

An architectural rendering of a modern building at night. The building features a large, curved, metallic-looking facade with horizontal slats. Numerous bright, colorful light trails (blue, red, green, yellow) radiate from the building, creating a dynamic and energetic atmosphere. The background shows a cityscape with other buildings and a street with a palm tree in the foreground.

the ERUPTION of LIGHT

ORAL PRESENTATION
INTERVIEW QUESTIONS
MAY 20, 2021

CITY HALL, LAS VEGAS

Steelman Partners



A civic center without character
is just a boring office building.
We light the city's stage with possibility.

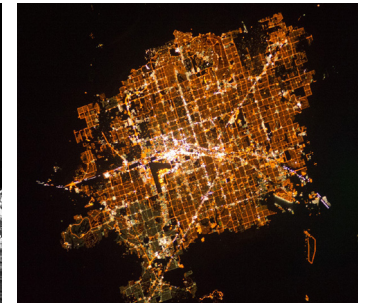
The Eruption of Light

Every local knows the feeling:

An evening flight home...

A drive in from one of our neighboring states...

Those of us who've lived here for years never tire in sharing our story of awe about the first time we arrived in Las Vegas at night.



A simple illuminated sign in the late 1920's sparked a fever of neon that fueled a city spirit and a way of life deemed so desirable, other cities and countries want to copy it. Those glittering lights put Las Vegas on the map in record time. Not only did jolts of electricity run through the city's streets, so too it ran through the veins of every visitor, entrepreneur, and eventual inhabitant. Las Vegas became and remains the undeniable Entertainment Capital of the World.

Steelman Partners has created a business studying every piece of what makes Las Vegas go: a unique insight of the culture, people, gaming, entertainment, and lifestyle. Our team is uniquely poised to create spaces that reflect the city because of our experience living it, designing it, and even exporting it to those who crave it.

Project Approach

Approach and Methodologies

APPROACH

The core of Steelman Partners' design philosophy is the commitment that our work must be sophisticated, relevant, and functional. It is our endeavor to create experiences that build a strong sense of place and identity while simultaneously offering environments of comfort – both physically and psychologically. We believe a structure must fit into the fabric of its surrounding environment and give its users a sense of community and authenticity.

METHODOLOGY

The essential focus of our design methodology is our relationship with you, our client, and our ability to connect and offer experiences that create real value. We feel that by being design partners we can achieve solutions that address the elements required to build and grow loyalty around the project and its identity.

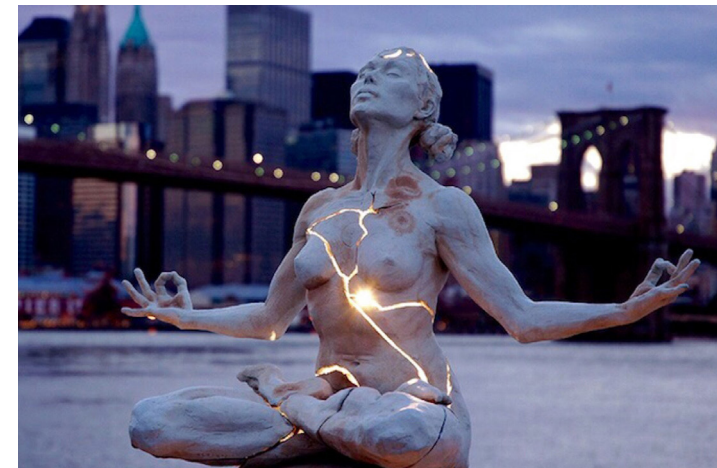
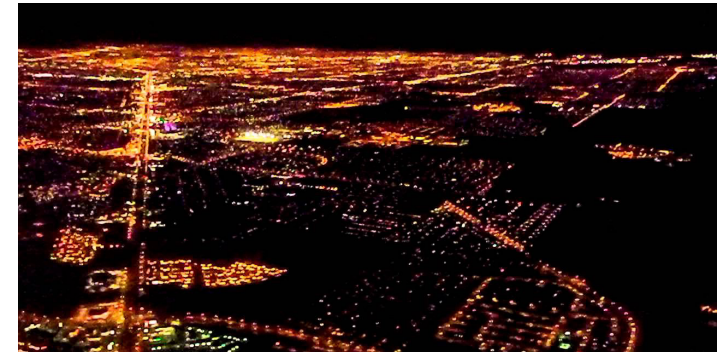
DESIGN PHILOSOPHY OF THE BUILDING

We believe that a great civic center is designed with the front porch concept in mind (imagine the Lincoln Center in NY), where we can interact with each other and with government. Two buildings joined by a connected roof, reveal a gateway into the plaza. The structure taps into the historic Main Street approach with a lit canopy that rises from the ground.

Just like the Springs Preserve, where water emerged and gave life to the city, the building center and surrounding plaza emerge from the Earth with an eruption of light. True to the city's entertainment history, yet designed with a modern Vegas twist, the structure will showcase a variety of special lighting effects, mist, and video technology. A window toward the sky, a Neon Heaven of sorts, draws the eye up and moves the spirit in the same direction. The lifted gaze of each visitor encourages a feeling of well-being and interpersonal vibrance.

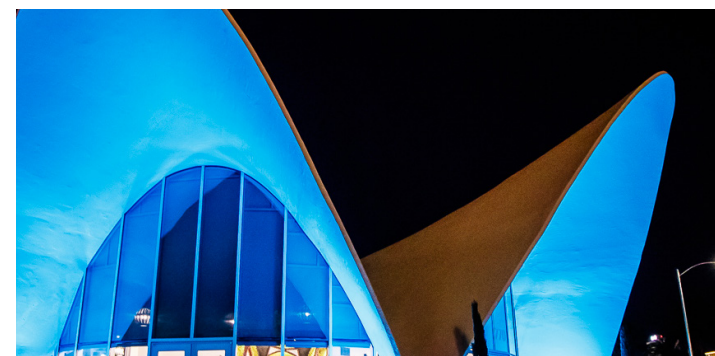
STRATEGIES

- We will design to precisely meet the program requirements
- We will design the building to be energy efficient and/or compliant with LEED requirements as requested
- We will propose innovative ideas including use of View® a smart glass technology being utilized in all new smart buildings such as Uber's regional hub in Dallas and the Dallas Airport expansion. This glass saves approximately 20% of energy costs. It eliminates blinds and drapes and offers unique WiFi and security applications.
- We will design the building in accordance with the approved budget.
- We will use the most advanced commercial building materials and finishes.





BUILDING CONCEPT SKETCH



Project Approach

Management Methodologies, Strategies, and Systems

DESIGN PHILOSOPHY OF THE PLAZA

Like water from the Spring, the Plaza honors Las Vegas for its heritage in developing a spot on Earth so bright, it can be seen from Outer Space.

Our fundamental design is rooted in Las Vegas as the Origin of Light. As such, the Plaza will be designed to offer another unique attraction for Las Vegas: a must-see, must-experience event to populate our center of Government with fun and amazement. In addition to embodying a sense of Vegas character, it must also be a source of pride among diverse groups. The Steelman Partners' team is committed to creating an iconic public space that represents the city with the same delight New Yorkers exhibit for Central Park or the joie de vivre Parisians have for the Eiffel Tower.

We believe the Plaza needs to be uniquely Las Vegas; it cannot be a large, landscaped zone or urban plaza. The people of Las Vegas need a place they can discover and cherish, encounter art, enjoy performances, participate in cultural activities and promote free and open forums.

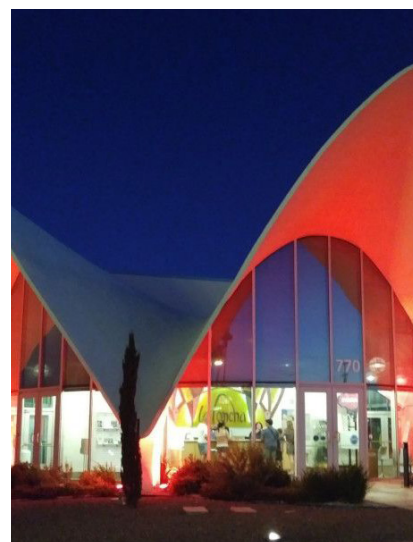
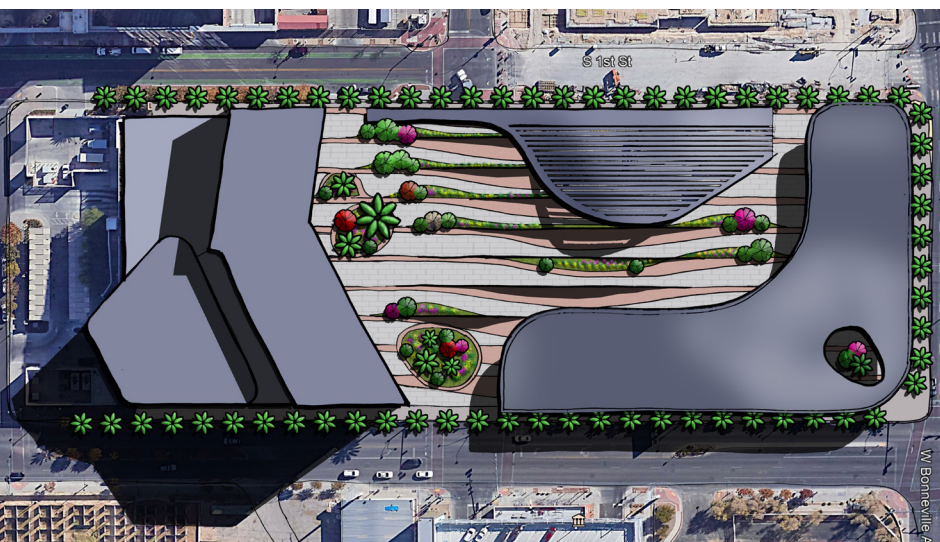
The Plaza functions as an extension of the Origin of Light idea, with an organized topography that erupts and moves its visitors to explore the area. Light spews out onto the plaza through slices in the Earth's mounded terrain, while a combination of video, mist, and music, fill the landscape and accompany the guest experience.

The Entertainment Capital of the World deserves more than any traditional civic plaza can offer. A unique Vegas twist on the design taps into the exhilarating spirit of the city and extends the ordinary day, that ends at 5pm, into a 24/7 spectacular that all can enjoy.

STRATEGIES

We believe the building facades, soffits, and roofs will become part of the overall Plaza Experience. During the day, the Plaza will offer a fun-filled adventure for all to explore with delight. At night, the Plaza will come alive, extending the excitement of Downtown to the center of Government.

- The Plaza will relate to and nurture the larger community in a way that brings the public together.
- The Plaza will enrich the lives of its users and enhance the surrounding buildings and neighborhood.
- The Plaza will provide a sense of VEGAS character and a forum for public activities.
- The Plaza will provide the opportunity for people to relax and enjoy themselves and their surroundings.
- The Plaza will contribute significantly to the land values in Downtown Las Vegas.
- The Plaza will offer interactive experiences that surprise and delight its visitors.



PLAZA CONCEPT and APPROACH

PLAZA CONCEPT SKETCH



Las Vegas without light is just a desert.

We ignite the City.

Steelman Partners



Process and Criteria

Discuss the process and criteria you will use to identify the most important aspects of this project

(i.e., iconic site, functionality, site security, consistency / integration into the surrounding properties and uses. Points possible: (25)

PROCESS

Steelman Partners is very familiar with working with mavericks of the entertainment industry such as Steve Wynn, Derek Stevens, KT Lim, Sheldon Adelson, Kirk Kerkorian, and many more. We are very accustomed to peer review and we regularly submit our designs for critical review. We design in 3D so the owners can see and evaluate each design. Paul Steelman created over 150 designs for the front of the Mirage until Steve Wynn said, "That's my Building!" Great architectural design is not about the architects' taste; it is a collaborative effort between all the owners/stake holders and the design team.

Steelman Partners is a 33-year-old, architectural design office located in the city of Las Vegas. We have a unique understanding of the site and its urban context. We LIVE it. However, in our fantastic 33 years, we have never applied for any Governmental Architectural Commissions... so this is a first for our team.

We would suggest that the City appoint a small committee to review our design progress on a regular basis and offer suggestions and comments. This team should have the creativity, flexibility, determination, and perseverance of a team of people who are working together to realize a special vision. We hope that this committee can dream as big as we do with every project.



**"A COLLABORATIVE EFFORT
BETWEEN ALL
OWNERS/STAKE HOLDERS
AND THE DESIGN TEAM"**

Process and Criteria

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CRITERIA

Steelman Partners is familiar with comprehensive architectural design criteria, which starts with the site and the owners building program. However, TODAY there will be a lot more to the architectural/ urban planning solution than just the base requirements.

To make it **ICONIC**,
the architectural design solution must:

- Understand the site and urban context
- Have complete knowledge of all environmental conditions (Sun, Air Movement, Temperature)
- Respect the surrounding Government Buildings (two new within this proposal)
- Avoid duplicating the “typical civic plaza” found in many urban centers; The design needs to be a tribute to the city, its leadership, and its cultural mission in the broadest sense. **It must be uniquely Vegas.**
- Commit to the highest standard of artistic quality

MAKE IT ICONIC

Avoid duplicating the “typical civic plaza” found in many urban centers; The design needs to be a tribute to the city, its leadership, and its cultural mission in the broadest sense. **It must be uniquely Vegas.**



Process and Criteria

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CRITERIA

To make it FUNCTIONAL,
the architectural design solution must:

- Consider the gathering of crowds of all sizes for many different events
- Organize the environment aesthetically and intuitively
- Propel the space with a coherent and meaningful set of values
- Be a model of the unique cultural life of Las Vegas
- Be creative in with the design of the outdoor civic space. It will be created as outside architecture rather than landscape and stress the importance of discovery to the visitor experience of this great plaza

MAKE IT FUNCTIONAL

The architecture will be a harmony of parts; concern for qualities of proportion, rhythm, and repose; precision of detail, constructional integrity, programmatic appropriateness; and, not least, a respect for human scale.



Process and Criteria

Discuss the process and criteria you will use to identify the most important aspects of this project

(i.e., iconic site, functionality, site security, consistency / integration into the surrounding properties and uses. Points possible: (25)

CRITERIA

To make it SAFE,
the architectural design solution must:

- Take into account all considerations that prioritize safety and security
- Bring unity and clarity to the overall building complex and grand plaza
- Feature a strong tie to emotional elements
- Light the building and the plaza in such a way that the area not only feels secure, but becomes a bright beacon within the city's urban fabric

MAKE IT SAFE

This architectural design will be a contemplation of the eyes and the mind but also, no less importantly, to be experienced and savored by all the human senses. We have a strongly sensuous and tactile attitude toward form and space of the civic plaza.



Process and Criteria

Discuss the process and criteria you will use to identify the most important aspects of this project

(i.e., iconic site, functionality, site security, consistency / integration into the surrounding properties and uses. Points possible: (25)

CRITERIA

To make it INTEGRATED,
the architectural design solution must:

- Organize a significant part of the plaza to function as a marketing platform for Downtown Las Vegas and Fremont Street
- Accommodate traffic, privacy, noise, night lighting, landscaping, and the scale and appearance of the buildings
- Between the demands of program, site, locale, and building technology, find a means of making the buildings communicate in the language of materials, textures, and light to create a place of distinction, quality, and community among the neighbors.

MAKE IT INTEGRATED

Architecture is an art of substance: of materialized ideas about space – the shaping of space, the control of light, the organization of program, and the pattern of circulation. Our team will create an ambience congenial to contemplative and creative use – a space that serves the needs of the community and simultaneously reinforces the aesthetic values of the city.



Opportunities and Challenges

Discuss the biggest opportunity and challenges you see on this project and provide suggestions on how you will address them to ensure the success of the project. Points possible: (15)

DESIGN OPPORTUNITIES:

The design opportunities are virtually endless, but we feel the most important one is to show the world that Las Vegas has a great, progressive, open government that believes in the city's true, unique character and all its citizens. The Las Vegas Government welcomes all businesses. The building and civic plaza should need no title or location... we will create a solution that says, *YES, that is in Las Vegas!*

We believe that through our design process we can solve all these issues and create a Civic Plaza that will gain notoriety throughout the world, always saying that Las Vegas is truly a great place to live and work.

MAKE IT POSSIBLE

DESIGN CHALLENGES:

Buildings

The buildings are straightforward, but we will propose unique 5G features that are being used in office structures for Google and Uber. They will become the first digitally integrated buildings in Las Vegas.

The Civic Plaza

There are many challenges to the design of this space, such as security, homeless population, utilization, wasteland "effect" of large hard spaces, difficulty in maintaining green spaces and solar orientation. All of these challenges will need to be addressed in all the schemes we design for the Plaza. We believe there are several challenges pursuant to the location and the expectations of several parties.

- We would like the Plaza to also be another energy anchor to attract more tourists to Downtown Las Vegas. Our vision believes that this Plaza might serve as the home for the Vegas Fringe Festival, an art festival, a July 4th Concert and Fireworks, or the mayor's inauguration.
- We would like to create a plaza which could feature multiple events, like St Mark's Square in Venice. A natural variety of seating/ venues is desirable.
- We would like to super light the plaza (for security) but also as a BEACON to symbolize Las Vegas.
- We would like the buildings to engage the plaza (be the front porch) with lighting scenes that could be engaged during special events.
- We would like this plaza to be a signature attraction and gain a large following (Like Stadium Swim or Millenium Park in Chicago).

Experience with CMAR

Describe your experience with CMAR or Design Build delivery method. Points possible: (10)

DESIGN & DELIVERY METHODS

90% of Steelman Projects throughout the world are constructed as "Design Build." Most of our projects have a GMP (Guaranteed Maximum Price) and we do everything required to bring the project to completion under the GMP. Circa's change orders, removing bonuses for early delivery of the building, were 1.25%. This is almost unheard of in Las Vegas.

Steeleman believes in creating a "snapshot" set of documents quickly to get the design to a budgeting stage as soon as possible. Even on our largest projects, our team creates a snapshot set within approximately two weeks based on information provided by the structural and MP&E engineers. This method gives the design a basis for cost and allows us confidence in knowing that 85% of the building is constructed for the owner's budget. The remaining balance, 15% of the total cost, will require a constant dialogue between contractor, architect, engineers, and the owners team to satisfy the design vision and budget. This is our process on every project around the world.

The Construction Manager at Risk Contract is something we have never participated in, but we are confident that our design methods and speed will be welcome by the owners team and contractor.

**WE DO EVERYTHING REQUIRED
TO BRING THE PROJECT
TO COMPLETION
UNDER THE GMP**



Principal in Charge / Project Manager

What do you believe makes your team the best team for this project? Points possible: (10)

Paul Curtis Steelman is the Principal in Charge, but because this project is in our backyard, all the partnership groups in our office are excited to work on and contribute to this project. Steve Anderson, Michael Vinh, Suzanne Taylor, Jon Champelli, Lauren Brown, and Anne Stout. Our team not only consists of seasoned design professionals, but partners who take ownership and extreme pride in what they design and build.



We are the best team for the following reasons:

1. We know, live, and breath Las Vegas every day. We each love and cherish this city in a variety of ways.
2. We believe that our designs best illustrate Las Vegas style and excitement.
3. We understand the potential problems and can offer multiple suggestions.
4. We know we can create a signature project here that will reinforce / expand the Las Vegas reputation throughout the world.
5. For 33 years, each of our projects needed to be "top of the market" in revenues and profits. We are one of the few architects in the world that tackles common design challenges through extraordinary and innovative solutions. Circa Stadium Swim is a great example of that thinking. OUR PROJECTS ARE FINANCIALLY SUCCESSFUL.
6. Sometimes will not stand on architectural principal instead choosing to work with the contractor to ensure the project is completed within budget.
7. Our office is the only office that features a true in-house collaboration: Architecture, Planning, Interior Design, Lighting Design, Branding, Graphics
8. Our office designs in 3D. There are no extra fees for renderings and movies. Each design presentation is created so all of the owners / stakeholders can clearly see and envision the future results.
9. Our office uses the latest computer programs and systems to ease design approvals and construction.
10. We have a very close relationship with the main engineering consultants (DeSimone, FEA, and ACS Group). We have completed multiple projects with them and communicate effectively with these teams.
11. Our construction documentation teams have just completed the two largest projects in Las Vegas: CIRCA and Resorts World.
12. Our 40,000 SF office is a convenient five minutes away from the site.
13. Once again "WE LOVE LAS VEGAS"

Visibility, Schedule, and Budget

Since this project will have high visibility, explain how you will manage those elements and keep the project on schedule and on budget. Points possible: (15)



All of our projects are highly visible. From the small Starbucks at Silverton to the new Circa Resort & Casino downtown or the soon-to-open Resorts World on Las Vegas Boulevard, our team is very experienced with high-visibility projects and very high expectations.

MAKE IT COUNT

ON SCHEDULE

This has been discussed in earlier points, but the following are a few of the milestone points:

- Design quickly with weekly updates until the design is 100% approved. Steelman Partners is the fastest design company in Las Vegas. We design many projects in less than one week.
- Snapshot Set to set the budget and get all the consultants, contractors and owners representatives thinking together. Solidify 85% of the budget.
- Construction documentation to conform to the owners and contractor's schedule. Be sure that documentation is 100% coordinated. We live within our drawings and specifications.
- If required, use our foreign offices in Asia and Europe to create the construction documents. The documents can be created 24 hours a day.
- Make all the decisions in the drawings to eliminate or severely limit any change to the construction cost.

BUDGET

This has been discussed in earlier points, but the following are a few of the milestone points:

- Review of the owner's budget in relationship to the design prior to starting the design.
- Snapshot Set to set the budget and get all the consultants, contractors and owners representatives thinking together. Solidify 85% of the budget.
- Work closely with owners and contractors to design and complete the design documentation for the final 15% of the project costs.
- Make all the decisions in the drawings to eliminate or severely limit any change to the construction cost.

Any successful project is a collaboration of the owner, contractor, and architectural team. Our Las Vegas team of over 80 employees and our engineers assure you the successful completion of this project.



THANK YOU