

TRAHAN ARCHITECTS



**Monroe County & The City of Bloomington
Convention Center Expansion**

November 15, 2018

At Trahan architects, we are guided by our Ethos. Our work comes with a **responsibility**—to our clients, our environment, and our communities. We create spaces that have a strong sense of **rootedness** — that evoke an **atmosphere** enhancing how people move and feel. We use tools of **artistry**—concept, craft and expression. Articulating ideas through **materiality**, we see our work as an ongoing process: a **collaboration**

DISCUSSION QUESTIONS

1	Could you show us examples of your work where you have been the architect for projects of a similar size, scale and price to the program we show in the attached HVS study?	4
2	In the work you have done in cities of a similar size to Bloomington, could you highlight the challenges you have seen with project budgeting and construction bidding and how have you over come those challenges to deliver a successful project. What tough conversations have you had to have with clients about their projects?	12
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1 Could you show us examples of your work where you have been the architect for projects of a similar size, scale and price to the program we show in the attached HVS study?

- Since 2014, Trahan Architects has designed and is completing 5 convention centers of comparable size including: Owensboro, Laredo, Aurora, Acadia Parish, & Fargo for a total of **543,100 SF**
- In addition, Trahan Architects has completed larger scale designs for the Corpus Christi (TX) & Expo Georgia convention centers for a combined total of **1,273,300 SF**
- Our firm was recently awarded the study for the renovation and expansion of the 280,000 SF Williams Convention Center in El Paso
- In total the firm's Principals have completed 14 convention center & exhibition spaces around the world totaling over **22,000,000 SF** in area



Owensboro-Daviess County Convention Center 5



SIZE / SCOPE GENERAL

Project	Location	City Size (Sq. Mi.)	Population (City)	Population (Metro)	Density (Ppl. / Sq. Mi.)	Income (Per Capita)	GSF (SF)	Exhibition Net	Ballroom Net	Meeting Net	Outdoor	Hotel	Construction Cost
Bloomington Convention Center	Bloomington, IL	23.44	80,405	175,506	3,632	\$25,377	130,000	40,000	13,500	6,750		200 Key	\$38,300,000

Owensboro Convention Center	Owensboro, KY	20.4	57,265	116,506	3057	\$21,183	170,000	45,000	26,000	4,800	9,000	200 Key	\$43,000,000
Laredo Event Center	Laredo, TX	102.6	24,4731	259,172		\$12,269	140,000	21,600	NA	6,300	16,850	200 Key	\$40,000,000
Aurora Event Center	Aurora, NY Village in the town of Ladyard)	48.58		2,610	54	\$17,879	45,000	NA	5,200	4,500	16,000	98 Key	\$38,000,000
Fargo Convention Center	Fargo, ND	48.82	105,549	238,124	2,200	\$29,187	160,550	48,600	15,000	17,550		NA	\$76,000,000
Corpus Christi Convention Center	Corpus Christi, TX	503.6	305,215	442,600	610	\$17,419						300 Key	\$50,000,000
						Addition	77,200	25,300	NA	10,800			
						Renovation	160,400	75,900	NA	37,200			
						Total	237,600	101,200	NA	48,00			
Acadia Parish Conference Center	Crowley, LA	5.58		13,265	2,232	\$13,734	27,550	NA	10,500	NA	18,600	NA	\$10,000,000
Williams Convention Center	El Paso, TX	256.3	683,577	844,818	2,677	\$19,533	280,000	80,000	NA	14,900	23,000	NA	TBD
ExpoGeorgia Convention Center	Tbilisi, Republic of Georgia	194.7	1,118,035	1,485,293	8,273	\$6,036	255,00	121,400	NA	17,800		160 Key	\$40,000,000



Laredo Convention Center



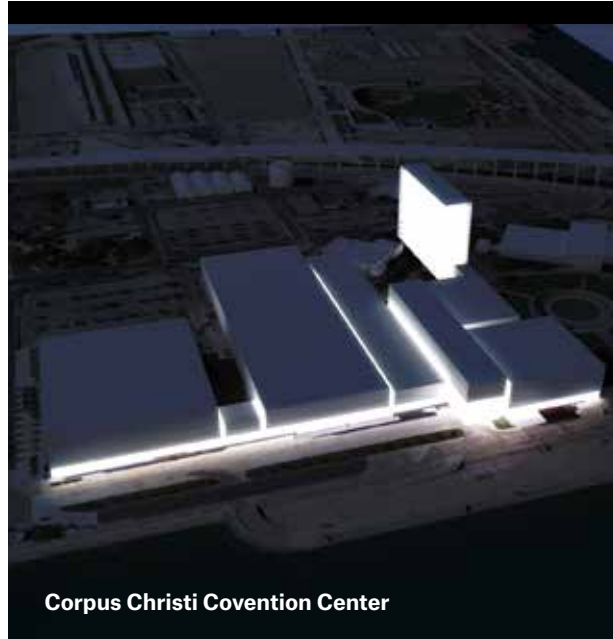
Ownesboro Convention Center



Expo Georgia, Tbilisi, Republic of Georgia



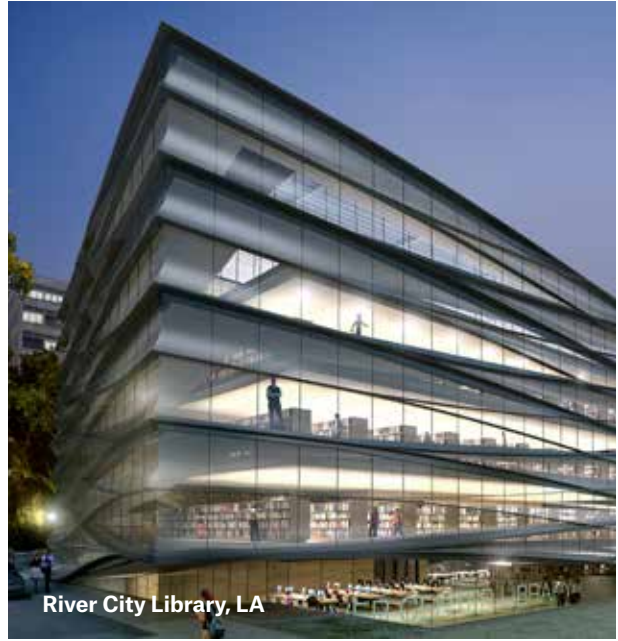
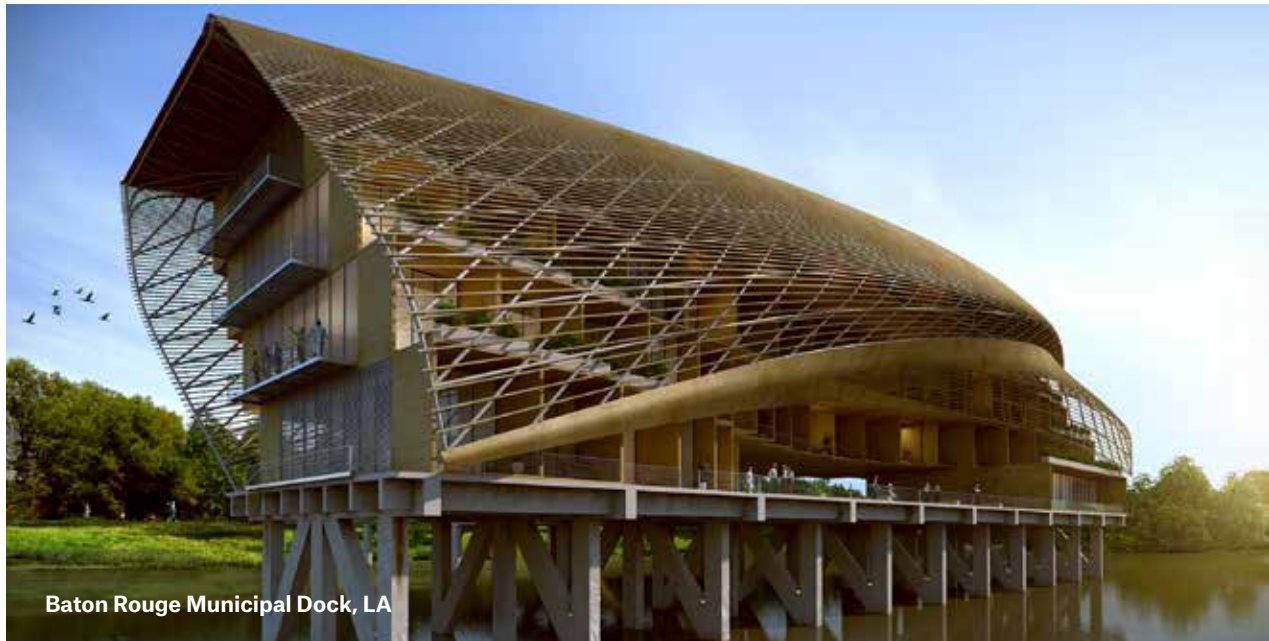
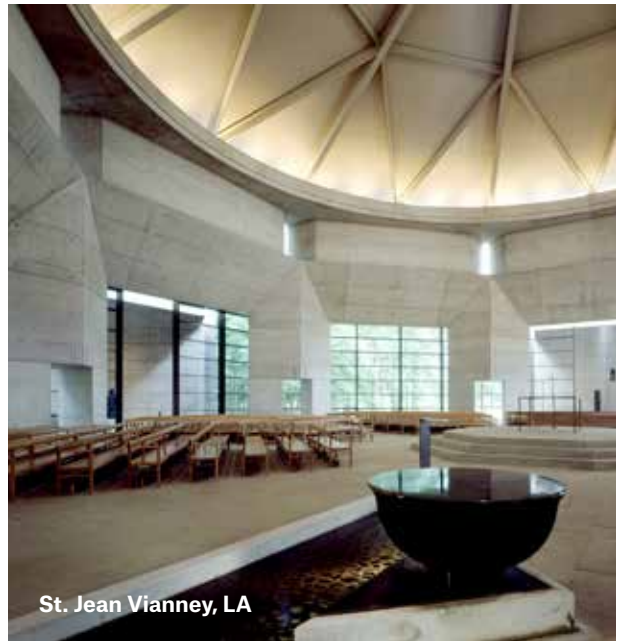
Aurora Event Center



Corpus Christi Convention Center



Acadia Parish Conference Center

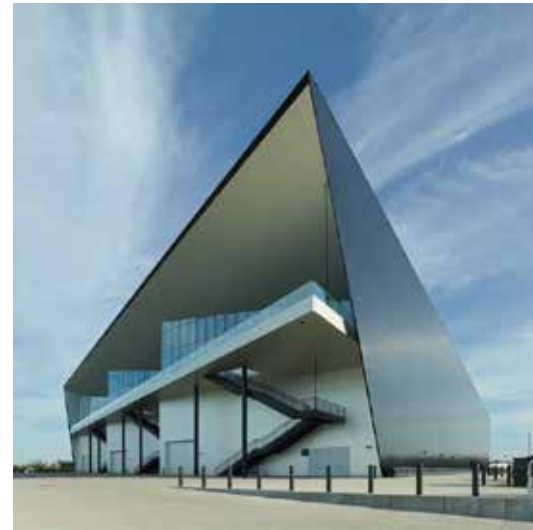


2 In the work you have done in cities of a similar size to Bloomington, could you highlight the challenges you have seen with project budgeting and construction bidding and how have you overcome those challenges to deliver a successful project. What tough conversations have you had to have with clients about their projects?

Cost Management Processes

- Preliminary Program Alignment with Conceptual Estimate
- Design Team Participation in CM selection
- Independent Quantity Surveyor / CM Cost Estimation Process
- Cost Estimation at Conclusion of Each Design Phase
- Design Team Responsibility for Document Interpretation
- Design Team Representation of Owner & Community Goals and Objective





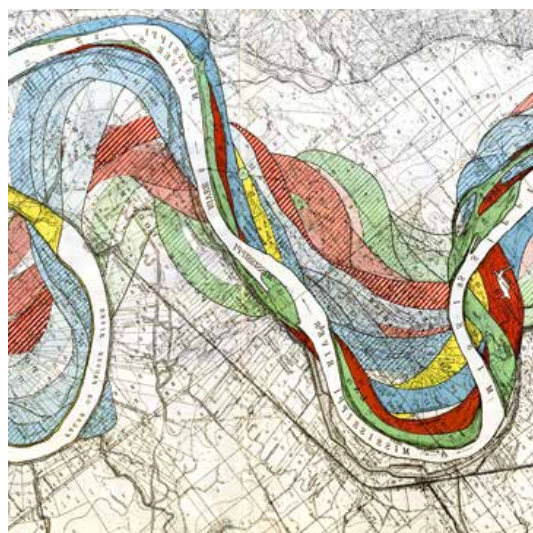
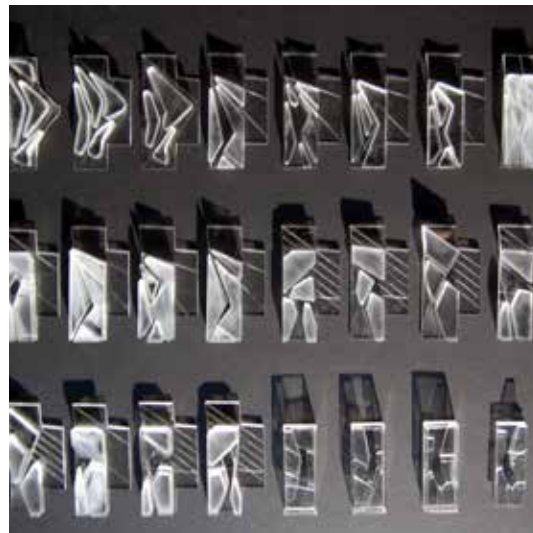


3 What do you believe to be the character of Bloomington? Should this new facility try and reflect that character or be something different? How do you think that should be expressed in a building that will be a portal for visitors to the City?

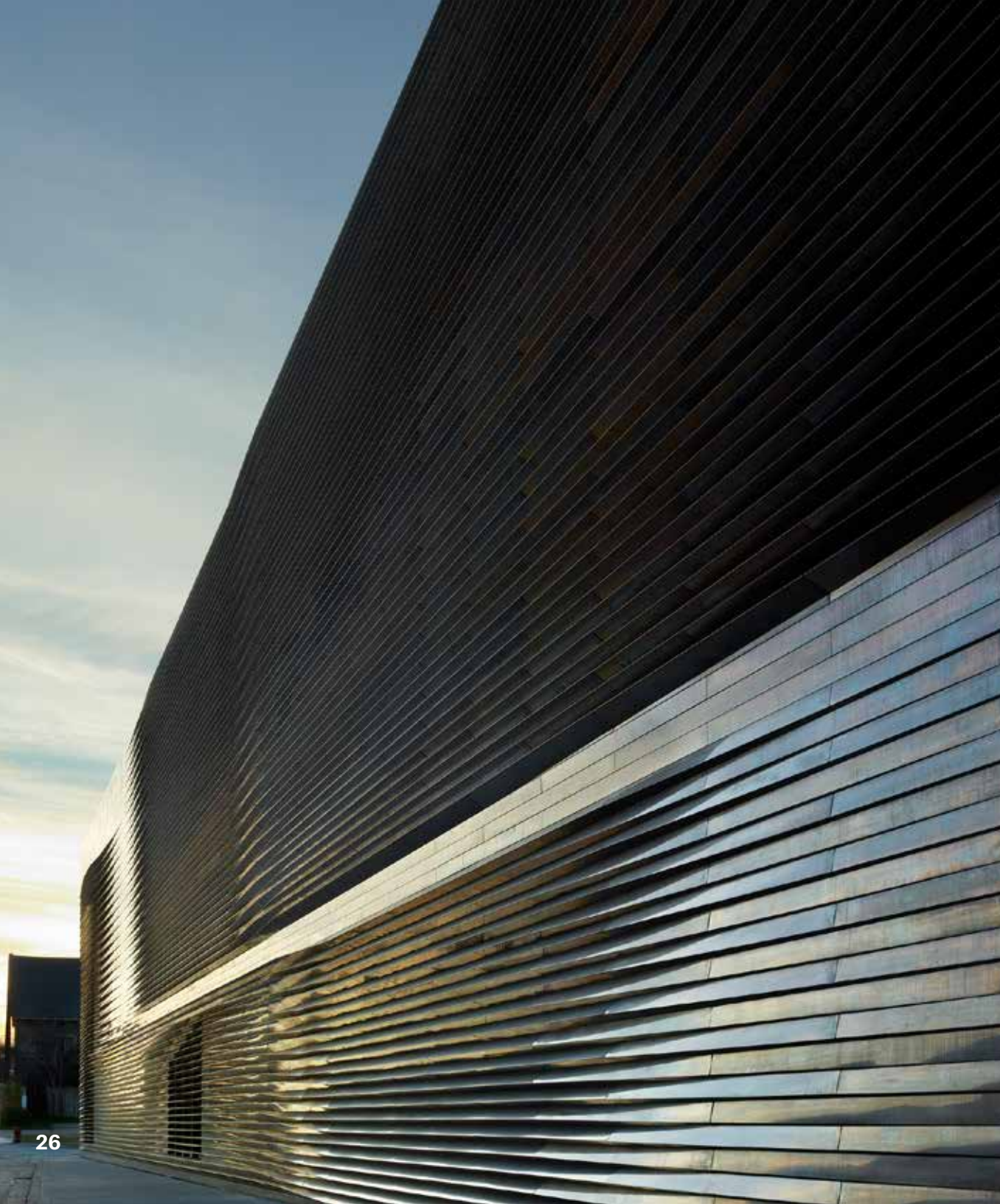
- “Bloomington is a city that punches above its weight class”
- Small town intimacy with big city sophistication
- Gateway to the assembly district
- Establish a public destination in the heart of the Community
- Appropriate relationship to the scale of the surrounding Context







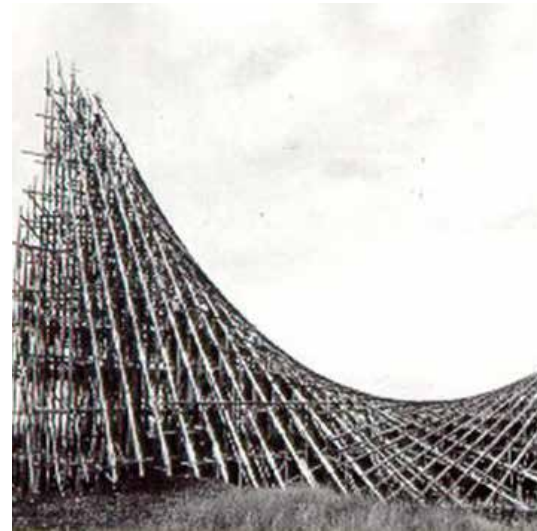
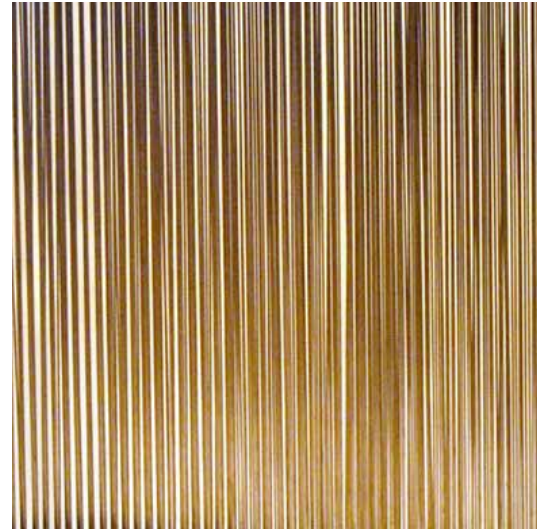




4 Could you show us examples of your work where you have integrated new design with existing local vernacular architecture, in particular historic structures? Do you have examples of when you were able to minimize 'down time' for the existing historic structure so that it could continue to operate during construction?

- In-Depth Exploration of Culture and Context
- Extensive Site and Environmental Analysis
- Thorough Documentation of Existing Facilities
- Exploration of Dialogue Between Old and New
- Phasing Strategies to Minimize Disruption

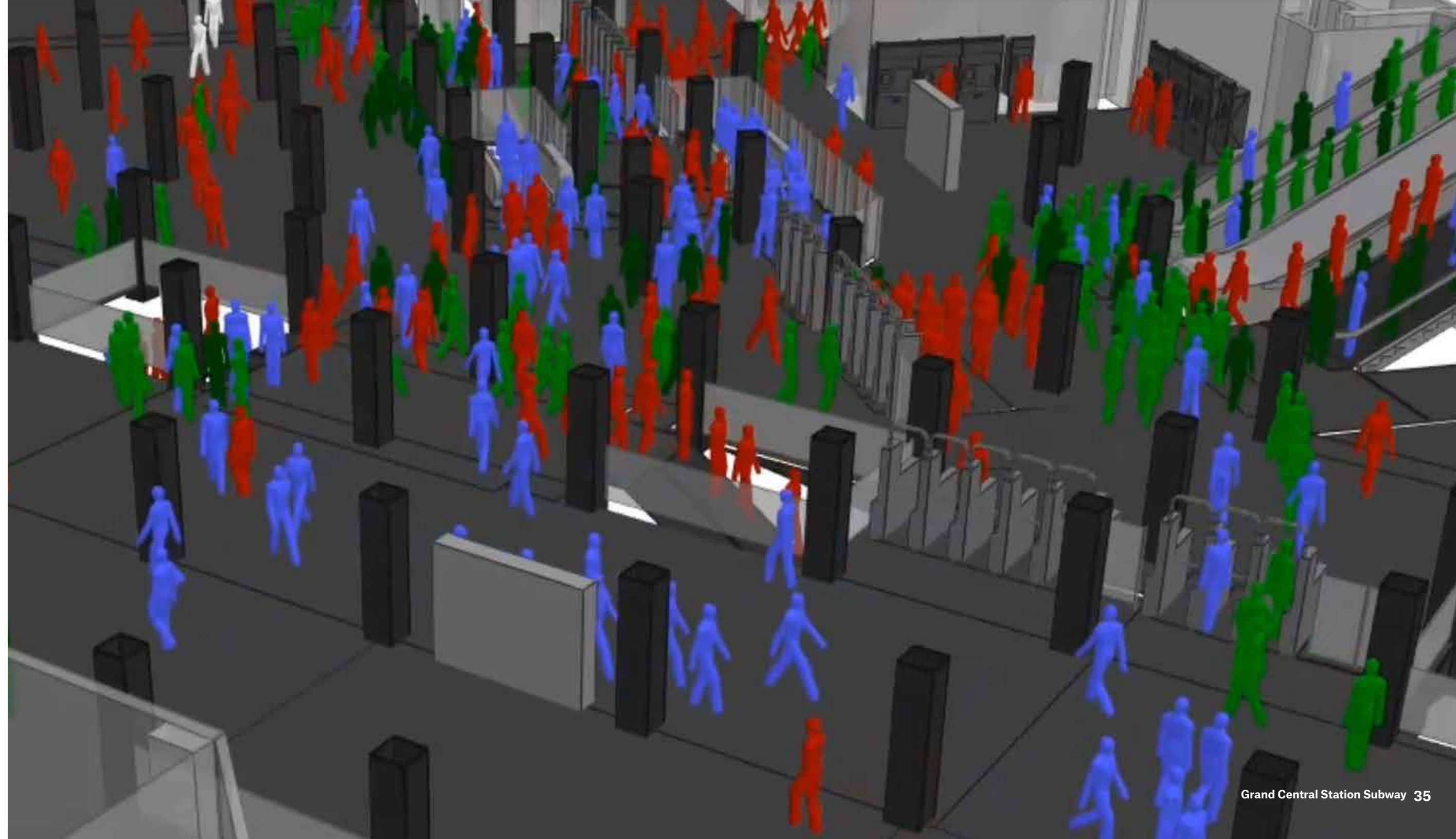


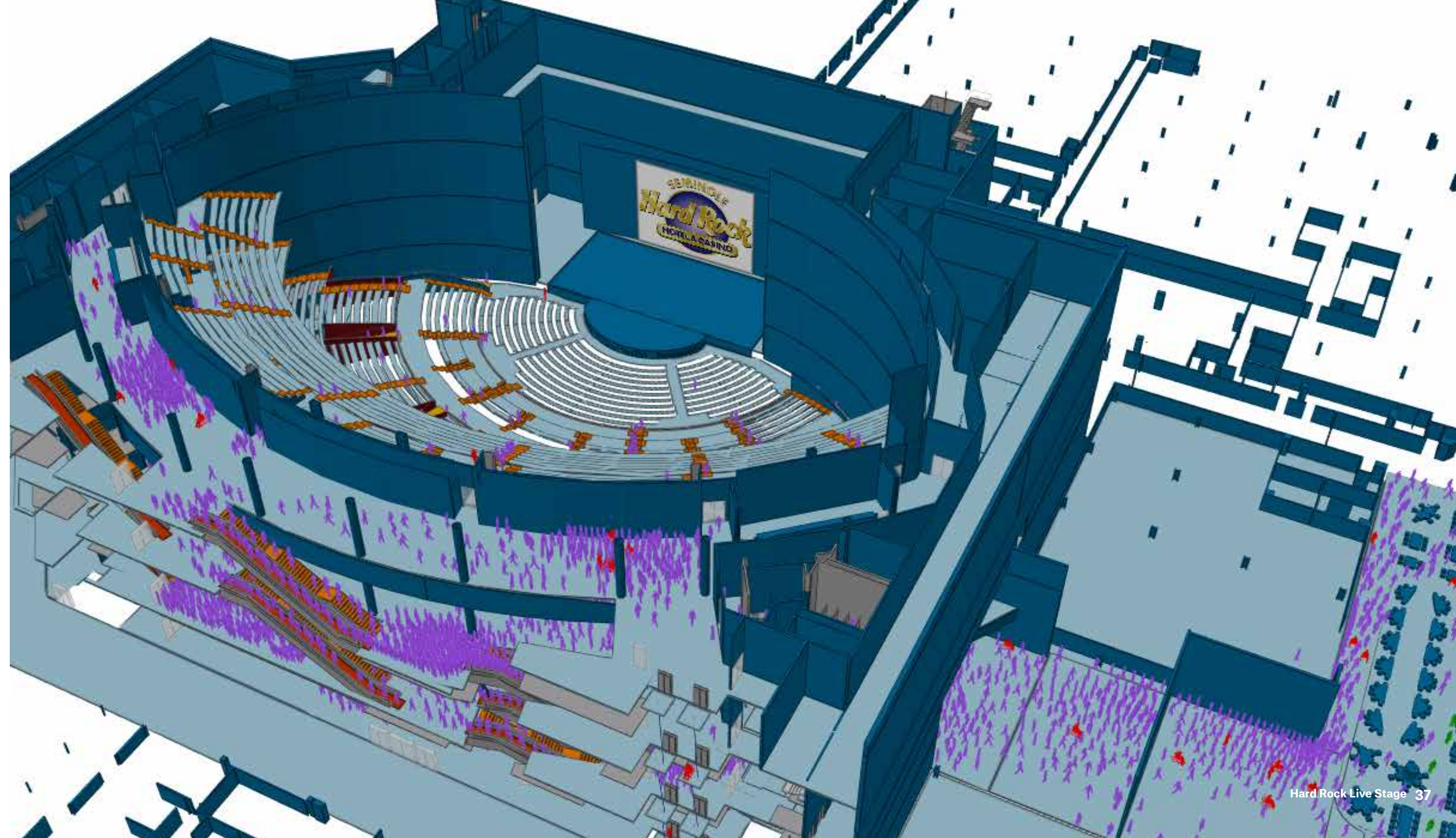
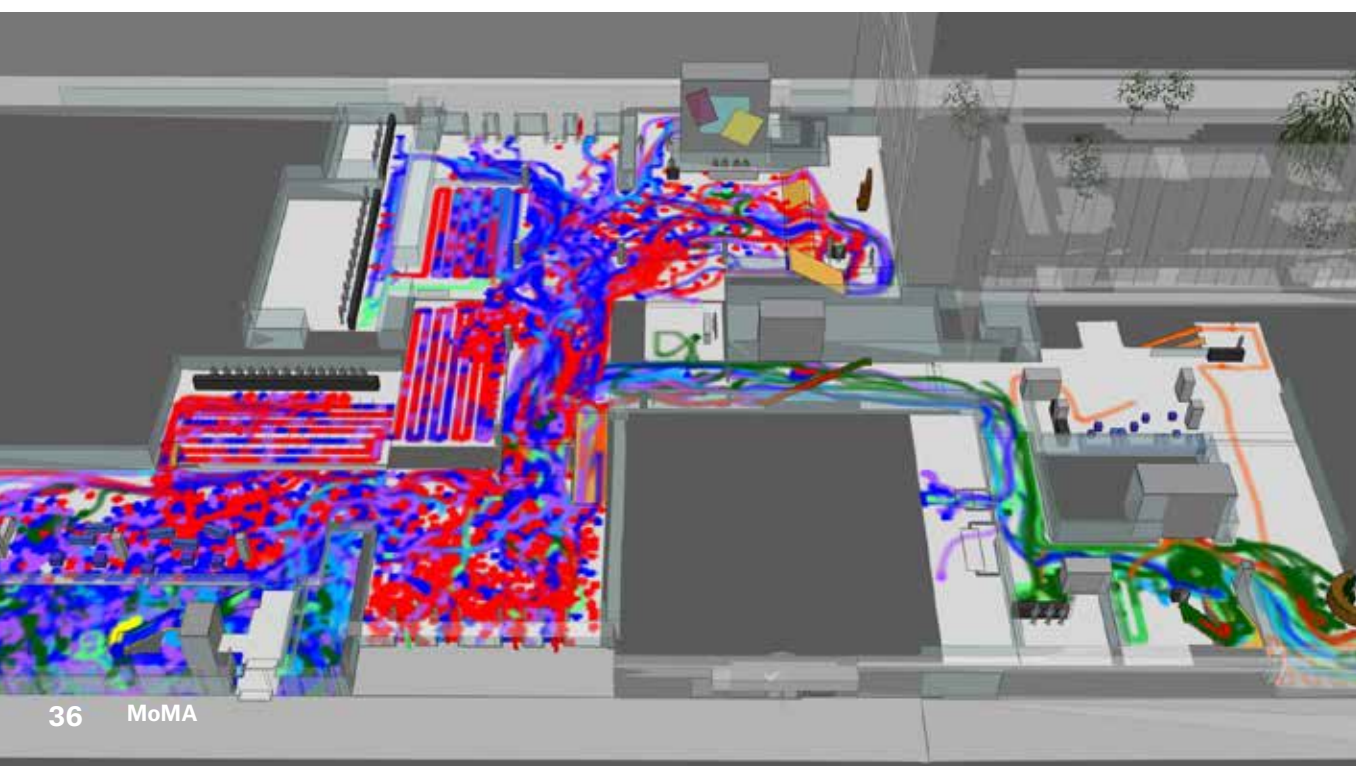
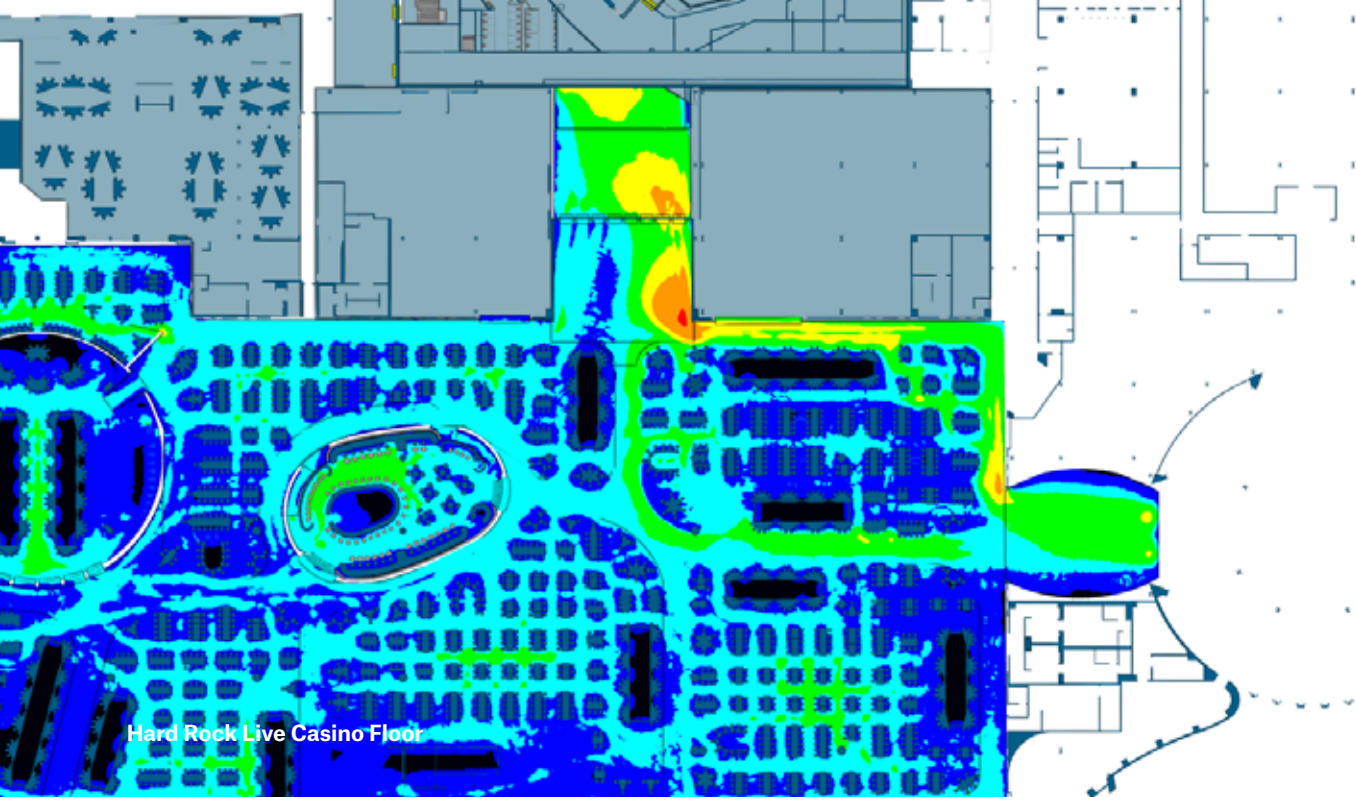




5 **Could you show examples of how you have incorporated security into your design to facilitate large movements of people and unexpected emergency situations?**

- Utilize Arup authored software (MassMotion) for occupant movement and egress
- Legible Wayfinding for Enhanced Intuitive Self-Navigation
- Ongoing Research with Government and Universities
- Inputs and Influences
 - Architecture + Layout
 - Operations + Staffing
 - Local + State Law Enforcement
 - Visitor Demand + Rate





6 How do you address the use of indoor common space and outdoor rentable space in your designs and which aspects are most important in your design elements

- Enhance the Unique Natural Setting
- Develop Permeable Connections Between Inside and Outside
- Establish a Variety of Environments
- Accommodate a Range of Uses and Programs
- Anticipate Growth & Change





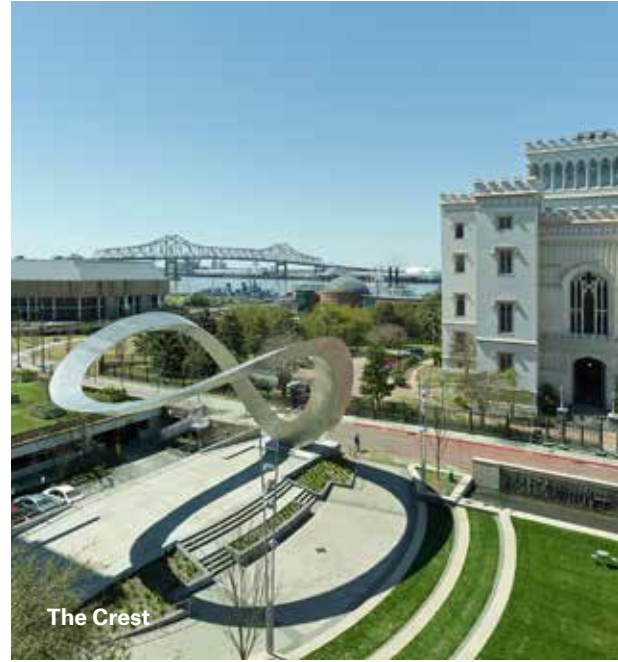
40 Owensboro-Daviess County Convention Center



Owensboro-Daviess County Convention Center 41



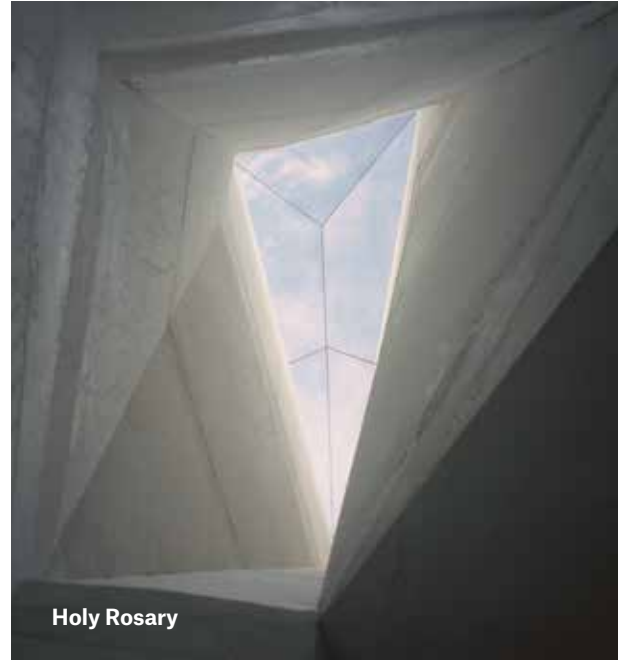
College Station Boutique Hotel



The Crest



Aurora Event Center



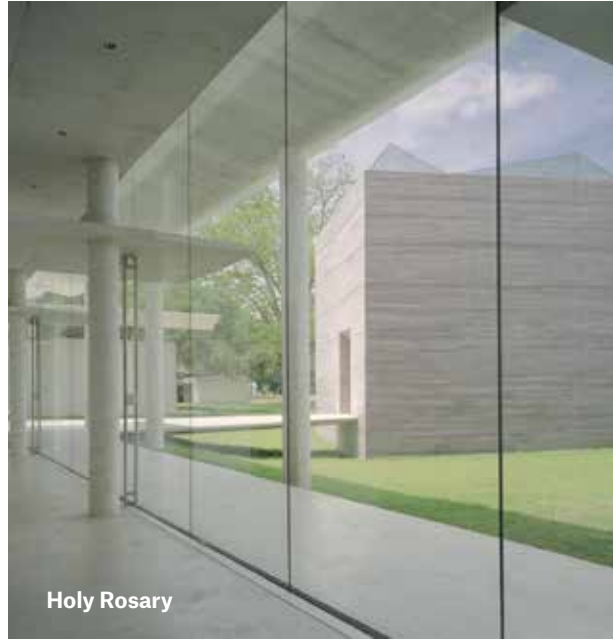
Holy Rosary



College Station Boutique Hotel



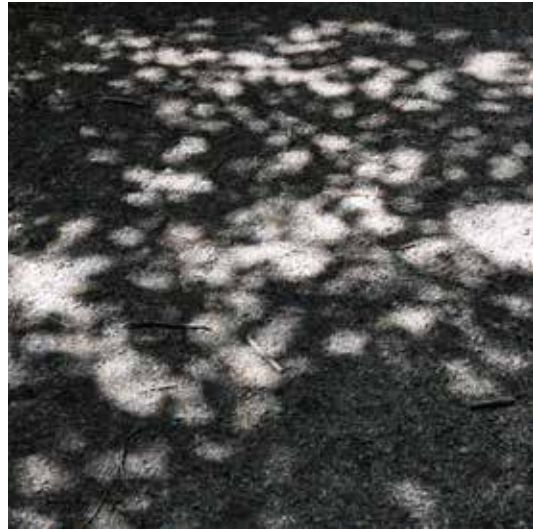
Louisiana State Museum & Sports Hall of Fame



Holy Rosary



Laredo Convention Center









7 Please describe and give examples of your public process where you engage the local community and surrounding neighborhoods to address their specific concerns? Do you have a particular process you use to guide/assist the board in decision-making areas?

- Public Meetings
- Community Charrettes and Workshops
- Drop in Center & Exhibits at Library
- Project Website & Social Media
- Problem Seeking Methodology for Goals & Objectives
- Task Force Process for Consensus Building





8 *ERRORS & OMISSIONS INSURANCE, elaborate on your limits, if you have used it and the circumstances surrounding those particular projects?

- \$5 million and \$5 million Errors and Omissions
- No Pending Claims, Full Value Available



Our team offers:

- **A Bloomington based collaborative team**
- **Extensive experience in assembly design & execution**
- **Dedicated principal leadership from start to finish**
- **Acknowledged ability to capture & evoke distinct sense of place**
- **World-class design and engineering capabilities & experience**
- **Dedication to the public process**
- **The right sized team for the right sized job**
- **Trahan Architects is ranked #9 among top design firms in the U.S. for 2018 by Architect Magazine**

The Bloomington Convention Center Project is our priority.

THANK YOU

TRAHAN ARCHITECTS

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