



**FRANKLIN COUNTY
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AUTHORITY**

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Addendum No.1

Franklin County Convention Facilities Authority Request for Qualifications Design and Engineering Services for the Renovation and Modernization of Nationwide Arena

Addendum No.1 contains answers to all questions related to the RFQ received prior to the September 21, 2026, deadline for submittal of questions.

Information contained within this Addendum No.1 modifies the September 9, 2026, Request for Qualifications for Design and Engineering Services for the Renovation and Modernization of Nationwide Arena.

Please note that the submittal deadline described within the RFQ remains unchanged.

1. Does Nationwide Arena and/or FCCFA have any current on-call service relationships for any engineering services? If so, can you share those disciplines and contacts?

No, there are no existing on-call engineering service providers for Nationwide Arena.

2. Are upgrades to the ice systems included in the project scope?

While the ice plant is not included in the project scope, a review of the ice floor and piping will likely be required. Such review would be in conjunction with expansion of the main event level floor.

3. We noted the identification of both a primary and secondary architect in the brief, but Sections V and VI described them nearly identically. Can you provide any more necessary clarifications to these two roles and their differentiation to the key stakeholders?

The primary role of the secondary (local) architect will be to support the design and permitting process while providing on-site representation during the construction phase. If the lead architect maintains a local presence they may forego including a secondary architect in the design team. Firms choosing to omit the secondary architect and utilize their own local team should indicate so in Section VI.

4. **Commissioning Agents are typically retained by the owner to prevent a conflict of interest. The sample contract in the RFQ lists commissioning under basic services. Please confirm that you require the A/E design team to include a commissioning consultant, and what level of commissioning will be required.**

The FCCFA will select its own commissioning agent. Please disregard this requirement in the agreement.

5. **The RFQ states that schematic design services are anticipated to commence immediately upon contract award, with subsequent design phases contingent upon completion of the project financing plan and issuance of a separate Notice to Proceed. Please clarify the anticipated timing of financing approval and any assumptions respondents should utilize regarding authorization to proceed into Design Development and subsequent phases.**

The FCCFA anticipates finalizing its bond sale in Q3 of 2027. The FCCFA and the selected design team will finalize the design schedule in tandem with the FCCFA's development of the financing schedule. For purposes of the RFQ, please assume design development will commence in the second half of 2027.

While the FCCFA recognizes the importance of schedule development to the design team's own internal planning, at this point in the process, the proposed schedule is primarily intended to assist the FCCFA in evaluating the design team's approach to the project.

6. **The tentative schedule indicates selection of the Construction Manager at Risk in Q2 2027 and establishment of the GMP in Q1 2028. Please confirm whether FCCFA anticipates formal cost-estimating, value management, and constructability review milestones prior to GMP development.**

Yes, standard pre-construction services will be provided by the CMR prior to GMP development.

7. **Should respondents assume that Nationwide Arena will remain fully operational throughout construction, or does FCCFA anticipate partial shutdowns, off-season work windows, event blackout periods, or other operational constraints that should be reflected in schedule development?**

Respondents should assume that Nationwide Arena will remain fully operational during the NHL season. Respondents may also assume at least 2 off-season shutdowns. Partial operations may be maintained during the remaining off seasons. A final shutdown scheduled will be developed collaboratively by the FCCFA, design team, CMR, and Columbus Arena Management.

8. **Section III, Item 4 requests a "proposed design schedule organized by design phase, including design team selection, programming, concept, schematic and design development, construction documentation, and contract administration." Given that the Project is described as a multi-year, phased renovation and modernization effort that may include multiple renovation and infrastructure initiatives, should respondents provide a schedule for the overall program as a single integrated project, or is the FCCFA seeking a schedule that anticipates multiple individual project phases/packages being designed and delivered over time?**

For purposes of the RFQ, please assume a single integrated project.

9. **Regarding Section 6.4, specifically the references to "damages suffered by the Owner" and the Architect's obligation to "compensate the Owner for the difference.": Can you clarify what types of damages are contemplated by this provision? Is this intended to be limited to the Owner's direct costs associated with redesign, reissuance, and rebidding of the documents, or does it also include other consequential, delay, financing, lost opportunity, or related project costs?**

Consequential damages are contemplated, however, the FCCFA will still maintain a duty to mitigate its own damages should this provision be exercised.

10. **Can you help us understand the reasoning behind removal of Section 8.1.4 [Deleted]?**

As a public entity, the FCCFA has a duty to protect the public's investment in the facility and to be a responsible steward of public funds. The removal of Section 8.1.4 is aligned with this duty.

11. **Section 1.1.2 of the attached AIA B133 states the Architect "shall design the Project to comply with any applicable National Hockey League design standards" — could the FCCFA share (or point us to) the specific NHL facility guidelines that will govern this renovation, and confirm whether the existing 2000-era building already carries any code/ADA variances we should assume as a starting baseline rather than a full code-compliance rebuild?**

NHL venue standards will be shared with the selected design team via partnership and coordination with NHL representatives. The standards are primarily focused on team locker room space, broadcasting, and officiating areas. To the best of the FCCFA's knowledge there are no current ADA variances.

12. **Is the FCCFA expecting the design team to develop a blackout-date/phased-occupancy strategy as part of Schematic Design, and is there an anticipated "blackout period" or off-season window the design should assume?**

The FCCFA, Columbus Arena Management, selected design team, and CMR will work to develop a construction schedule including any necessary blackout-dates. Currently, FCCFA contemplates at least two off-season blackout periods to accommodate construction.

For purposes of the RFQ, a tentative, overall project schedule is sufficient for the FCCFA to evaluate the Respondent's approach to the project.

- 13. Are existing as-built drawings, a BIM/point-cloud model, or geotechnical data from the original 2000 construction or the \$50M+ of subsequent capital work available to the design team at award, or should proposers assume a verification/re-survey effort is required in early Schematic Design?**

As-built drawings and plans will be provided to the selected design team. There are no original BIM documents available. Respondents should assume that a verification/re-survey will be included in the schematic design phase.

- 14. The program includes "replacement of the existing Arena garage" and a new McConnell pedestrian bridge, both of which typically involve separate parking/traffic engineering and structural expertise (listed under Section 1.1.12.1 consultants). Is garage replacement intended for the initial award/Phase 1 scope, or is it a later phase to be scoped?**

Should FCCFA proceed, the garage replacement will be included in the final project phase.

- 15. Design approval hierarchy among FCCFA, CAM, and the Blue Jackets. Can the FCCFA clarify the decision-making hierarchy for design approvals?**

The FCCFA is responsible for final approvals with input from its project partners and stakeholders.

- 16. The AIA B133 exhibit leaves the "Sustainable Objective" (Section 1.1.7) blank and lists Sustainable Project Services as "Not Provided" in Section 4.1.1.25, yet the agreement still asks the Architect to "consider sustainable design alternatives" in Schematic Design. Does the FCCFA have an energy/LEED target in mind despite the blank exhibit, and separately, beyond standard City of Columbus permitting, is there a Downtown Commission, Arena District design-review body, or streetscape standard (for the Front Street Plaza/entrance expansion) that the design team should plan to present to?**

The FCCFA and design team will develop sustainable goals and objectives during the initial design phases. Absent any specific energy or LEED targets, the design team should still work to optimize the facility and identify sustainable design opportunities.

The Columbus Downtown Commission will be required to review the project plans.

- 17. Can previous facility conditions assessments or reports be provided as part of the addendum materials to this RFQ to assist in further project understanding or team development?**

The 2020 condition assessment will be provided to the selected design team, however, due to the age of the report, the FCCFA anticipates that the design team will perform their own assessment and review as part of the design process.

18. What is the FCCFA's point of view on consultants making exclusive partnership arrangements?

The FCCFA will select the Respondent determined to be most qualified based upon the criteria stated in the RFQ and in accordance with Ohio Revised Code Chapter 153. The Respondent should comply with the terms of the AIA B133 agreement when developing consultant contracts, but the negotiation of this agreement is between the Respondent and the consultant.

19. Under the Submittal Content section of the RFQ, please confirm that FCCFA requires prime respondents and its consultants to provide all elements identified Section I-IV?

Yes, the submittal should include the information requested within the RFQ.

A handwritten signature in blue ink, appearing to read "Jordan Edmonds", is positioned above the printed name.

Jordan Edmonds
General Counsel, FCCFA