



REQUEST FOR QUALIFICATIONS:

Design and Engineering Services

for a 470+/-room addition to the Hilton Columbus Downtown

Pre-Submittal Meeting Questions and Answers

The following questions were received by the Franklin County Convention Facilities Authority during the June 27, 2018 pre-submittal meeting and project site tour.

- 1. Achieving a seamless aesthetic between the existing Hilton and the expansion seems to be a focus of the FCCFA. Are there currently any plans to renovate or update the existing Hilton to achieve the desired synergies?**

At this time the FCCFA is not prepared to announce any specific renovations or improvements to the existing Hilton. However, the existing Hilton Columbus Downtown is in its sixth year of operation and will be in need of guest room renovations in the near future. The FCCFA is delaying these room renovations until after the expansion project is completed to ensure a seamless aesthetic between the two hotel towers.

- 2. Will the two hotel towers have shared back of house functionality?**

Yes, but options for achieving this shared functionality are still being developed and any possible solutions will be finalized with the selected Design Team during the design phase. Hilton management is currently developing a “wish list” for the expansion project that will further outline desired back of house functionality. The Hilton “wish list” will be shared with the selected Design Team.

- 3. Will floorplans for the existing Hilton be provided? Are there any additional drawings, sketches, or renderings that can be made available to be used as a basis for an initial design concept?**

Yes, current room floorplans and drawings can be made available. Such drawings may be requested, in writing, by contacting Jordan Edmonds at jedmonds@fccfa.org. The massing study, cross section, and room layouts featured in the pre-submittal meeting presentation should be used as a basis for the initial design concept.

4. Which firm performed the initial massing study?

The massing study was performed by LMN Architects.

5. Is there a second survey that can be made available? With the Convention Center, connector bridge, and Ohio Center Way all adjacent to the site a survey showing each level of the property might be useful.

Currently the FCCFA does not anticipate conducting or producing any additional surveys. Additional information could be made available to the selected Design Team, but the existing topographical survey should be sufficient for producing an initial design concept. Drawings and plans for the upper deck of the connector bridge will be made available upon written request.

6. The existing Hilton has attained LEED Gold certification. Will attaining LEED Gold be a goal of the expansion project?

Yes, the FCCFA desires to attain LEED certification for the Hilton expansion project. Achieving operational efficiencies similar to the existing Hilton should be considered during the design of the expansion.

7. With the Hilton expansion having a direct connection to the Greater Columbus Convention Center does the FCCFA anticipate making any future modifications to the convention center?

No, currently there are no plans for modifications or renovations within the Greater Columbus Convention Center. A \$140 million renovation and expansion project was completed in August of 2017 to upgrade and improve the convention center. However, some work may be required in and around the connection to the Hilton expansion in order to achieve a seamless connection. A new 650-space parking garage located adjacent to Third Street and east of the convention center will be constructed in 2019.

8. At this point, what arrangements have been made with the City regarding construction of the project? Is the FCCFA permitted to work under the High Street connector bridge?

The FCCFA has obtained air rights above the section of Convention Center Way that lies south of the project site. A maintenance agreement for the connector bridge has been executed with the City that allows the FCCFA to make improvements to the surface of the bridge. The FCCFA also has permission to use the Hilton employee parking lot, located beneath High Street and adjacent to the proposed project site, as a construction staging and laydown area. No agreement has been reached with the City regarding connectivity between the existing Hilton and the expansion project.

9. The initial rendering appears to show the Grand Ballroom cantilevering over the connector bridge. Is this accurate?

Yes, the FCCFA anticipates cantilevering the ballroom over the connector bridge. This will allow the FCCFA to maximize square footage and also provide a covered arrival space for hotel guests. There are no plans to encroach on the railroad as work should not extend into the railroad's right-of-way below the FCCFA controlled bridge structure. This cantilevering approach is only one design option however and the FCCFA is open to alternative suggestions from the Design Team.

10. What level of detail is desired with regards to the initial design concept?

As this is an initial design concept, the FCCFA wants to see your ideas and get a feel for the Design Team's suggested aesthetic. The primary deliverable should be a conceptual rendering and cross-section to present the general look, shape, size, and location of meeting rooms, guestrooms, ballrooms, etc.

In the end, this is a request for qualifications. While the initial design concept is important to the FCCFA the previous experience of the proposed design team is also equally as important. Submittals should focus attention equally on all criteria contained in the RFQ.



Jordan Edmonds, FCCFA