

MEETING REPORT

PROJECT:	Showers West	PROJECT NUMBER:	2023016
MEETING DATE:	April 12, 2023	TIME:	10:00 AM
LOCATION:	Bloomington City Hall		
PARTICIPANTS:	Mayor John Hamilton	City of Bloomington	
	Deputy Mayor Mary Catherine Carmichael	City of Bloomington	
	Controller Jeff Underwood	City of Bloomington	
	Police Chief Mike Diekhoff	Bloomington Police Department	
	Officer Jeff Rodgers	Bloomington Police Department	
	Officer Paul Post	Bloomington Police Department	
	Drew White	StudioAxis	
	Ashley Thornberry	StudioAxis	
	Chris Hagan	StudioAxis	
CC:	Fire Chief Jason Moore	Bloomington Fire Department	
BY:	Chris Hagan	StudioAxis	

The purpose of the meeting was to kick off the project.

1. Project Data: The project is expected to reflect what was portrayed in the SOQ.
 - a. The budget is \$14,800,000 including all costs outlined in the SOQ.
 - b. The project will follow city guidelines to be LEED silver.
 - c. The contract will be held by the City and issued by the City of Bloomington legal department.
 - d. StudioAxis will write a fee agreement letter to cover fees for due diligence and programming scope so that we may begin work immediately while the contract is being prepared and reviewed.
 - e. It is important that the project be out to bid by mid-October 2023. It may make sense to incorporate a few weeks of buffer into the schedule.
2. Stakeholders:
 - a. Mayors office
 - b. BPD
 - c. BFD
 - d. FOP
3. We discussed including a local architect on the project. While this was a requirement for out-of-state firms, it could be beneficial to our team to have someone familiar with the building incorporated into the team. StudioAxis will reach out to Christine Matheu and determine her interest and scope on the project.

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4. The City has issued an RFP for a Construction Manager as Advisor (CMa) to be included in the project.
 - a. The CMa may be managing other city projects the same time under the same contract.
 - b. They will determine whether multiple or early bid packages are necessary to meet the schedule or to acquire materials or equipment in time.
 - c. We will work with Julie Martindale, the city procurement manager, on bidding.
5. City of Bloomington reviews could include:
 - a. Historic Preservation Commission for any changes to the exterior of the building.
 - b. Plan Commission for any site-related changes.
 - c. Board of Public Works.
6. Bloomington Police Department currently has 85 sworn officers. We understand that their count should be 105 and that if the annexation proceeds that the count should be increased to 120. This space should accommodate at minimum 120 officers for the future. Growth planning analysis will be conducted during the programming phase.
7. The east and west side of the Showers Building will be managed as one entity. As such, we should match products used for maintenance on the east side such as paper products, light bult types, etc. to allow ease of maintenance.
8. Building comments:
 - a. Currently the city relies on tenant rent to pay for upkeep and utilities.
 - b. Some existing tenants may stay in the building after BPD and BFD move in. We can relocate them within the building. The design of their new spaces is not a part of this project.
 - c. We understand that BFD likes the CFC suite on the second floor.
 - d. We need to create a secure box that is for BPD within the building making sure that it functions well for the long haul and has room for growth.
 - e. Provide good, better, best options for design elements, systems, and materials.
 - f. Would like the entire building to feel connected like a single city hall. One idea is to provide a connection between the east and west entrance atria.
 - g. Bloomington residents need to feel that BPD is 'a part of the community.'
 - h. More restrooms are necessary in BPD space.
 - i. CALEA standards must be met for BPD.
 - j. This project will add solar to the west roof. The city already owns that panels.
9. Site comments:
 - a. The site must be made secure for BPD.
 - b. They will use all of the site parking as well as the first floor of the parking garage.
 - c. If the garage is used, someone needs to study it for auto entry/egress, user accessibility, and security.

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- d. BPD is worried that the west parking lot has only two means of access. If there is an emergency, additional means may be necessary.
- e. The plaza to the south supports a farmers' market. The south entrance drive is blocked off during this event. The site must be studied so that access to BPD parking remains available.

10. Next steps.

- a. Get an estimate for 3D scan of the building.
- b. Mayors office will share CAD of building as well as org charts for BPD and BFD.
- c. Schedule consultant visits to tour the space.
- d. Begin programming with the police department.
 - i. It was requested that a later meeting be conducted to involve officers on the third shift.

END OF MEETING REPORT