

## July 10, 2024 Agenda

1. Project Goals Summary
2. Approval of Architect/Engineer Contract
3. Approval of Construction Manager as Constructor (CMc) Contract
4. Review of Master Schedule
5. Design Process Update
6. Hotel RFP Update



# Project Goals Summary

1. Expand Space
2. Create Inspiring Architecture
3. Showcase Uniqueness and Amenities
4. Enhance Connectivity
5. Achieve Sustainability



# Approval of Architect/Engineer Contract: Schmidt Associates

- AIA B133 – 2019 Contract
- Project Assumptions
  - 60,000 SF New construction
  - 40,000 SF Renovation
  - \$52M construction cost (excludes soft costs)
- Services
  - Basic services
  - LEED
  - Geotechnical (soil) testing
  - Environmental Phase I Report
  - Existing Building Documentation
  - Food Service, Code, Branding, Acoustical
  - Reimbursables
- Subconsultants
  - Design Architect: Convergence Design
  - Civil Engineer/Land Surveyor: Bledsoe Riggert Cooper James (BRCJ)
  - Structural Engineer, Walter P. Moore
  - Mech/Elec/Plumb/Technology: IMEG Corporation
  - Landscape Architect: Cornerstone Planning & Design
  - Food Service: Reitano Design Group
  - Code Consultant: RTM Consultant
  - Geotechnical Engineer: TBD
  - Phase I Environmental: TBD

# Approval of Architect/Engineer Contract: Schmidt Associates Fee

Base Design Services*	\$	4,004,000	
LEED	\$	56,000	
Geotech	\$	75,000	Est.
Site Survey	\$	23,950	
Env. Phase I Report	\$	25,000	Est.
Existing Building Doc.	\$	10,800	
Existing Building Doc. Viewer (3 yr)	\$	5,100	
Additional Consultants**	\$	100,000	Est.
Reimbursables	\$	100,000	Est.
<b>Estimated Total Schmidt Fee</b>	<b>\$</b>	<b>4,399,850</b>	

\* Fee is based on a \$52M Construction Cost per Contract Fee Schedule and will be fixed at the end of DD/Final Design

\*\* Anticipate additional consultants – Food Service, Code, Branding, Acoustical

# Approval of CMc Contract: Weddle Bros Building Group

- AIA A133 – 2019 Contract
- Project Assumptions
  - 60,000 SF New construction
  - 40,000 SF Renovation
  - \$52M construction cost (excludes soft costs)
- Services
  - Construction Manager as Constructor (CMc)
  - All requirements within the issued RFP
  - Early Bid Packages with final reconciliation at final GMP
- Preconstruction Fee: \$65,000
- CMc Fee: 1.9%
- Anticipated Bid Packages
  - Bid Package #1: Utilities, Site Work, Mech/Elec or other long lead equipment
  - Bid Package #2: Structural
  - Bid Package #3: All remaining work





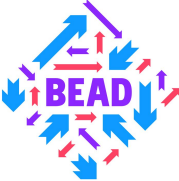
# Master Schedule – Design and Construction

Activity	Start	Finish	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27		
			<b>Design</b>	<b>Jul-24</b>	<b>Dec-24</b>																																			
Conceptual Design	Jul-24	Sep-24	█	█	█																																			
Final Design	Oct-24	Dec-24				█	█	█																																
Construction Documents	Jan-25	Jul-25							█	█	█	█	█	█	█																									
<b>Pre-Con Services</b>	<b>Apr-25</b>	<b>Aug-25</b>																																						
Bid Pack #1 - Utilities, Site Work, MEP	Mar-25	Apr-25									█	█																												
Bid Pack #2 - Structural	Apr-25	May-25										█	█																											
Bid Pack #3 - Remaining Work	Jun-25	Jul-25												█	█																									
<b>Construction</b>	<b>Jun-25</b>	<b>Jun-27</b>																																						
New Construction	Jun-25	Dec-26												█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
Existing Renovation	Jan-27	Jun-27																																		█	█	█	█	█

# Design Process: In addition to the Interlocal Agreement Public Agency interactions, we're beginning with Collaborator Meetings



YOUR CONNECTION. YOUR PARTNER. YOUR VOICE.



**BLOOMINGTON  
ENTERTAINMENT  
& ARTS DISTRICT**



The Greater Bloomington  
Chamber of Commerce



**monroe convention center**  
BLOOMINGTON, INDIANA



# Hotel Request for Proposal (RFP) Update

<b>RFP Issuance Date</b>	June 28, 2024
<b>RFP Intent Letter Deadline</b>	July 10, 2024 @ 4:00 p.m. EST
<b>RFI Submission Deadline</b>	July 26, 2024 @ 4:00 p.m. EST
<b>Response to RFI</b>	August 1, 2024
<b>Proposal Submission Deadline</b>	August 9, 2024 @ 4:00 p.m. EST
<b>Evaluation Period</b>	August 12-13, 2024
<b>Shortlist Approval by CIB</b>	August 28, 2024 (Special CIB Meeting)
<b>Targeted Interview Dates</b>	September 4-6, 2024
<b>Notice of Real Estate Offering by Public Entities and Final Selection will Follow</b>	