

Convention/Civic Center Expansion Bloomington, Indiana

PRESENTED TO: Monroe County Capital Improvement Board

PRESENTED ON: December 13, 2023



SCHMIDT
ASSOCIATES



Agenda

- Project Team
- Goals, Givens, and Preconceptions
- Project History
- Restart Considerations
- Design Summary
- Construction Procurement Options
- Schedule
- Next Steps – 30 & 60 days

Original Project Team

<u>NAME</u>	<u>TITLE</u>	<u>ORGANIZATION</u>
Adam Thies	Assistant VP	Indiana University, Capital Planning & Facilities
Amanda Barge	County Commissioner	Monroe County
Cheryl Munson	County Councilperson	Monroe County
Chris Sturbaum	City Councilperson	City of Bloomington
Jim Murphy	President	CFC Properties
John Hamilton	Mayor	City of Bloomington
John Whikehart	Chancellor Emeritus	Ivy Tech-Bloomington
Susie Johnson	Customer & Tech Support Manager	Envisage Technologies
Valerie Pena	Assistant VP/Chief of Staff	Indiana University, Government Relations
Mick Renneisen	Deputy Mayor	City of Bloomington
Philippa Guthrie	Corporation Counsel	City of Bloomington
Elizabeth Karon	Executive Assistant	City of Bloomington
Allison Chopra	City Councilperson	City of Bloomington
Andy Ruff	City Councilperson	City of Bloomington
Dave Rollo	City Councilperson	City of Bloomington
Dorothy Granger	City Councilperson	City of Bloomington
Isabel Piedmont-Smith	City Councilperson	City of Bloomington
Jim Sims	City Councilperson	City of Bloomington
Steve Volan	City Councilperson	City of Bloomington
Susan Sandberg	City Councilperson	City of Bloomington
Jeff Underwood	Controller	City of Bloomington
Lee Jones	County Commissioner	Monroe County
Julie Thomas	County Commissioner	Monroe County
Angie Purdie	County Commissioner Administrator	Monroe County
Shelli Yoder	County Council	Monroe County
Geoff McKim	County Council	Monroe County
Eric Spoonmore	County Council	Monroe County
Trent Deckard	County Council	Monroe County
Kate Wiltz	County Council	Monroe County
Marty Hawk	County Council	Monroe County
Michael Flory	County Council Attorney	Monroe County
Jeff Cockerill	County Attorney	Monroe County
Margie Rice	County Attorney	Monroe County
Mike McAfee	Executive Director	Visit Bloomington
Talisha Coppock	Executive Director	Monroe Convention Center

Steering Committee

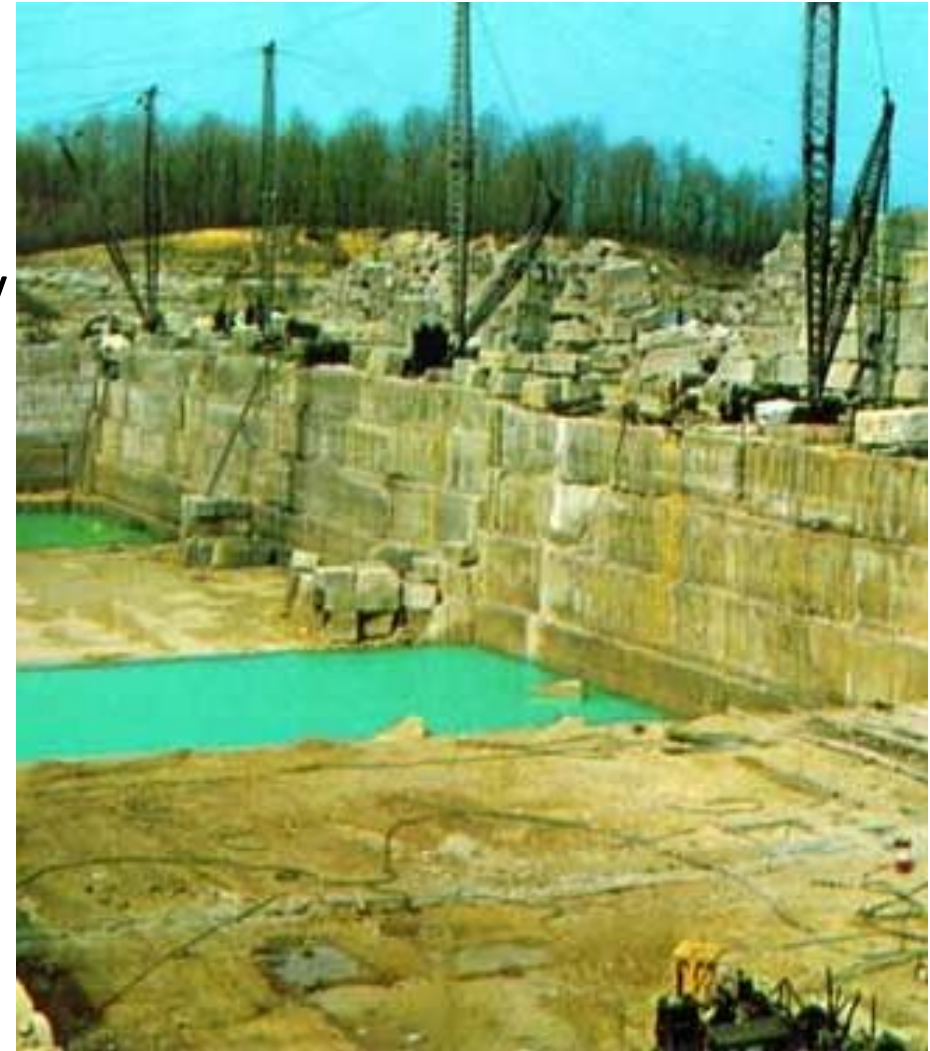


Design Team

Project Goals

Goals, Givens, and Preconceptions:

1. Space: Need **more**, better functionality and flexibility
 - Public Space – Interior and Exterior
2. Inspiring Architecture:
 - Create a memorable experience
3. Bloomington Unique:
 - Entrance/Arrival Sequence
 - History
 - Themes: creativity, limestone, bikes, food, international, etc.



Project Goals

4. Connectivity:

- B-Line
- Downtown
- Hotel(s)
- Other destinations

5. Sustainable/Green

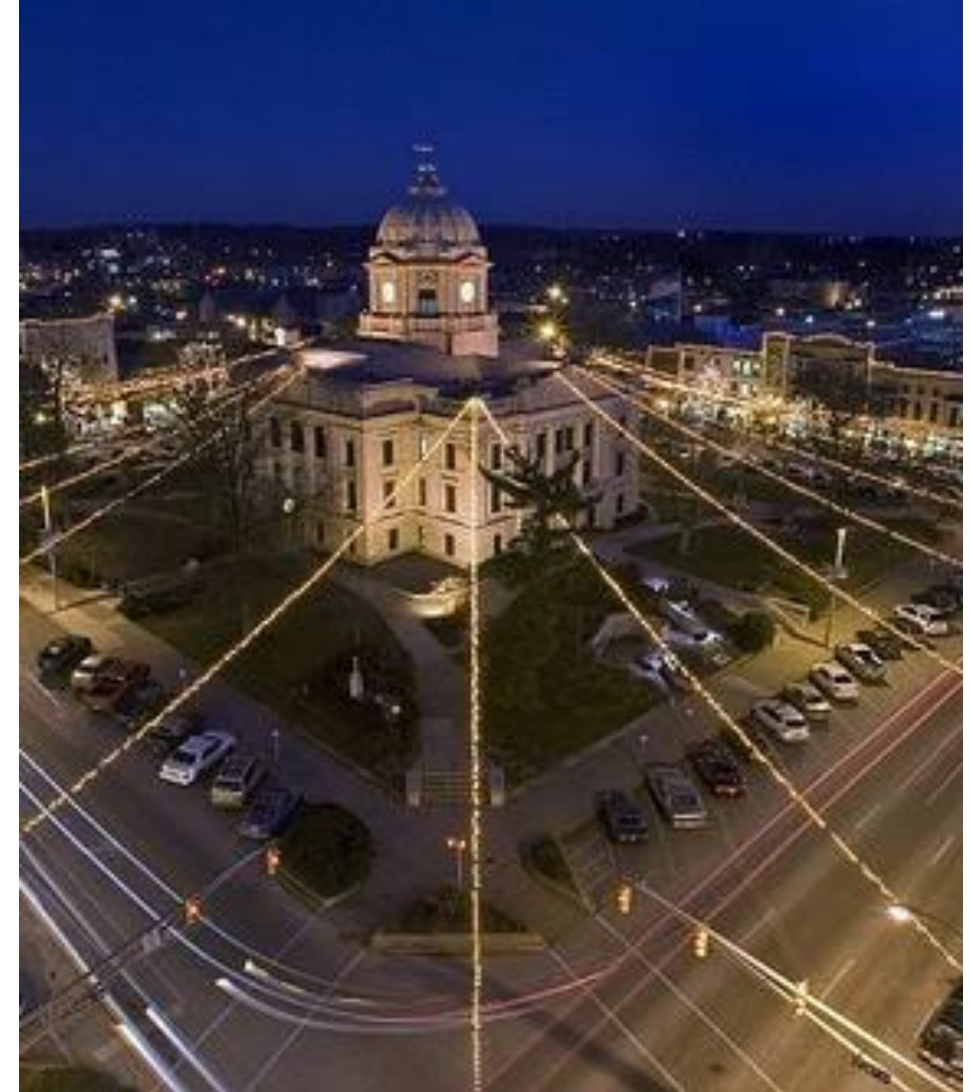
6. Transportation Issues:

- Parking
- Loading
- Pedestrian
- Alternative
- Safety



Project Goals

7. Branding & Wayfinding
 - Convention vs. Civic Center
 - In Building, Around Town
8. Unique Food Offerings
9. Technology-Rich Environment
10. Amenities to Create Vibrant Space
 - Arts
 - Activity
 - Refreshment



Project Givens

Goals, **Givens**, and Preconceptions

- Keep existing MCC building in some form
- B-Line very important
- Parking is important
- 3rd Street remains as underpass
- \$30M (total project cost) first phase budget

Project Preconceptions

Goals, Givens, and **Preconceptions**

- Land north of the convention center will become available
- Courtyard by Marriott (probably) stays
- Structured parking will be needed
- New hotel should be attached...somehow
- LEED certification (or equivalent)
- Visit Bloomington will be relocated to the convention center facility

Project History

A/E Procurement (9 Months)

- RFQ from City – Issued June 2018
- Proposals Submitted – July 2, 2018
- Interview #1 – July 2018
- Interview #2 – November 2018
- Finalized Letter of Agreement for Conceptual Design – February 2019

Project History

Stakeholder Engagement

- **Completed Programming, Stakeholder Engagement, & Conceptual Design (Jan-July 2019)**
 - 3 Days of Stakeholder Engagement – Met with 35 groups/200+ Stakeholders
 - 3 Day Design Charette

Day 1 (District):

Charrette Kickoff Meeting
Design Team Work Session
Pin-up Review
Reception

Day 2 (Site):

Design Team Work Session
Progress Review
Public Open House

Day 3 (Building):

Design Team Work Session
Charrette Wrap-up Session

- **Communications**
 - 12 Leadership/Steering Committee Meetings (January 2019-June 2019)
 - 5 Blog Posts
 - 23 Biweekly Updates to Leadership
 - 4 City/County Presentations (Feb., Sept., Oct., Nov.)

Project History

Design and Due Diligence

- **Completed Programming, Stakeholder Engagement, & Conceptual Design (Jan-July 2019)**
 - **Site Analysis**
 - B-line is the pedestrian anchor – Desire to have Pre-function space along B-line
 - North Option – Great Views to the Courthouse, Direct Connection to the Hyatt
 - Need to consider access and parking for the Wonderlab
 - Parking between College & Walnut – Easy Access
 - **Design Charette**
 - Like engagement of the Northeast corner of 4th and College
 - Like creative overhead connector option rather than “Gerbil Tubes”
 - Like the potential of removing 3rd Street for Pre-function/Community Space
 - **Completed Market Feasibility Study**
 - Planners love Bloomington – Easy to walk downtown, Restaurants, University
 - Good Central Location with better weather than northern locations
 - Concerns with the lack of hotel rooms
 - Currently turning away multi-day conferences, Banquets >500, Consumer shows >60 booths
 - **Programming Meetings (April – May 2018)**
 - Good – Better - Best Options
 - 40k SF–97k SF

Restart Considerations

Overall Design Tasks

1. Timing (Schedule)
 1. Food and Beverage Tax
 2. Construction Material Procurement
2. Construction Delivery Method
3. COVID impact
4. Cost Impacts – Inflation+
5. Market Analysis
6. New Technology
7. Site Updates

Restart Considerations

Site Planning - Bloomington

- Replacement of the 4th Street parking garage
- Bloomington Redevelopment Commission acquired 200 S. College Avenue - July 15, 2019
- City of Bloomington is constructing the Hopewell East development infrastructure
- IU Health Bloomington demolished Bloomington Hospital (except parking garage and Kohr Building)
- City of Bloomington is designing infrastructure for Hopewell West development
- Brinshoe Dev. plans to renovate and add an addition to the Kohr Building for apartments
- City of Bloomington is exploring options to improve Walnut Street and College Avenue
- City of Bloomington updated their zoning maps this year

Restart Considerations

Convention Center Planning – Market Analysis – **National Trends**

- 2023 Convention business is back to 96% of pre-COVID levels
- Convention and event goers have embraced the return of in-person events
- Hybrid and virtual has continued to impact corporate travel
 - Softened weekday demand
 - Weekend demand is stronger than pre-pandemic levels
- Hotel ADRs have far surpassed pre-pandemic level, while occupancies in many markets have yet to fully return
- Flight from urban centers to suburban and rural areas.
 - People still want walkable urban amenities without urban safety concerns
 - Opportunity for many college towns such as Bloomington event goers

Restart Considerations

Convention Center Planning – Market Analysis – **Supply Changes**

- Indiana Convention Center expansion and new 800-room Signia HQ Hotel approved and funded via public bonds as of November 2023.
- Columbus, Indiana placed their conference hotel project on hold due to the increase in construction costs.
- Kokomo is continuing to move forward on their conference hotel, however, recently the planned development company recently dropped out putting the project at risk.
- Terre Haute moved forward on their conference/convention center hotel project.
- Northwest Indiana is still studying a new convention center.

Restart Considerations

Convention Center Planning-in a Post COVID world

- Renewed emphasis on face-to-face meetings (what we've missed)
- Hybrid meetings will be the new normal
- Touchless everything
- High-performance air filtration systems
- Safety and Security

Design Summary – District Planning Comparisons



District Plan – Option 1
(NORTH EXPANSION)



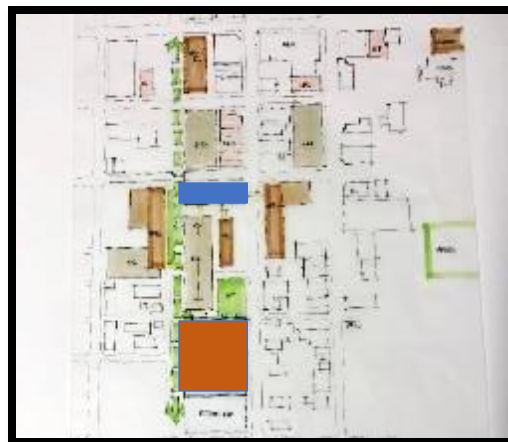
District Plan – Option 2
(SOUTH EXPANSION)



District Plan – Option 3
(WEST EXPANSION)



District Plan – Option 4
(EAST EXPANSION)



District Plan – Option 5
(DEEP SOUTH EXPANSION)



District Plan – Option 6
(“ARTS GARDEN” EXPANSION)



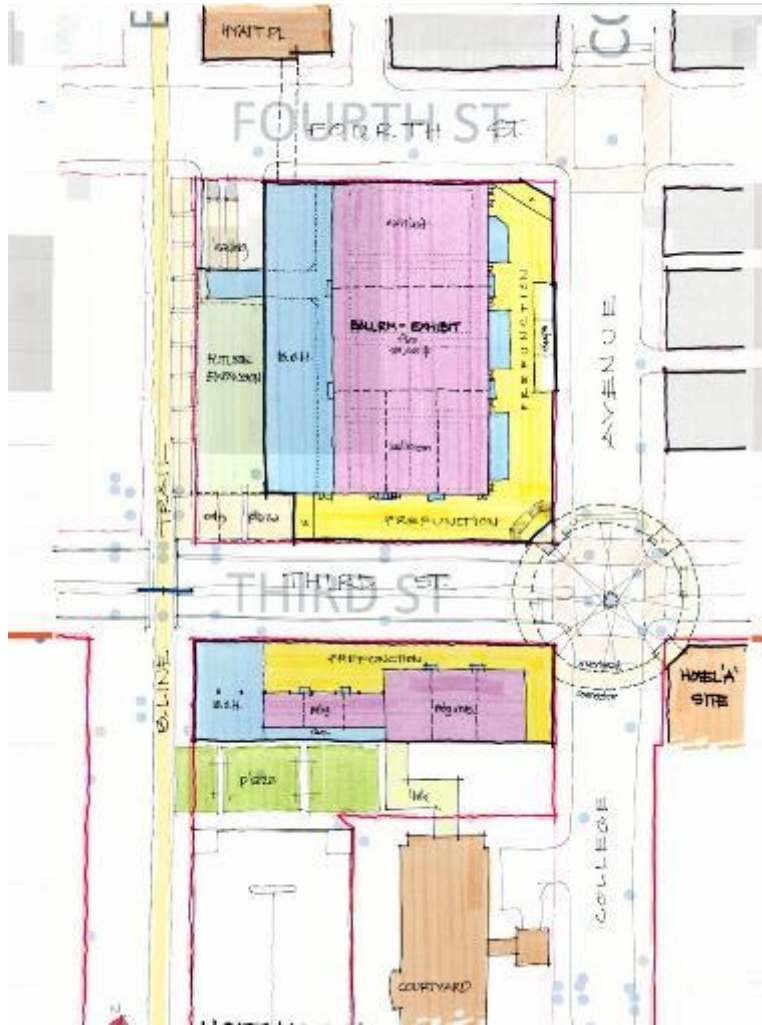
District Plan – Option 7
(THIRD STREET CLOSURE)

Design Summary Option 1 – North Expansion

- Engaging corner at 4th and College
- Great views to courthouse
- Direct connection to the Hyatt
- Creates a network of overhead connections
- Alley connection to the 4th Street Garage



Design Summary Option 1B



Phased N. Expansion (30k SF)

Design Summary Project Estimate - Components

Bloomington-Monroe County Convention/Civic Center				
	GSF	Cost/SF	Construction Cost	Total Project Cost
BASE SCOPE				2019
North Expansion – FULL	80000	\$ 400	\$ 32,000,000	\$ 40,000,000
North Expansion – PHASED	40000	\$ 400	\$ 16,000,000	\$ 20,000,000
MCC Renovation	40000	\$ 150	\$ 6,000,000	\$ 7,500,000
Site Allowance			\$ 3,800,000	\$ 4,750,000
Demolition North Site			\$ 300,000	\$ 375,000
ADDITIONAL SCOPE				
Third Street Closure	25000	\$ 400	\$ 10,000,000	\$ 12,500,000
Arts Garden	13000	\$ 500	\$ 6,500,000	\$ 8,125,000
Elevated Walkways (1)	1500	\$ 500	\$ 750,000	\$ 937,500
	Space	Cost/Space	Construction Cost	Total Project Cost
Parking Garage	550	\$ 22,000	\$ 12,100,000	\$ 15,125,000

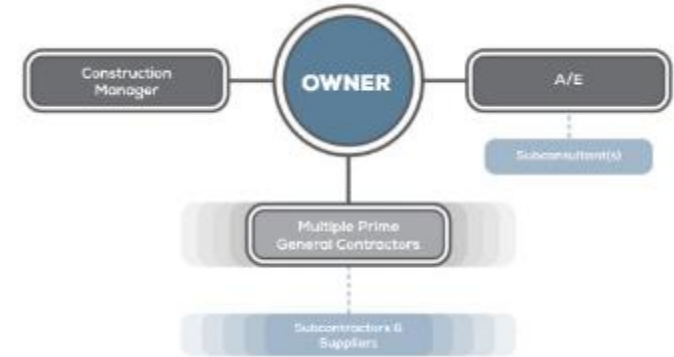
Does not include any incentives for the Hotel

Anticipate Increase in Construction Costs

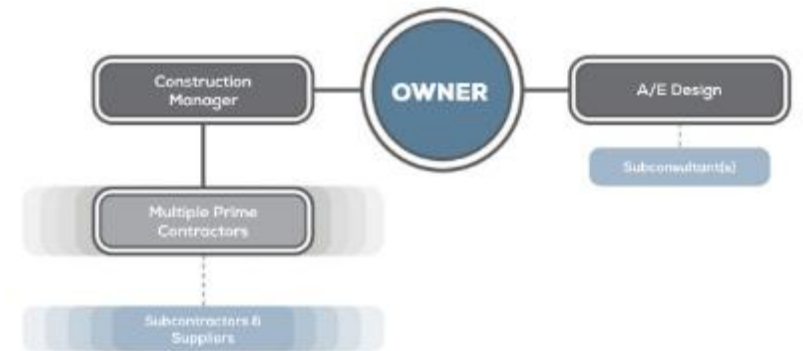
Construction Procurement Options

● Low ● Medium ● High

	Time	Skill	Complexity	Size
Single Prime Design-Bid-Build	●	●	●	●
Construction Manager as Agent Design-Bid-Build	●	●	●	●
Construction Manager as Constructor Design-Bid-Build	●	●	●	●
A/E Extended Construction Services Design-Bid-Build	●	●	●	●
Owner-Provided Full- or Part-Time Rep. Design-Bid-Build	●	●	●	●
A/E Full-Time Construction Rep. Design-Bid-Build	●	●	●	●
Indiana Design-Build Law Design-Build	●	●	●	●
Performance Contracting Design-Build	●	●	●	●
Job Order Contracting	●	●	●	●



Construction Manager as Agent (CMa)



Construction Manager as Constructor (CMc)

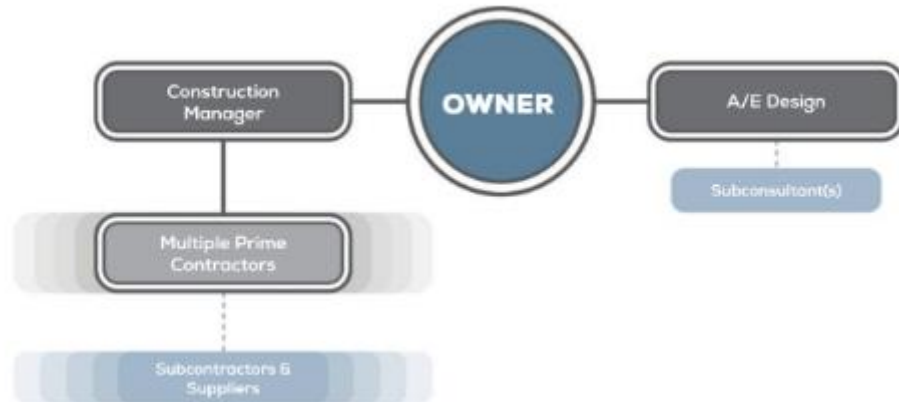
Construction Procurement

CONSTRUCTION MANAGER AS CONSTRUCTOR (CMc)

Design-Bid-Build:

Summary:

- Also known as "CM at Risk"
- Used on larger, more complex projects
- Owner holds 1 construction contract with CMc
- Owner holds 1 design contract with A/E
- May include a Guaranteed Maximum Price (GMP)



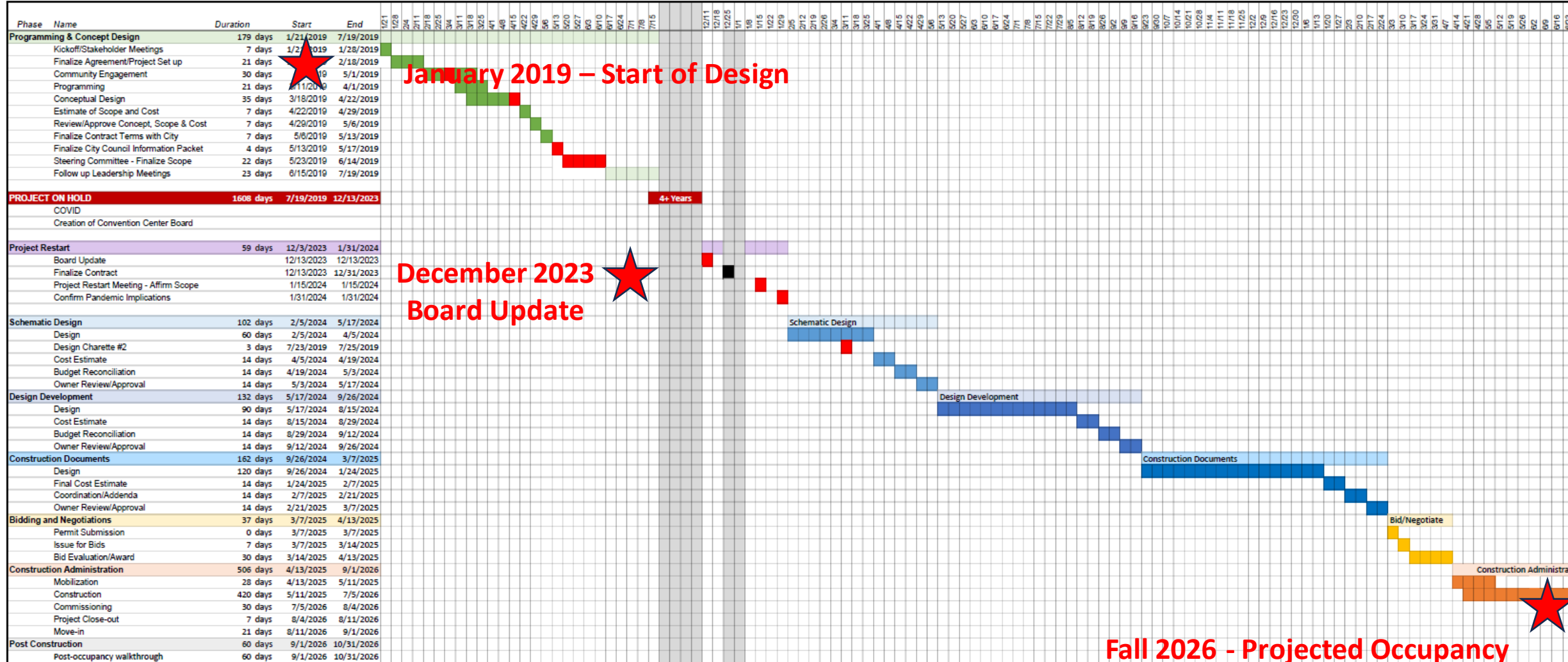
Advantages:

- CMc has full liability of project
- CMc is hired as a professional service (not a commodity)
- CMc is a "one stop shop" for the Owner
- CMc has financial incentive to expedite the schedule
- CMc can self-perform 20% of the work, providing flexibility and responsiveness to construction issues
- Guaranteed Maximum Price (GMP) for designed scope of work (if included)
- Early CMc involvement allows for construction input during design
- Provides "Oversight of Architect" during design process
- Allows for budget input from two sources, Architect and CMc, for comparison
- CMc's responsibility to manage the construction process
- Increased opportunities for minority/small business involvement
- Increased ability to control the quality level of prime contractors

Overall Project Schedule

Proposed Project Schedule

Bloomington-Monroe County Convention Center Expansion



January 2019 – Start of Design

December 2023 Board Update

Fall 2026 - Projected Occupancy

Design Summary May 23, 2019 – Options Summary

Bloomington-Monroe County Convention/Civic Center				
OPTIONS	SF	Cost/SF	Construction Cost	Total Project Cost - 2019
Option 1A – Phased Exhibit Space (20K Exhibit Hall) + Reno MCC + Site + 1 Walkway				\$ 33,000,000
Option 1B – Phased Exhibit Space (30K Exhibit Hall) + Reno MCC + Site + 1 Walkway				\$ 44,000,000
Option 1C - BASE - North Exp (40K Exhibit Hall) + Reno MCC + Site + 1 Walkway				\$ 54,000,000
	Space	Cost/Space	Construction Cost	Total Project Cost
Parking Garage	550	\$ 22,000	\$ 12,100,000	\$ 15,125,000

Does not include any incentives for the Hotel

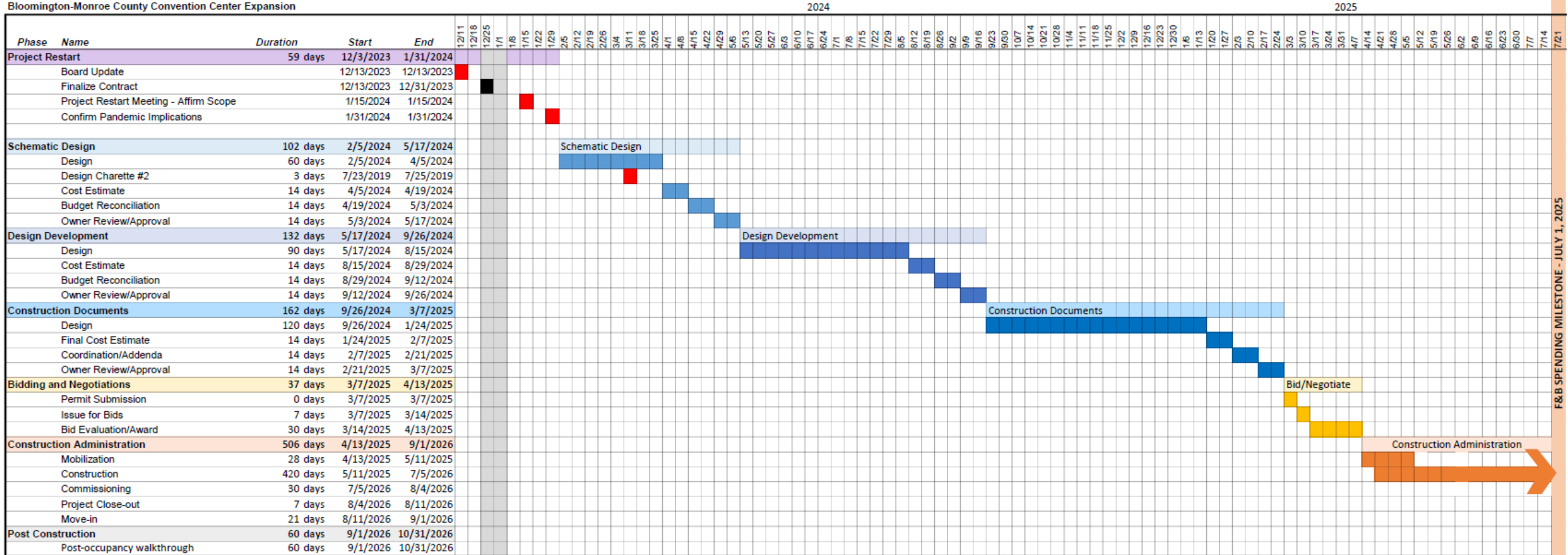
Anticipate Increase in Construction Costs

Project Schedule to Date

Proposed Project Schedule					Bloomington-Monroe County Convention Center Expansion																															
Phase	Name	Duration	Start	End	1/21	1/28	2/4	2/11	2/18	2/25	3/4	3/11	3/18	3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24	7/1	7/8	7/15						
Programming & Concept Design		179 days	1/21/2019	7/19/2019																																
	Kickoff/Stakeholder Meetings	7 days	1/21/2019	1/28/2019	█																															
	Finalize Agreement/Project Set up	21 days	1/28/2019	2/18/2019		█	█	█																												
	Community Engagement	30 days	4/1/2019	5/1/2019					█	█	█	█	█	█																						
	Programming	21 days	3/11/2019	4/1/2019							█	█	█	█																						
	Conceptual Design	35 days	3/18/2019	4/22/2019								█	█	█	█	█	█	█	█																	
	Estimate of Scope and Cost	7 days	4/22/2019	4/29/2019															█																	
	Review/Approve Concept, Scope & Cost	7 days	4/29/2019	5/6/2019																█																
	Finalize Contract Terms with City	7 days	5/6/2019	5/13/2019																	█															
	Finalize City Council Information Packet	4 days	5/13/2019	5/17/2019																		█														
	Steering Committee - Finalize Scope	22 days	5/23/2019	6/14/2019																			█	█	█	█	█									
	Follow up Leadership Meetings	23 days	6/15/2019	7/19/2019																																
PROJECT ON HOLD		1608 days	7/19/2019	12/13/2023																																
	COVID																																			
	Creation of Convention Center Board																																			

Future Project Schedule

Proposed Project Schedule
Bloomington-Monroe County Convention Center Expansion



Approximate Move in – Q4 2026

July 1, 2025 - Milestone for F&B Spending

- 80%+ of the Design Fee will be Procured
- Procurement of Survey
- 3 of 19/21 Months of construction spent

Next Steps

30 Days

1. Finalize Contract
2. Procure Site Survey
3. Confirm Funding Capacity/ required spend down amount/ dates
4. Schedule Start-up Meeting
5. Determine Construction Delivery Method

60 Days

1. Confirm Site and Program
2. Update Budget
3. Update Market Analysis
4. Start Schematic Design
5. Geotechnical Exploration
6. Confirm Other Site Due Diligence



Thank You!

BETTER FORESIGHT. BETTER INSIGHT. BETTER ON-SITE.