



MONROE COUNTY CONVENTION CENTER EXPANSION  
BLOOMINGTON, INDIANA  
NOVEMBER 15, 2018

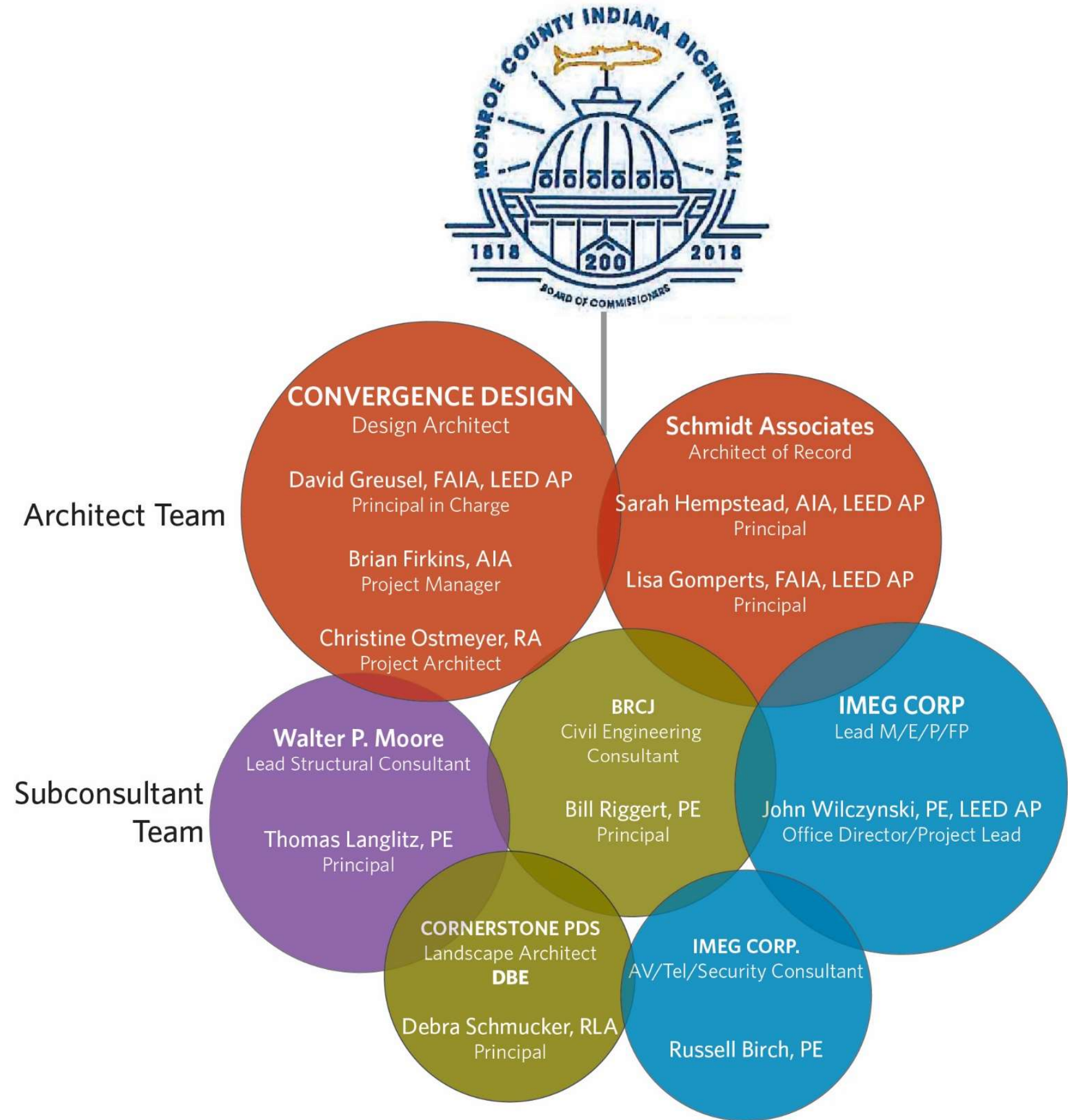


# INTERVIEW OUTLINE

- Team Organization
- Your Questions
- Discussion



# our team





# YOUR QUESTIONS

- Site/Scope General
- Design Questions
- Public Input/Board Support
- Architect Operations





# SITE/SCOPE GENERAL QUESTIONS

MONROE COUNTY CONVENTION CENTER EXPANSION



# 1. Projects of Similar Size, Scale, Price and Program

Name	Location	Cost	Convention	Expansion	Renovation	Hotel
Blue Water Convention Center	Port Huron, MI	\$9M	✓	✓	✓	✓
Grand River Center	Dubuque, IA	\$27M	✓			✓
Tinley Park Convention Center Expansion	Tinley Park, IL	\$19M	✓	✓	✓	✓
Central National Bank Center	Enid, OK	\$29M	✓	✓	✓	✓
Peoria Civic Center Revitalization	Peoria, IL	\$44M	✓	✓	✓	
Utah Valley Convention Center	Provo, UT	\$39M	✓			
Seaside Convention & Civic Center Expansion	Seaside, OR	\$15M	✓	✓	✓	
HH Dow Leadership Academy	Midland, MI	\$22M	✓	✓	✓	✓
Las Cruces Convention Center Expansion	Las Cruces, NM	\$8M	✓	✓	✓	✓
Bancorp South Conference Center Expansion	Tupelo, MS	\$14M	✓	✓		✓
Tony's Pizza Event Center Renovation	Salina, KS	\$12 M	✓	✓	✓	



# 1. Projects of Similar Size, Scale, Price and Program

Name	Location	Cost	Convention	Expansion	Renovation	Hotel
Viridian Event Center	West Jordan, UT	\$16M	✓			
Convention Center Expansion	Pueblo, CO	\$14M	✓	✓	✓	✓
Duluth Entertainment & Convention Center	Duluth, MN	\$60M	✓	✓	✓	
Springfield Expo Center	Springfield, MO	\$10M	✓	✓	✓	
Qatar National Convention Centre Stage 2	Doha, Qatar	\$300M	✓	✓	✓	
Richard E. Berry Center	Houston, TX	\$54M	✓			
Show Me Center Renovation	Cape Girardeau, MO	\$8M	✓		✓	
UIC Forum	Chicago, IL	\$90M	✓			

includes projects designed or led by David Greusel while with other firms



Blue Water Convention Center|Double Tree by Hilton  
Port Huron, Michigan





Branson Convention Center Hotel and Parking Deck  
Branson, Missouri



WALTER P MOORE



# Grand River Center Dubuque, Iowa





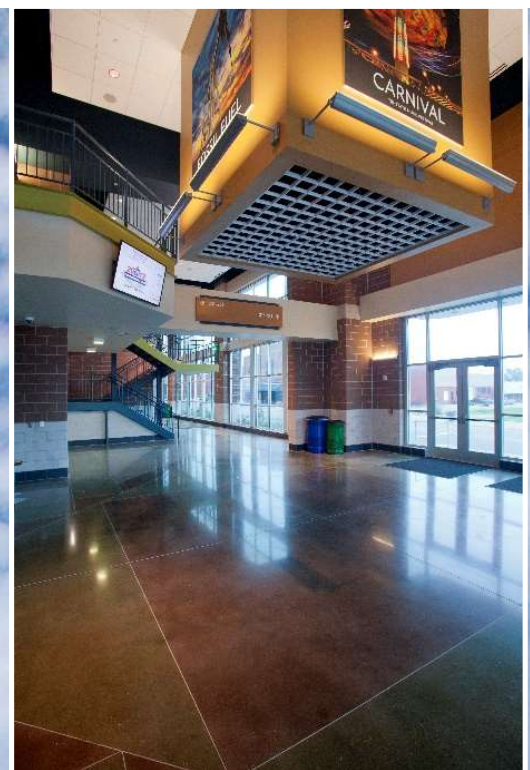
# Tinley Park Convention Center Expansion Tinley Park, Illinois



Before







Central National Bank Center | Convention Hall  
Enid, Oklahoma





## 2. Budgeting and Bidding Challenges/Tough Conversations

- Case Study: Peoria Civic Center Expansion
  - \$44 million hard budget cap
  - VE conversations: every phase
    - Schematic Design
    - Design Development
    - Final GMP (Construction Manager project)



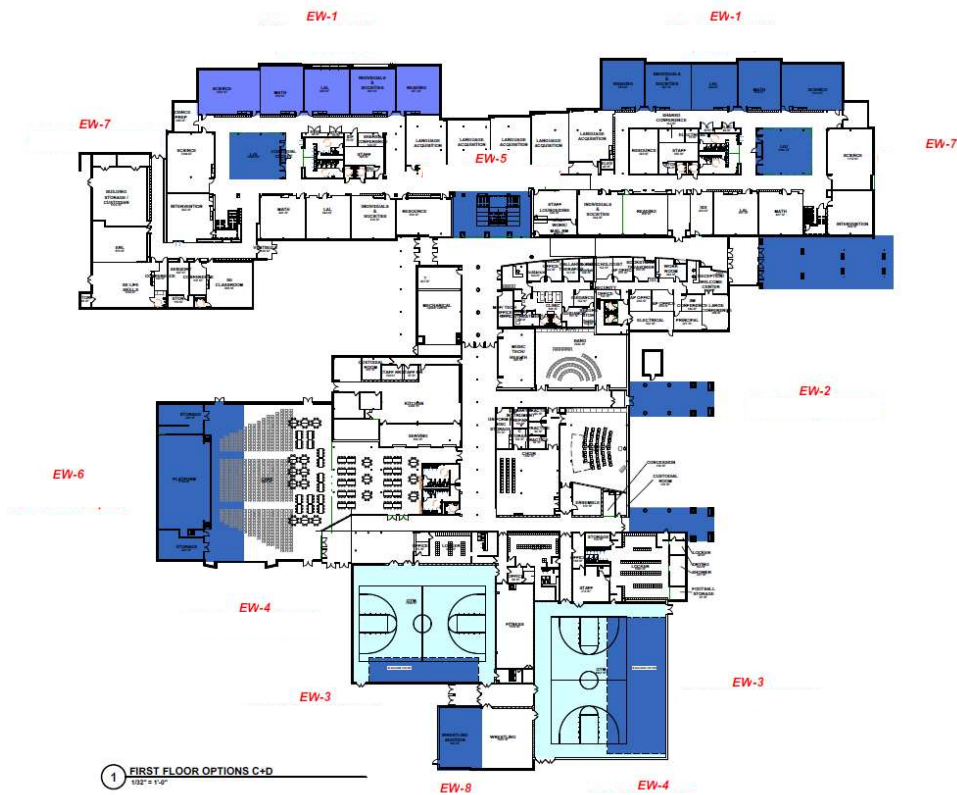


# 2. Budgeting and Bidding Challenges

## Cost Reduction Tool

- Referendum scope did not address all the needs at the facility
- Pricing broken out by options allowed the Owner to review scope items incrementally

180,000 SF Building			
		\$ 25,397,000	Base Estimate – Total Project Costs – Hard and Soft Costs
			(Options A&B)
	Priority		OPTION C
EW-1	1	\$ 700,000	CREATE TWO DOUBLE LOADED CORRIDORS
EW-2	6	\$ 320,000	NEW ENTRY CANOPIES
EW-3	5	\$ 220,000	FIXED SEATING REPLACEMENT
EW-4	8	\$ 65,000	REFINISH WOOD FLOORS
EW-5	2	\$ 170,000	NEW EXPANDED CENTRAL STAIR
		\$ 1,475,000	Total for C Options
		\$ 26,872,000	New Project Total
	Priority		OPTION D
EW-6	3	\$ 2,100,000	PERFORMING ARTS SPACE
EW-7	4	\$ 670,000	OPERABLE WALLS
EW-8	7	\$ 270,000	EXPANDED FITNESS ROOM/FLEX SPACE
		\$ 3,040,000	Total for D Options
		\$ 29,912,000	New Project Total





# 3. Character of Bloomington





### 3. Character of Bloomington



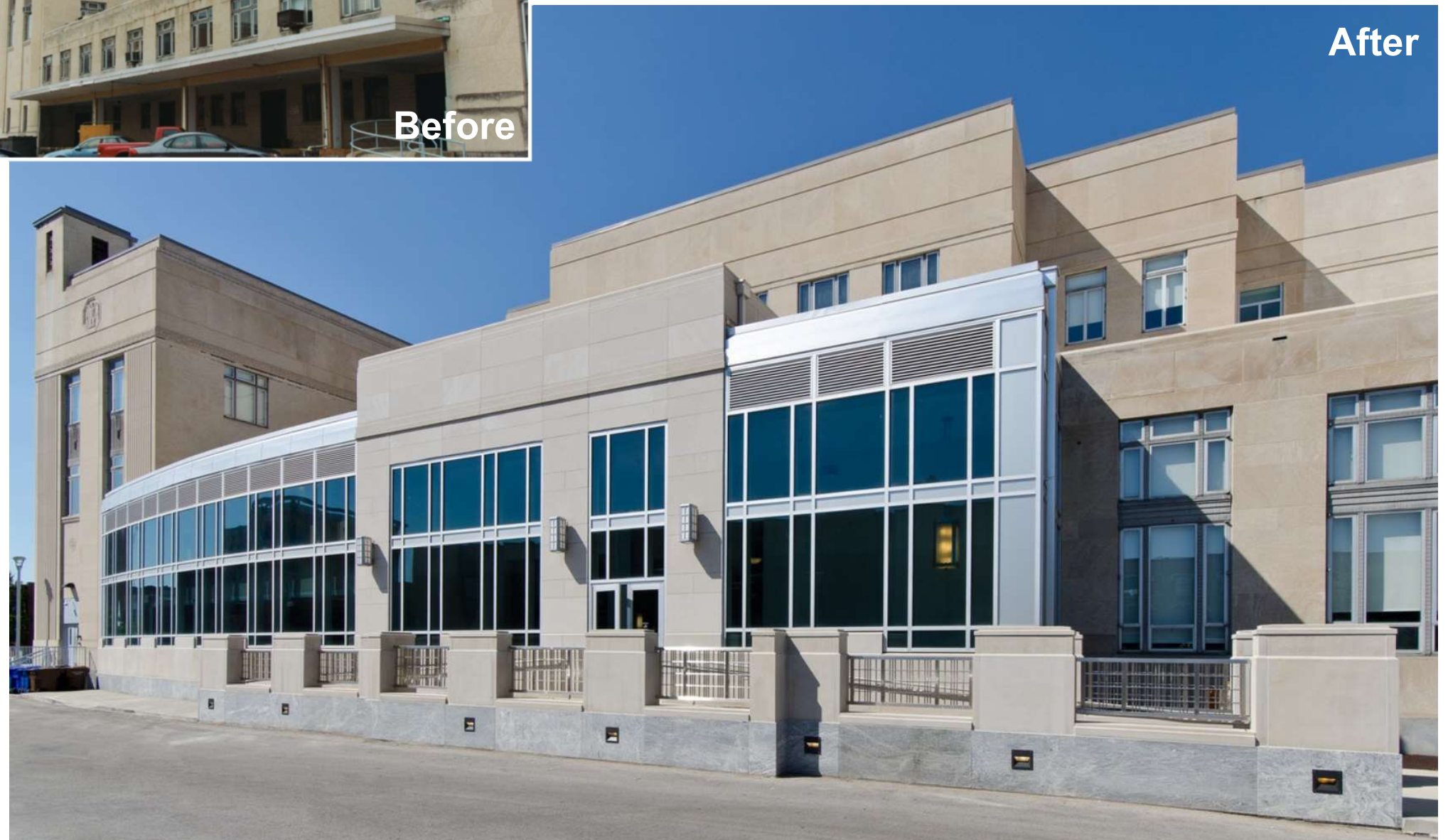
- **Existing character**
  - Genuine feel
  - Midwestern, small-town scale
  - Limestone and brick exteriors; warm and inviting
  - Melting pot: institutional character and individuality
  - Natural: Common use of limestone and wood
- **New expression**
  - Reflect the vision Bloomington aspires to be
  - Should be forward-thinking, but not edgy



## 4. Integrated New Design with Existing Local Vernacular

### Indiana State University College of Business

- Converted Historic Post Office/Courthouse to the College of Business
- Replaced loading dock with a new southern entry to the business community
- Matched the rhythm and proportions of the windows and massing with a clean, modern addition
- Phased construction allowed for post office to remain operational during construction





## 4. New Design with Local Vernacular

### Indiana University DeVault Alumni Center

- Created a main entry to the lower level to allow for direct alumni entry from the football field
- Researched original IU Quad and used it as basis for renovation
- Cleaned existing limestone, added a pitched roof and balconies





## 4. New and Existing Integration/Historic Integration



Minute Maid Park | Houston, Texas





# H.H Dow Leadership Academy Midland, Michigan





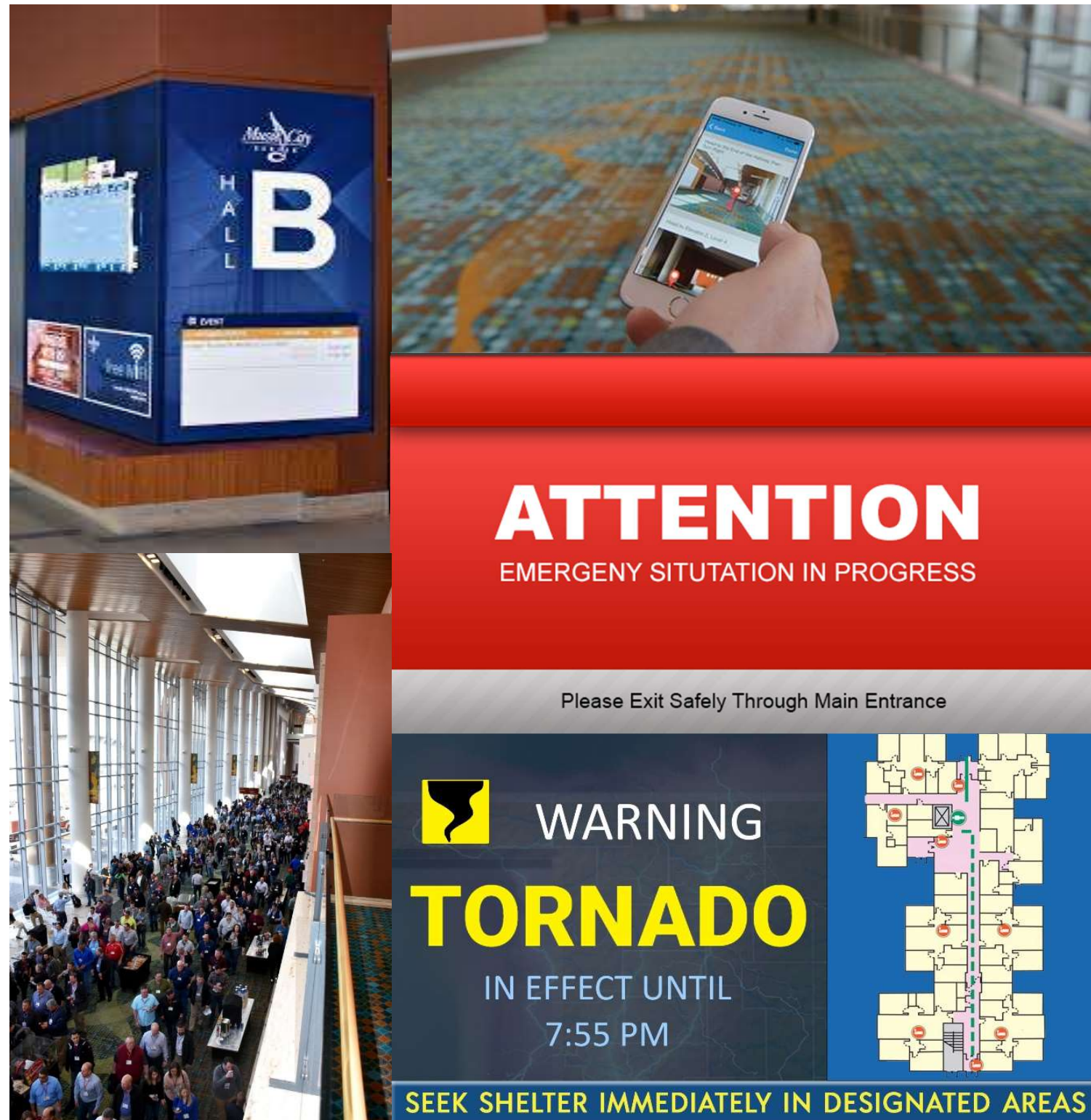


# DESIGN QUESTIONS

MONROE COUNTY CONVENTION CENTER EXPANSION



## 5. Technology – Security and Emergencies



Monroe Convention Center Expansion

- Life Safety Code requires that all egress doors allow unrestricted exit at all times. These door cannot be locked in the direction of egress; however, Exit Alarm sounders/strobes/signage can be incorporated at emergency egress doors to ensure that they are used for emergency conditions only.
- Banks of discharge doors should be electronically monitored, and equipped with exit device hardware with no exterior trim to restrict use to emergency egress only.
- Voice communication systems (i.e., Public Address, Paging, Fire Evacuation, etc.) can be integrated into a Mass Notification System to allow for evacuation messages and other instructions to be announced during an emergency situation.
- Dynamic signage and flat panel displays could be connected to a Mass Notification System to allow custom messages, wayfinding instructions, and emergency evacuation instructions to be displayed during an emergency.
- Static wayfinding signage and Exit path signage should be clear and concise to communicate egress paths, stairs, etc. at all times.
- Security Staff should be trained on emergency evacuation protocols, equipped with communication devices (radios, etc.), and posted at critical points to provide personal instructions and assistance in an emergency.
- The facility should be designed with a Security Operation Center (SOC) equipped with monitoring equipment and staffed with supervisory security officers to provide alarm and video monitoring, dispatch , and emergency response directives. The SOC should also service as a communication hub with first responders and emergency management services.



## 6. Indoor Common Space/Outdoor Rentable Space



The occupied roof deck of the Utah Valley Convention Center in Provo has proven to be one of the most popular and profitable spaces in the building because of its spectacular views of the Wasatch Mountains.

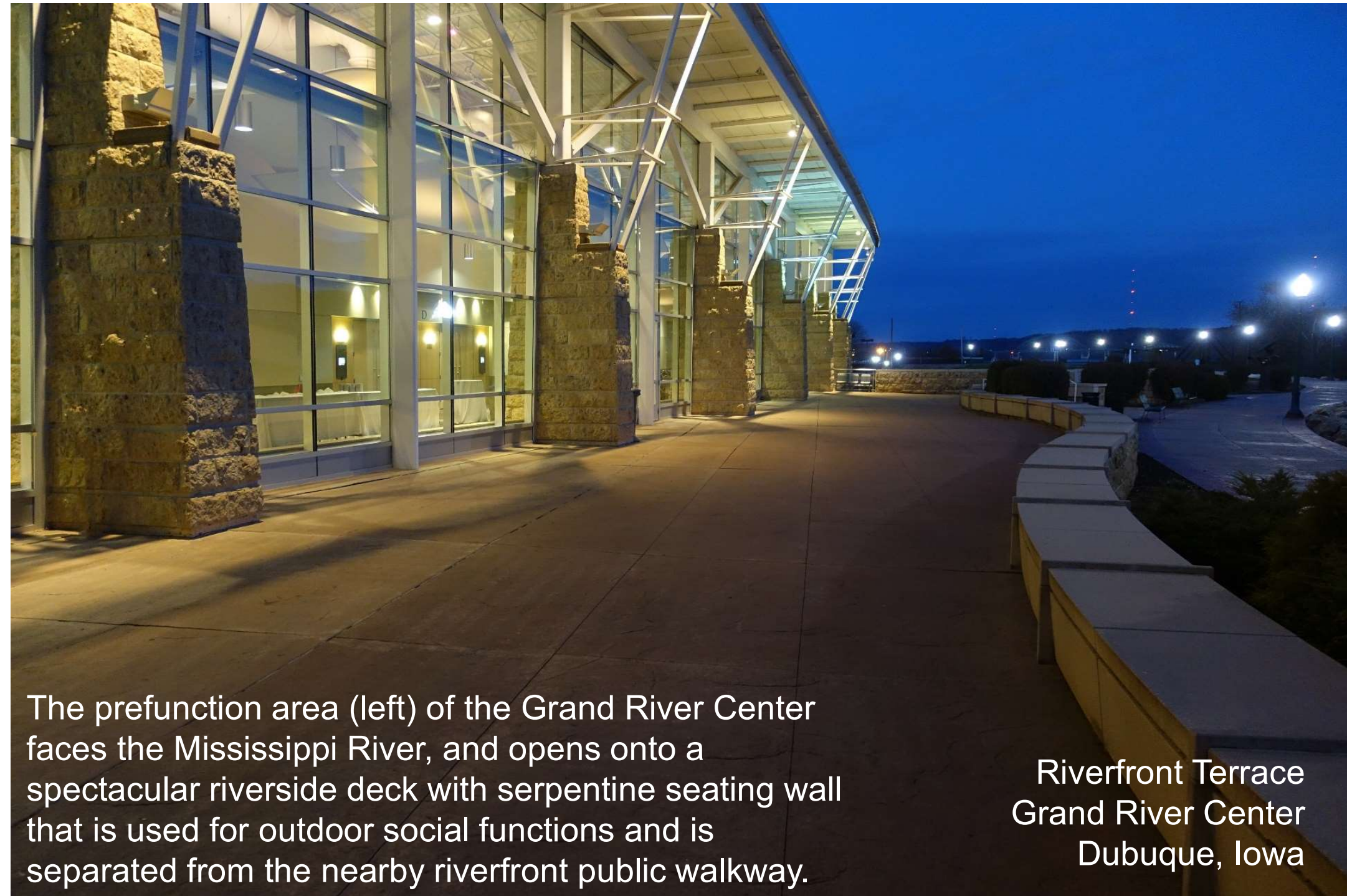
Roof Deck  
Utah Valley Convention Center  
Provo, Utah



## 6. Indoor Common Space/Outdoor Rentable Space



Prefunction Area  
Grand River Center  
Dubuque, Iowa



The prefunction area (left) of the Grand River Center faces the Mississippi River, and opens onto a spectacular riverside deck with serpentine seating wall that is used for outdoor social functions and is separated from the nearby riverfront public walkway.

Riverfront Terrace  
Grand River Center  
Dubuque, Iowa





PUBLIC INPUT/BOARD SUPPORT

MONROE COUNTY CONVENTION CENTER EXPANSION



## 7. Public Engagement Tools

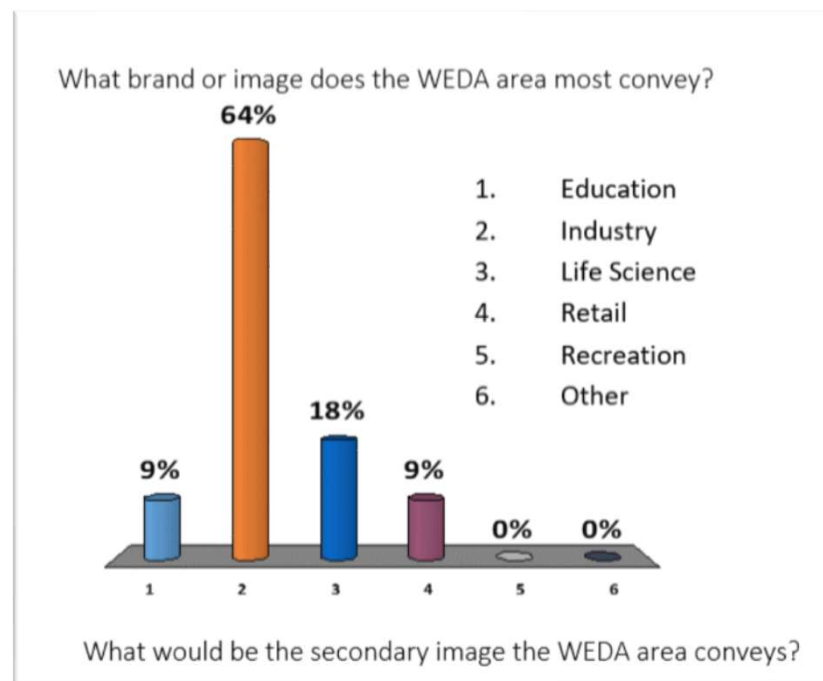
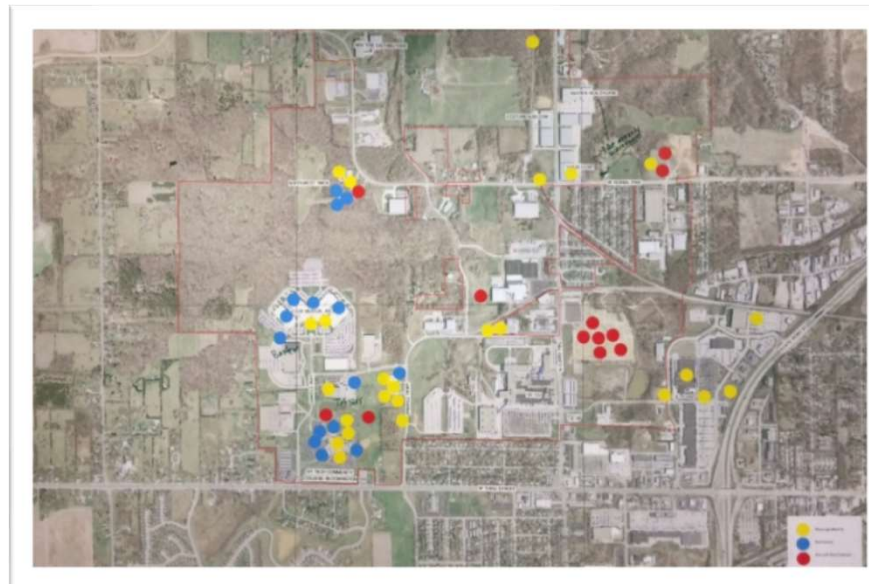
- Participatory
- Stakeholder Involvement
- Public Outreach
- Consensus-building
- Public Forum
- Open House
- Community Workshop





# 7. Public Input

- Interactive polling
- Writing wall workshop
- Mapping wall
- Blog



## WEDA Place Making

### Steering Committee Communication

Monroe County Westside Economic Development Area

Thursday, January 7, 2016

Steering Committee update 1/6/16

## WEDA

STEERING COMMITTEE  
1-6-2016

### Agenda

- Project Goals
- Proposed Gateway locations
- Conceptual Signage Images
- Signage Standards/Regulations
- Landscape concepts
- Regional Connection
- Community Identity/Name
- Implementation Strategy
- Discussion

SCHMIDT Strategy  
Design  
Construction  
317.263.6226  
Indianapolis, IN  
schmidt-arch.com

**Blog Archive**

- 2016 (2)
  - January (2)
    - Steering Committee update 1/6/16
    - Stakeholder Breakfast Meeting Notes 12/09/2015
- 2015 (3)

**WEDA Steering Committee**

- \* Elrat Feferman - Redevelopment Commission - Co-Chair
- \* Jim Shelton - Bloomington Chamber/Redevelopment Commission - Co-Chair
- \* Jeff Cockerill - Monroe County Attorney
- \* Geoff McKim - Monroe County Council
- \* Lisa Ridge - Monroe County Hwy. Dept.
- \* Lynn Coyne - Bloomington Economic Development Corporation
- \* Dana Palazzo - Bloomington Economic Development Corporation

**Links**

- WEDA Place Making



# 7. Board Support



## Decision Matrix

- Create goals and important criteria
- Develop priority level of criteria
- Rate options against the criteria
- Creates a more objective way to evaluate options
- Can have each member of the committee rate options and then blend scores or discuss differences to find consensus

Priority Level**	Design Criteria (Yes +1, No -1)	OPTION A		OPTION B		OPTION C	
		Priority Multiplier	Comments	Priority Multiplier	Comments	Priority Multiplier	Comments
5	<b>SPACE REQUIREMENTS</b>						
	Meets office building program recommendations	5	1	5	1	5	1
	Provides programmed parking spaces	5	1	5	1	5	1
	Design allows for flexibility in space use	5	1	5	1	5	1
	Project does not require leased space	5	1	5	1	5	1
	Site allows for future expansions	5	1	5	1	5	1
5	<b>SAFETY/SECURITY</b>						
	Pedestrians are safe on site	5	1	5	1	5	1
	Vehicular traffic is safe on site	5	1	5	1	5	1
3	<b>COSTS</b>						
	Least anticipated project cost (3)	0		0		0	
	Middle anticipated project cost (2)	0		0		6	2
	High anticipated project cost (1)	3	1	3	1	0	
2	<b>LOCATION</b>						
	Site is not located within City of Bloomington	-2	(1)	-2	(1)	2	1
	Site is located within 30 min. workforce commute	2	1	2	1	2	1
	Site has no environmental issues/limitations	2	1	2	1	2	1
	Location has high resale value	2	1	2	1	2	1
	I-69 Risk Factor	-2	(1)	2	1	-2	(1)
	Site has adequate sewer capacity	0		2	1	2	1
	Location has easy access to Interstate/State Road	2	1	2	1	2	1
	Boring Findings are suitable for development						
	Wetland Finding are suitable for development						
	Phase 1 Findings are suitable for development						
	Archaeology Report findings are suitable for development						
1	<b>IMPACT</b>						
	Project can be phased	1	1	1	1	1	1
	Project has minimal impact on workforce	1	1	1	1	1	1
	Duration of Construction (20 mo.) (3)	3	3	3	3	3	3
	Duration of Construction (21-36 mo.) (2)	0		0		0	
	Duration of Construction (36+ mo.) (1)	0		0		0	
	Available Points 72						
	<b>Total Points</b>	<b>47</b>	<b>15</b>	<b>53</b>	<b>18</b>	<b>56</b>	<b>19</b>
		<b>65%</b>		<b>74%</b>		<b>78%</b>	





ARCHITECT OPERATIONS

MONROE COUNTY CONVENTION CENTER EXPANSION



# 8. Insurance and Claims History

- Schmidt Associates claims history

Over the 42 years we have been in existence, we have rarely used our E&O insurance. In total, it has been less than .02% of total construction costs.

- Convergence Design claims history

Convergence Design has provided design services in many forms: as lead architect, as a design consultant, and as part of an association of firms. Since its founding, our firm has never been involved in litigation regarding the services we provided. On one recent project, Convergence Design settled a claim regarding a single design defect for approximately \$5,000.00. This represented approximately 0.02% of the contract value. Beyond that, our claims history is unblemished.



## Covergence

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/07/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Holmes Murphy & Associates, LLC  
1828 Walnut Street  
Suite 700  
Kansas City, MO 64108

1-866-574-6282

CONTACT NAME:  
Monica Wilks  
PHONE (A/C, No, Ext):  
816 857-7820  
FAX (A/C, No):  
866 501-3940  
E-MAIL ADDRESS:  
mwilks@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE

INSURER A: TRAVELERS IND CO OF CT  
INSURER B: TRAVELERS IND CO  
INSURER C: TRAVELERS CAS & SURETY CO  
INSURER D: NAVIGATORS INS CO  
INSURER E:  
INSURER F:

NAIC #  
25682  
25658  
19038  
42307

COVERAGES

CERTIFICATE NUMBER: 52030122

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		6804H261867	11/08/17	11/08/18	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		BA543M7070	11/08/17	11/08/18	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUP8E691073	11/08/17	11/08/18	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	UB0K594292	03/05/18	03/05/19	<input checked="" type="checkbox"/> WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability		CM17DPL0421871V	11/08/17	11/08/18	Each Claim 2,000,000 Annl Aggr 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Insureds Copy

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Joseph A. Watts

ACORD 25 (2014/01)  
mwilks  
52030122

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# 8. Insurance and Claims History

Schmidt Associates



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/30/2018

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PRODUCER  
Roller Insurance Agency, Inc.  
8977 Technology Dr. Suite B  
Fishers, IN. 46038

CONTACT NAME: Howard Roller  
PHONE (A/C No. Ext): (317) 849-4086 FAX (A/C No.): (317) 849-4087  
E-MAIL ADDRESS: rollerinsurance@comcast.net

INSURER(S) AFFORDING COVERAGE  
INSURER A: Evanston Insurance Company  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:  
INSURER F:

NAIC #

INSURED  
Schmidt Associates, Inc.  
415 Massachusetts Ave  
Indianapolis IN 46204

INSURER(S) AFFORDING COVERAGE  
INSURER A: The Travelers Indemnity Co. of America  
INSURER B: The Charter Oak Fire Insurance Company  
INSURER C: The Travelers Indemnity Company  
INSURER D: Travelers Casualty and Surety Co. of America  
INSURER E:  
INSURER F:

NAIC #

COVERAGES

CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	GENERAL LIABILITY		AE824395	05/31/2018	05/31/2019	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPIOP AGG \$ Deductible \$ 25,000
	COMMERCIAL GENERAL LIABILITY					
X	CLAIMS-MADE					
X	Professional Liability					
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY					
	PROJECT					
	LOC					
	AUTOMOBILE LIABILITY					
	ANY AUTO					
	ALL OWNED AUTOS					
	HIRED AUTOS					
	SCHEDULED AUTOS					
	NON-OWNED AUTOS					
	UMBRELLA LIAB					
	EXCESS LIAB					
	DED					
	RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				
	If yes, describe under DESCRIPTION OF OPERATIONS below					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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CANCELLATION

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AUTHORIZED REPRESENTATIVE  
Howard P. Roller

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Monroe Convention Center Expansion

Schmidt Associates

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/01/2018

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PRODUCER  
Hall & Company  
19660 10th Ave NE  
Poulsbo, WA 98370

CONTACT NAME: Roller Insurance Agency, Inc.  
PHONE (A/C No. Ext): (317) 849-4086 FAX (A/C No.):  
E-MAIL ADDRESS: rollerinsurance@comcast.net

INSURER(S) AFFORDING COVERAGE  
INSURER A: The Travelers Indemnity Co. of America  
INSURER B: The Charter Oak Fire Insurance Company  
INSURER C: The Travelers Indemnity Company  
INSURER D: Travelers Casualty and Surety Co. of America  
INSURER E:  
INSURER F:

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Indianapolis IN 46204

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	CLAIMS-MADE					
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY					
	PROJECT					
	LOC					
	OTHER					
B	AUTOMOBILE LIABILITY		BA1033R311-17GRP	05/31/2018	05/31/2019	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO					
	ALL OWNED AUTOS					
	HIRED AUTOS					
	SCHEDULED AUTOS					
	NON-OWNED AUTOS					
C	UMBRELLA LIAB		CUP4D8104121747	05/31/2018	05/31/2019	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 DED \$ 10,000 RETENTION \$
	EXCESS LIAB					
	DED					
	RETENTION \$					
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		XAUB4278T99117	05/31/2018	05/31/2019	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				
	If yes, describe under DESCRIPTION OF OPERATIONS below					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Howard P. Roller

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15 November 2018



8. Insurance and Claims History



Cornerstone

Client#: 44961

CORNPDS

DATE (MM/DD/YYYY)  
2/07/2018

ACORD

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
ONi Risk Partners  
600 E 96th St Suite 400  
Indianapolis, IN 46240

CONTACT NAME: Christopher Ensminger  
PHONE (A/C, No, Ext): 317-706-9594 FAX (A/C, No): 317-706-9794  
E-MAIL ADDRESS: christopher.ensminger@onirisk.com

INSURER(S) AFFORDING COVERAGE

INSURER A : Selective Insurance Company of the SE 39926  
INSURER B : Selective Insurance Company of SC 19259  
INSURER C : XL Specialty Insurance Company 37885  
INSURER D :  
INSURER E :  
INSURER F :

INSURED  
Cornerstone P.D.S.  
10985 Loyola Court  
Fishers, IN 46038

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	X	S1705501	02/11/2018	02/11/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COM/OP AGG \$3,000,000 OTHER: \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	S1705501	02/11/2018	02/11/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER: \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC791948116	02/11/2018	02/11/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
C	Professional Liability			DPS9920763	02/08/2018	02/08/2019	\$1,000,000 Per Claim \$2,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Bloomington Parks & Recreation Department  
c/o David Williams  
401 N. Morton  
#250  
Bloomington, IN 47402

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  
AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

1 of 1

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CSKEIS

Bledsoe Riggert Cooper & James

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/09/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Walker & Associates Insurance Agency  
7364 E Washington Street  
Indianapolis IN 46219

CONTACT NAME: Jessica Crews  
PHONE (A/C, No, Ext): (317) 353-8000 FAX (A/C, No): (317) 351-7149  
E-MAIL ADDRESS: jessica@walkeragency.com

INSURER(S) AFFORDING COVERAGE

INSURER A : The Phoenix Ins Co 25623  
INSURER B : Travelers Property Casualty Company of America 25674  
INSURER C : The Travelers Indemnity Co 25658  
INSURER D : Continental Casualty Company 20443  
INSURER E :  
INSURER F :

INSURED  
Bledsoe Riggert Cooper & James Inc.  
1351 Tapp Rd  
Bloomington IN 47403

COVERAGES

CERTIFICATE NUMBER: CL1882215684

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			680-8J500440-18-47	08/24/2018	08/24/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COM/OP AGG \$4,000,000 OTHER: \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA-8J501239	08/24/2018	08/24/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$10,000			ZUP-81M85119-18-NF	08/24/2018	08/24/2019	EACH OCCURRENCE \$2,000,000 AGGREGATE \$2,000,000 OTHER: \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB-008J503491	08/24/2018	08/24/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Professional Liability (Claims-made form)			AEH591903125	08/24/2018	08/24/2019	Per Claim Limit \$1,000,000 Aggregate Limit \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

\*\*\* FOR INFORMATION ONLY \*\*\*

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  
AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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# PROJECT APPROACH

MONROE COUNTY CONVENTION CENTER EXPANSION



# Why Schmidt & Convergence Design?



- **ABC:** Convergence Design specializes in Arenas, Ballparks, Convention Centers.
- **The A Team:** This project will receive the focused attention of our senior principals.
- **Soap Bubbles:** If you are looking for design solutions that fit within Bloomington's historic urban context, we're your team. If you're looking for buildings that look like soap bubbles, look elsewhere.
- **Steak:** This project is extremely important to our firm's success, and we want it to be successful for you. This is steak for us, not filler.





# Project Schedule



Phase	Task	Date	1/7	1/14	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	7/22	7/29	8/5	8/12	8/19	8/26	9/2	9/9	9/16	9/23	9/30	10/7	10/14	10/21	10/28	11/4	11/11	11/18	11/25	12/2	12/9	12/16	TBD
Project Initiation																																																					
	Finalize Agreement																																																				
	Information Download																																																				
	Project Kickoff																																																				
Programming/Planning																																																					
	Develop Program																																																				
	Planning Charrette																																																				
	Refine Program/Site Plan																																																				
	Master Development Plan																																																				
Schematic Design																																																					
	SD kickoff																																																				
	SD Progress																																																				
	SD Cost Estimate																																																				
	SD Review																																																				
Design Development																																																					
	DD Kickoff																																																				
	DD Progress																																																				
	50% DD Review																																																				
	DD Progress																																																				
	DD Cost Estimate																																																				
	Final DD Review																																																				
Consturion Documents																																																					
	CD Kickoff																																																				
	CD Progress																																																</				