI/OWNER	SIGNAGE AND POLICY
	1	1	Credit	Enhanced Indoor Air Quality Strategies	2	IMEG/OWNER	
3			Credit	Low-Emitting Materials	3	SAI	
1			Credit	Construction Indoor Air Quality Management Plan	1	W	
2			Credit	Indoor Air Quality Assessment	2	W	FILTRATION/FLUSH-OUTS
1			Credit	Thermal Comfort	1	IMEG	
2			Credit	Interior Lighting	2	IMEG	
1	2		Credit	Daylight	3	SAI/CD/IMEG	CHALLENGING
		1	Credit	Quality Views	1	SAI/CD	CHALLENGING
		N	Credit	Acoustic Performance	1		CHALLENGING

3	3	0	Innovation	6			
2	3		Credit	Innovation	5		
1			Credit	LEED Accredited Professional	1		

1	3	0	Regional Priority	4			
1			Credit	Regional Priority: Specific Credit	1		
	1		Credit	Regional Priority: Specific Credit	1		
	1		Credit	Regional Priority: Specific Credit	1		
	1		Credit	Regional Priority: Specific Credit	1		

<b>55</b>	<b>28</b>	<b>3</b>	<b>TOTALS</b>	<b>Possible Points:</b>	<b>110</b>
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					



**In Process...**

**Current Target** - \$52M construction cost