



Monroe Convention Center Expansion CIB Update

NOVEMBER 13, 2024



Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS



walter
p moore



IMEG



TIKUR
Solutions
Diverse Representation at Its Best



JS|HELD

AGENDA

- Project Goals & Public Input
- Project Schedule
- Site Plan Development
- Building Plan Development
- Next Steps

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.

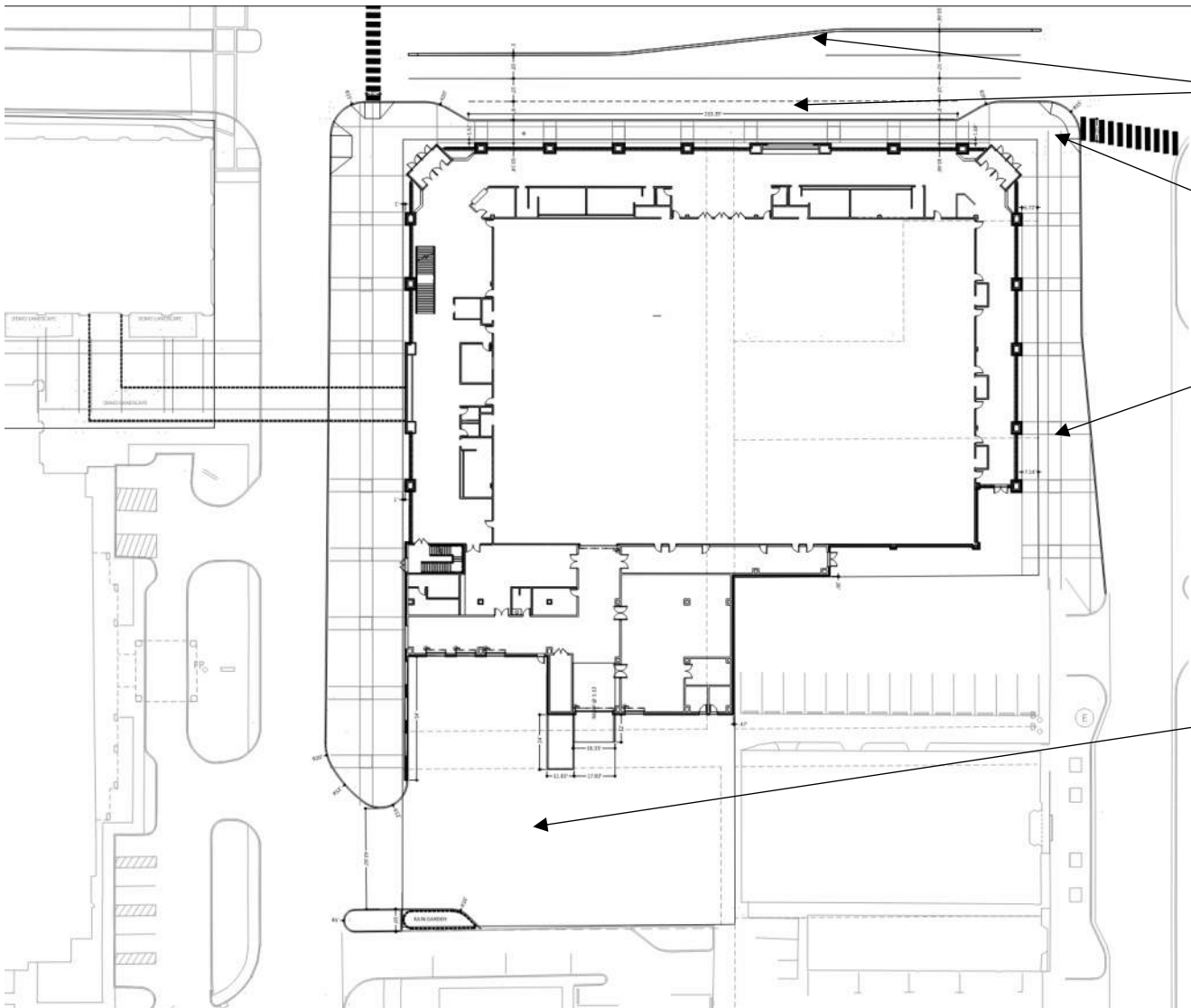
- Incorporate Limestone
- Elevate Public Art
- Address Pedestrian Scale
- Connect with Nature – Roof Garden
- Engaging Architecture
- Contextual with Bloomington Downtown
- “Instagrammable” and “Authentic”

Final Design	Feb 2025
Construction Documents	Jul 2025
Bidding	Mar – Aug 2025
Construction Start	Jun 2025
Expansion Construction Complete	Jan-Feb 2027

DESIGN SCHEDULE – FINAL DESIGN

Phase	Name	Duration	Start	End	10/21	10/28	11/4	11/11	11/18	11/25	12/2	12/9	12/16	12/23	12/30	1/6	1/13	1/20	1/27	2/3	2/10
Project Definition		114 days	7/1/2024	10/23/2024																	
Final Design		113 days	10/23/2024	2/13/2025	Final Design																
	Design	75 days	10/23/2024	1/6/2025																	
	CIB Meeting - Update on Site/Alternates	1 days	11/13/2024	11/14/2024																	
	User Group Meeting - FD Room by Room Review	1 days	12/10/2024	12/11/2024																	
	CIB Meeting - Systems / LEED/Preliminary Finishes	1 days	12/11/2024	12/12/2024																	
	CIB Meeting - Updated Finishes / Overall Update	1 days	1/8/2025	1/9/2025																	
	Site Submission Process	59 days	11/15/2024	1/13/2025																	
	Presubmittal Meeting - Plan Commission		11/15/2024																		
	DRC Filing Deadline - Plan Commission		11/22/2024																		
	DRC Meeting - Plan Commission		12/3/2024																		
	Filing Deadline - Plan Commission		12/9/2024																		
	Submit Title 13 - Drainage		12/26/2024																		
	Submit to Utilities		12/26/2024																		
	Final Revision Deadline - Plan Commission		12/30/2024																		
	Notice Mailing Deadline - Plan Commission		1/3/2025																		
	Hearing Date - Plan Commission		1/13/2025																		
	Cost Estimate	30 days	1/6/2025	2/5/2025																	
	CIB Meeting - Owner Review/Approval	1 days	2/12/2025	2/13/2025																	
Construction Documents		162 days	2/14/2025	7/26/2025																	
Bidding and Negotiations		145 days	3/21/2025	8/13/2025																	
Construction Administration		758 days	6/2/2025	6/30/2027																	
Post Construction		60 days	6/30/2027	8/29/2027																	

DESIGN CONCEPT – SITE PLAN DEVELOPMENT



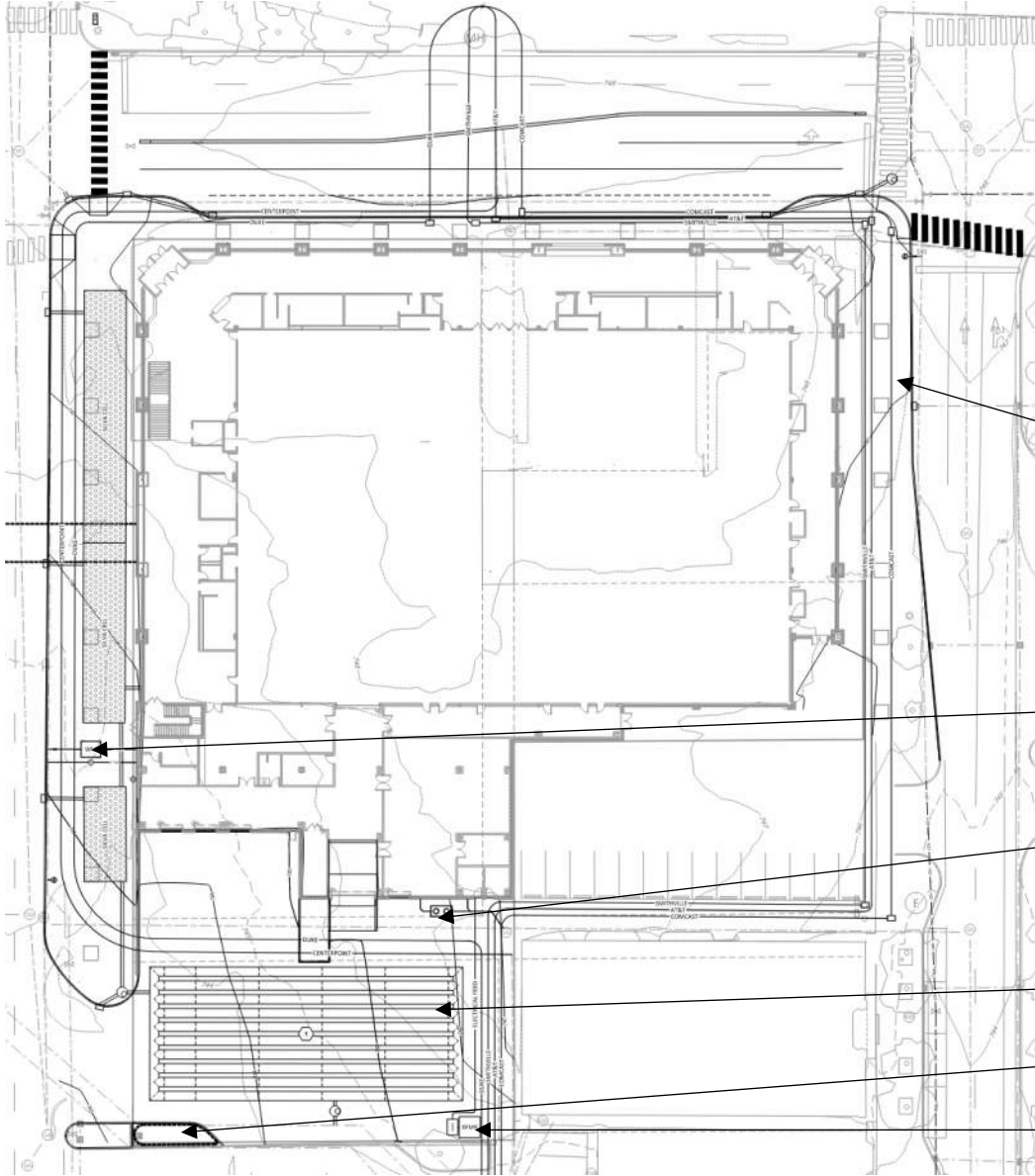
MODIFIED MEDIAN TO
CREATE DROP-OFF

PLAZAS AT CORNER ENTRIES –
POTENTIAL FOR ARTISTIC BOLLARDS

PAVEMENT PATTERN
AROUND TREE WELLS

LOADING AREA

DESIGN CONCEPT – SITE UTILITIES



UTILITIES ROUTE FROM EXISTING ALLEY TO AROUND BUILDING

INCOMING WATER SERVICE

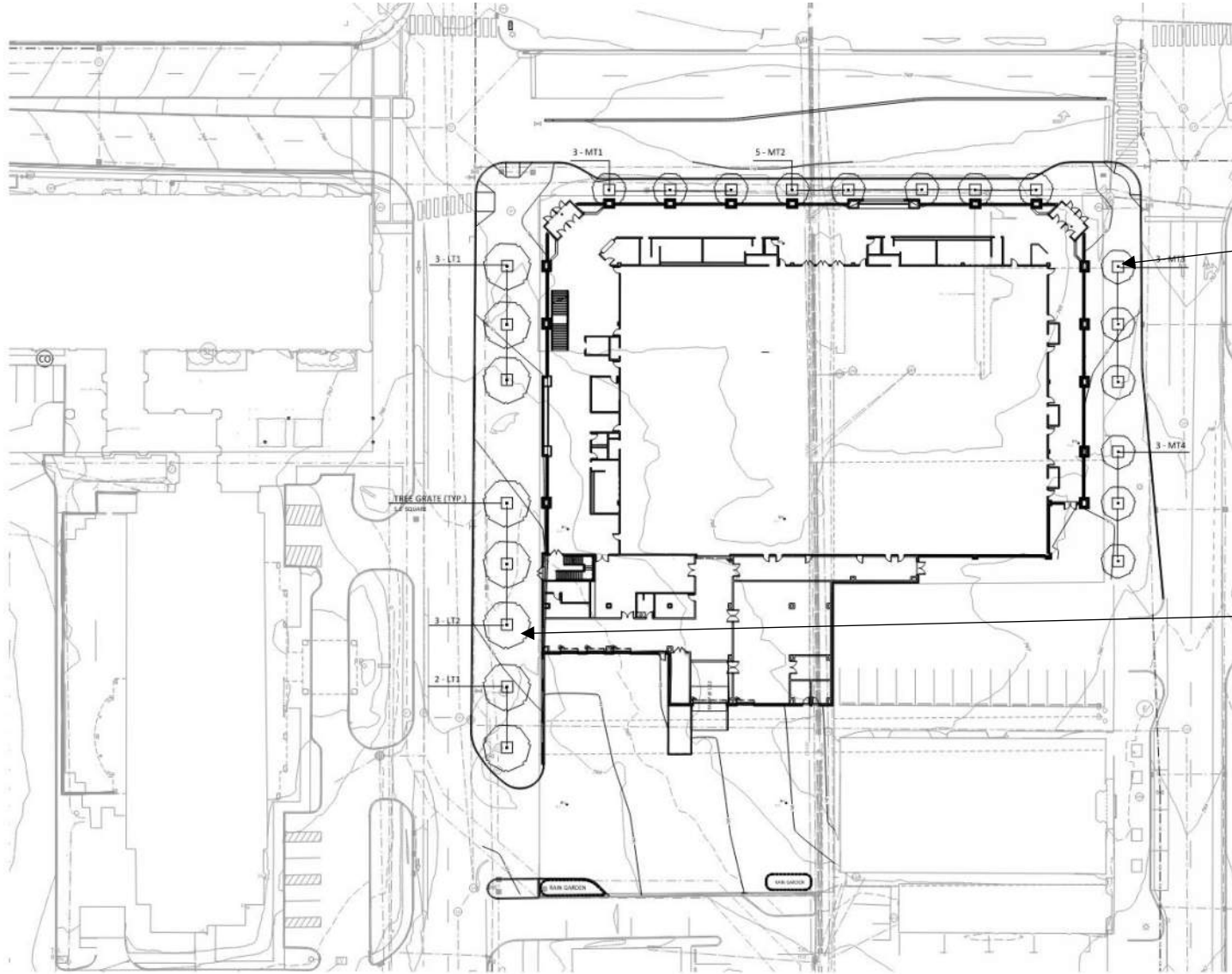
GREASE INTERCEPTOR FROM KITCHEN

UNDERGROUND STORMWATER DETENTION

RAIN GARDEN

TRANSFORMER

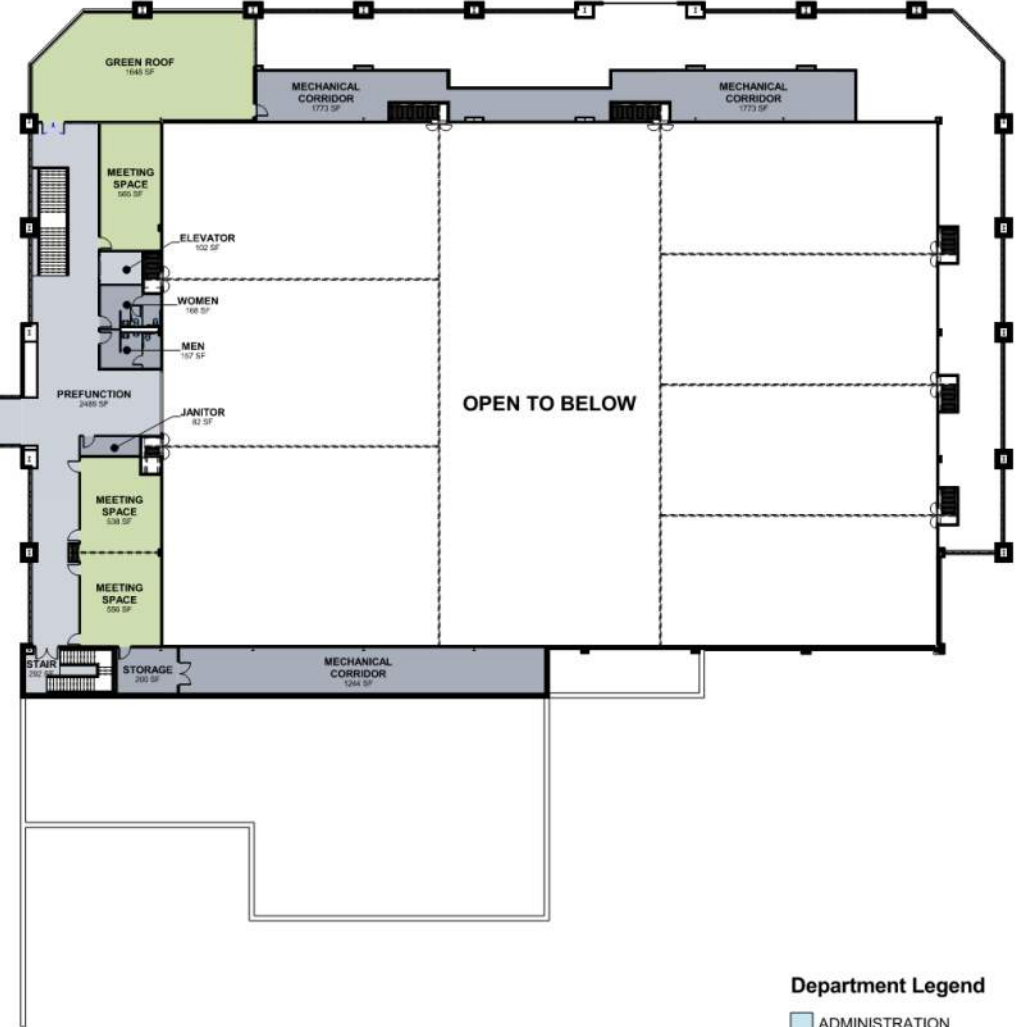
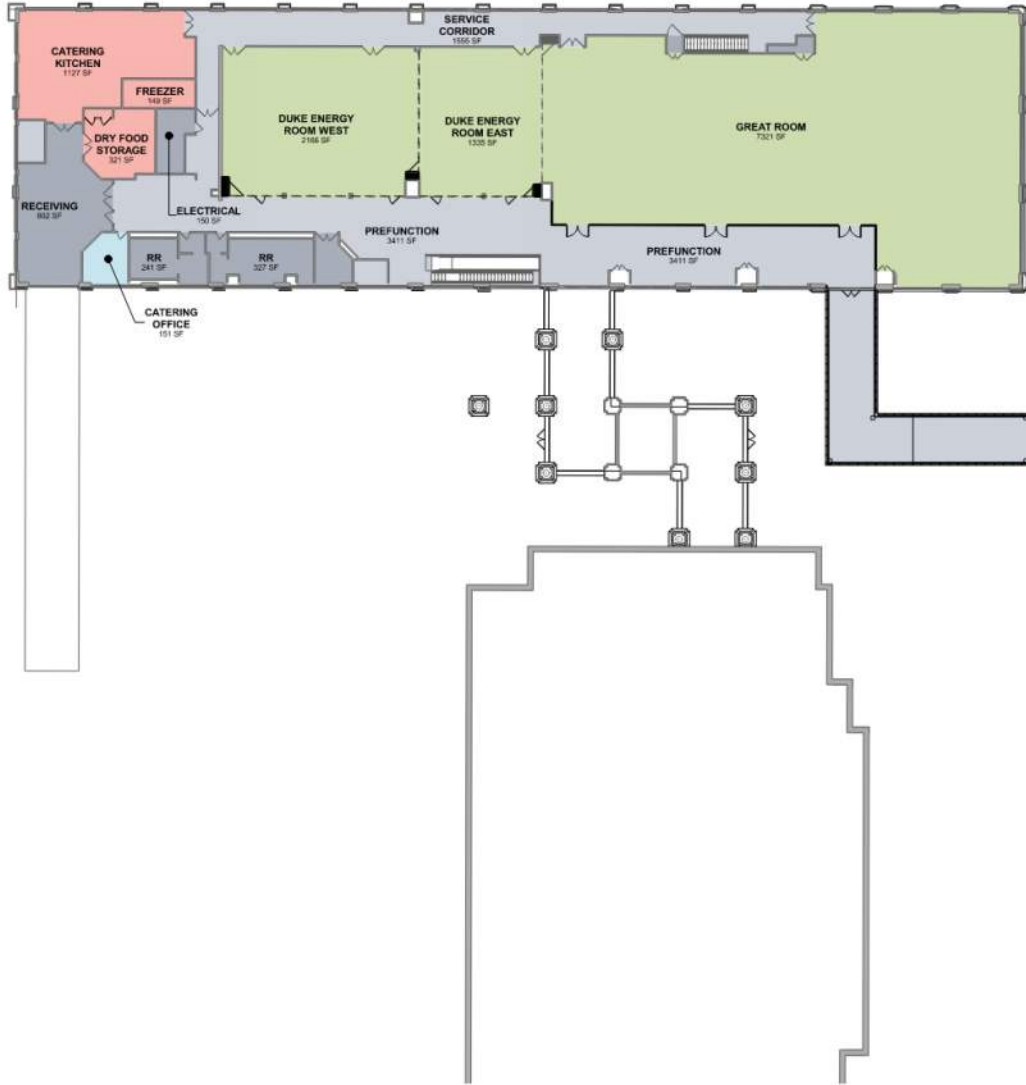
DESIGN CONCEPT – LANDSCAPE PLAN



SMALLER STREET TREES ON NORTH AND EAST SIDES

LARGER STREET TREES ON WEST SIDE

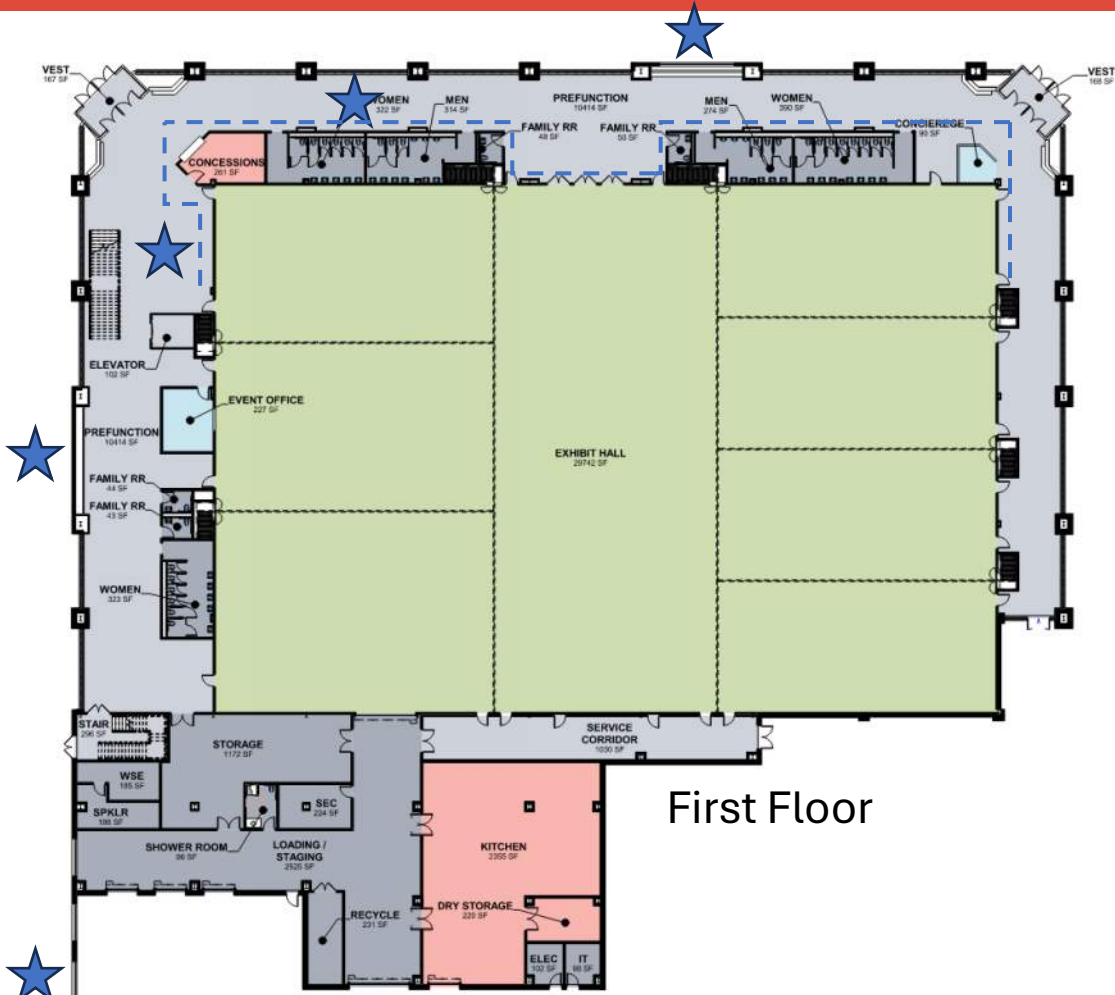
DESIGN CONCEPT – SECOND FLOOR



Department Legend

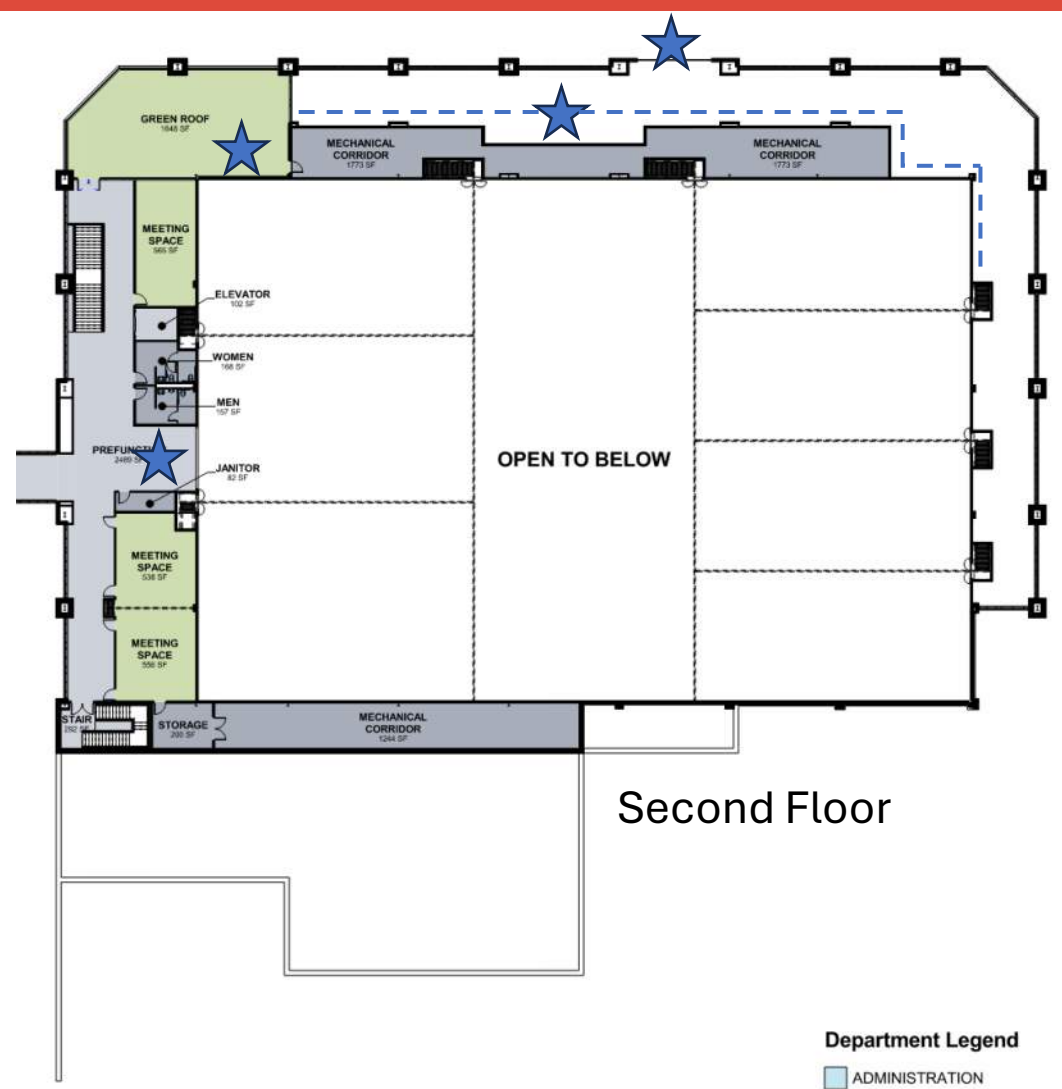
- ADMINISTRATION
- CIRCULATION
- KITCHEN
- MEETING ROOMS
- SUPPORT

DESIGN CONCEPT – ART INTEGRATION



First Floor

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



Second Floor

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

★ Art Opportunities

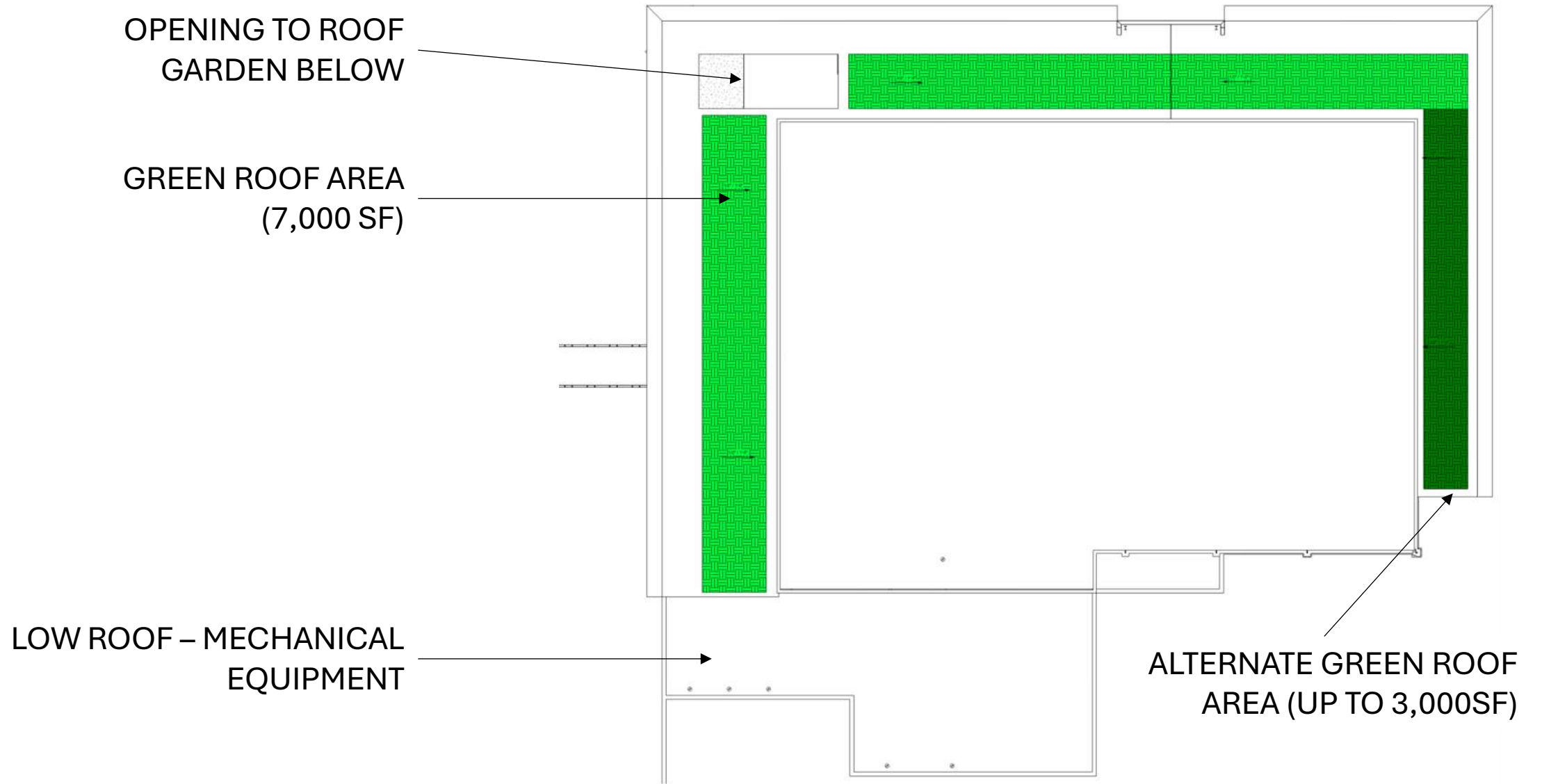
DESIGN CONCEPT – ELEVATIONS



DESIGN CONCEPT – WALKTHROUGH



DESIGN CONCEPT – ROOF PLAN



- Continue Site Submittal
- Reviewing and Confirming Operational Plans
- Initiate Finish Selection Process
- Refine Alternates and Budget

QUESTIONS AND DISCUSSION