

**ONE ORIGINAL AND NINE ADDITIONAL
PRINTED COPIES, AND ONE PDF COPY OF
THIS BID MUST BE SUBMITTED**

Bidder submitting this Bid should check the appropriate box.

This is: ☐ The Original

This is: ☒ One of the Copies



Request for Proposal

City of Columbus, Ohio
Department of Development
Economic Development Division
150 S. Front St., Suite 220
Columbus, Ohio 43215
614/645-0824

RFQ-003376 – Redevelopment of Parking Lot Adjacent To North Market
(Solicitation No.) / (Item)

DEPARTMENT OF DEVELOPMENT
(Department)

ECONOMIC DEVELOPMENT DIVISION
(Division)

Bid Opening Date and Time

Economic Development Division – Monday, November 21, 2016 – 4:00 P.M. (local time)

Sealed proposals will be received by the City of Columbus, Department of Development,
Economic Development Division, 150 S. Front St., Suite 220, Columbus, Ohio 43215,
until this date and time, and then will be publicly opened and read.

Proposals received after the opening time will be returned to the bidder unopened.

The City will not be responsible for late mail or other deliveries.

NOTE: FAILURE TO RETURN THIS BID PROPOSAL INTACT MAY BE CAUSE FOR REJECTION.

Bid Proposal Submitted By:

Nationwide Realty Investors LLC

Company Name/DBA

375 N. Front Street, Suite 200

Street Address

Columbus

OH

43215

City

State

Zip

311486309

11/30/2018

rostj@nationwide.com

YES

NO (circle one)

Federal I.D. No.

Contract Compliance No. and Expiration Date

E-Mail Address

James Rost

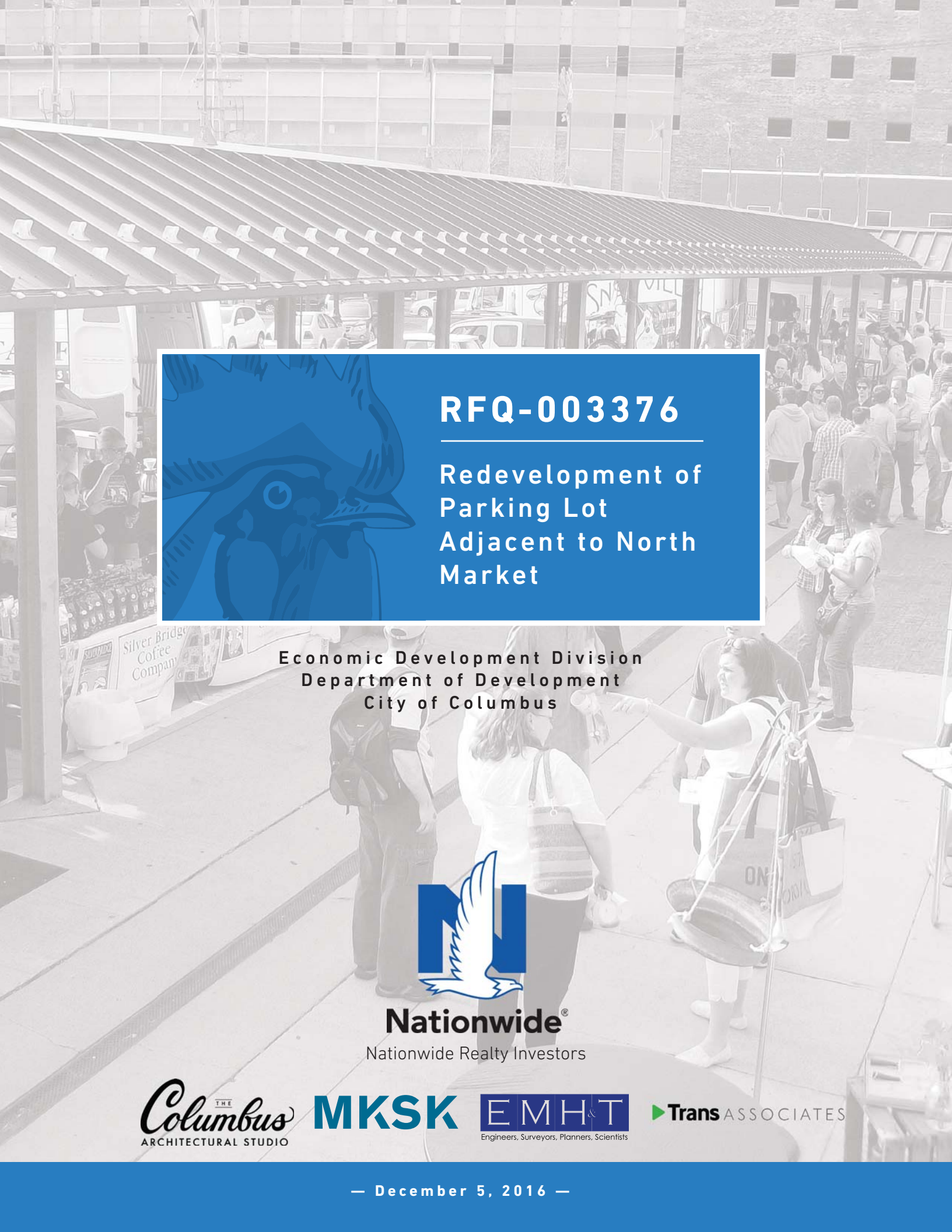
Direct: (614) 857-2332

(614) 857-2346

Contact Person

Phone No.

Fax No.



RFQ-003376

**Redevelopment of
Parking Lot
Adjacent to North
Market**

**Economic Development Division
Department of Development
City of Columbus**



Nationwide®

Nationwide Realty Investors

Columbus
THE
ARCHITECTURAL STUDIO

MKSK

EMH&T
Engineers, Surveyors, Planners, Scientists

Trans ASSOCIATES



Brian J. Ellis
President and Chief Operating Officer
Nationwide Realty Investments

December 5, 2016

City of Columbus
Department of Development
Economic Development Division
150 S. Front Street, Suite 220
Columbus, Ohio 43215

RE: RFQ-003376 — REDEVELOPMENT OF PARKING LOT ADJACENT TO NORTH MARKET

Nationwide Realty Investors is pleased to submit this proposal for RFQ-003376 - Redevelopment of Parking Lot Adjacent to North Market. The North Market is an important part of the fabric of this community for both local residents and visitors to our city. It's an element of the urban experience for those who live and work in the area, particularly downtown Columbus, the Arena District, and the Short North. We are excited about the opportunity to redevelop this site and enhance the North Market experience and long-term sustainability of this valuable community asset.

Redacted - contains trade secrets/confidential information

To support this project, Nationwide Realty Investors has assembled an outstanding development team that includes MKSK, the Columbus Architectural Studio (architects formerly associated with HOK/360 Architecture), Trans Associates, and EMH&T. Each of these organizations is locally known and has a proven track record in this community. They also have a long history of working together as a team to deliver complex mixed-use projects, most notably the acclaimed Arena District in downtown Columbus.

More than \$1 billion and countless hours from this team have been invested in developing the Arena District into a successful, vibrant neighborhood. We understand the unique needs of public/private partnerships, urban redevelopment, and historic sites. We have a proven track record of delivering high-quality developments with sustainable economic impact. We understand the complexities of developing in an active neighborhood with operating businesses and have successfully navigated this challenge many times.

Nationwide Realty Investors is celebrating its 20th anniversary as a real estate developer. We have a strong commitment to and investment in this community. The North Market is our neighbor. We are fully vested in the success of this project and ensuring that the North Market continues to deliver a quality experience both during and upon completion of this exciting redevelopment project. Thank you for taking the time to review our proposal. Please feel free to contact me should you have any questions.

Sincerely,

Brian J. Ellis

2. BACKGROUND SUMMARY



Arena District, Columbus, Ohio

Nationwide Realty Investors

Developer + Lead Proposer

Nationwide Realty Investors (NRI) is the real estate development affiliate of Nationwide. NRI is a nationally recognized real estate developer with expertise in mixed-use development, including office, retail, restaurants, entertainment, hospitality, and residential properties. Directly and through joint ventures, NRI controls more than \$1.8 billion in commercial and residential real estate investments throughout the United States.

NRI led the development of the master-planned Arena District, a \$1 Billion urban infill development that now spans more than 100 acres. The Arena District includes more than two million square feet of commercial space, 900 residential units and top sports and entertainment destinations and is a premier model of urban neighborhood development – a synergy of urban living, downtown working and city nightlife.

NRI is known for developing complex, mixed-use projects, with specific emphasis on urban environments. In addition to the Arena District, the company's portfolio includes Grandview Yard (Grandview Heights, Ohio), Rivulon (Gilbert, Arizona), Jerome Village (Union County, Ohio), and a wide variety of projects across the country.

NRI has the knowledge, expertise and experience to develop projects that have lasting and sustainable economic impact in their communities – projects with a scope and scale that require strong public-private partnerships, access to capital, and an ability to plan and implement infrastructure improvements to support the projects and communities in which they are located.

NRI is located in the Arena District in downtown Columbus and employs a staff of 96 associates with expertise in real estate, construction, finance, property management, sales, and marketing. Parent company, Nationwide, headquartered in downtown Columbus, is ranked #69 on the Fortune 100 and is the 6th largest employer in Central Ohio, employing more than 13,000 associates in central Ohio.

The NRI team has broad capabilities and a depth of talent within its ranks. We are confident that we have the capacity within the organization and the project team to deliver the proposed project within the projected timeline.

The Advanced Thresher warehouse, that is now currently home to the North Market, was owned by Nationwide Insurance until 1992 when Nationwide sold the facility to the city for use by the North Market Development Authority.

2. BACKGROUND SUMMARY

Team Leadership:
(full resume located in the Appendix)



Brian J. Ellis
President and COO
Brian serves as President and COO of Nationwide Realty Investors. He and his team have built a \$1.8 billion portfolio of real estate investments spanning 11 states. Brian has guided the company's growth through ever-changing real

estate and economic climates, building Nationwide Realty Investors into one of the nation's most recognized and respected developers of office, commercial, retail, hotel, restaurant, residential and mixed-use real estate. Brian serves on the executive committee of Experience Columbus, the city's convention and visitor's bureau, and is chair of the Board of Commissioners for the Greater Columbus Sports Commission.

Brian combines real estate expertise with vision and business savvy to build successful projects in markets across the country. His background includes a strong focus on urban redevelopment and public/private partnerships, ensuring that NRI developments bring a lasting, positive impact on the communities in which they build. Key experience includes the development of the Arena District and Nationwide Arena, Grandview Yard, and Rivulon (Gilbert, AZ).



Education: Miami University (Ohio),
BS Business
Duke University, MBA

James K. Rost
Vice President, Nationwide
Realty Investors

Jim has led NRI's planning and construction activities since joining the organization in 1999. Jim brings a strong background in master planning, project management, and construction, ensuring compliance with plans, specs and budgets. Prior to joining NRI he managed the special projects division and business development for Turner Construction. Jim is a member and past president of the Builders Exchange of Columbus, a former board member and vice president of the Builders Exchange Foundation, and served on the board of the Capital Crossroads Special Improvement District. Key project experience includes the development of the Arena District and Nationwide Arena, Grandview Yard, Rivulon (Gilbert, AZ), and Western Gateway (Des Moines, IA).

Education: University of Pittsburgh, B.S. Civil Engineering



Steve Lark
Project Executive

Steve has managed a variety of key projects since joining NRI in 2006, including the Buggyworks renovation, 800 Yard Street office project, Huntington Park public infrastructure improvements, Third Avenue public infrastructure

improvements, McConnell garage, and Parks Edge condominiums and garage. Through these projects he has gained valuable expertise building on historic sites, managing public infrastructure projects, and leading infill projects with active neighboring sites. Prior to NRI, Steve was a key member of the project management team at Long & Wilcox. He is an active member of the Builders Exchange of Central Ohio and Building Industry Association (BIA).

Education: The Ohio State University; B.S., MS Civil Engineering

Columbus Architectural Studio

Architectural + Interior Design

The Columbus Architectural Studio (The Studio) is a collective of design professionals based in Columbus, Ohio. The Studio believes good design is an essential tool to improve and engage our community. We strive to provide our clients with creative and smart solutions to every challenge. Over the years, The Studio has established a creative work environment with an authentic culture that is a direct reflection of our talented members. We love Columbus, we love design, and we are excited to bring a fresh approach to the local design community.

The Studio is a full-service design firm providing services from the early studies at schematic design thru project completion. The Studio believes in the details and that all details matter. With professionals skilled in Architecture, Interior, and Environmental graphic design, the Columbus Architectural Studio is fully vested in all areas of each project. Specific services include: Architecture, Interior Design, Environmental Graphics, Building & Site Studies, Space test fit studies, Renovation & Restoration, Consulting and 3D Illustration.

Columbus Architectural Studio is MBE/WBE certified with the City of Columbus.

The Studio currently has 21 Active projects, that represents 35% of our staff capacity over the next 24 months. The Studio has both sufficient capacity and Team members that have relevant experience to meet the requirement of this project.

2. BACKGROUND SUMMARY

Team Leadership:
(full resume located in the Appendix)



Danial Hanes, AIA
Architect/Owner

Dan moved to Columbus, Ohio in 1999 from Kansas City, MO where he worked at Heinlein & Schrock Architects. Dan continued to work throughout the merger of Heinlein & Schrock and CDFM2 at 360 Architecture, followed by their acquisition in 2014 by HOK. In July of 2016, Dan led the formation of The Columbus Architectural Studio. Dan has been fortunate to work on many large scale and complex projects. He has not only honed his skills as an architect but enjoys any opportunity to work with the design team to better understand and solve the client's and project goals. Dan's experience includes collaborating with NRI on a variety of urban infill project types including the Arena Crossing Apartments and Garage, Burnham Square, North Bank Condominiums, Huntington Ball Park, and the Parks Edge Condominiums in the Arena District, and Nationwide "H" + "I" Offices and Parking Garage at Grandview Yard. Dan's role on the project will be focused on the design planning and architectural design of the proposed building, how it will fit into the context of the site and integrate with the existing historic North Market building.

Education: University of Kansas; BA, 1991
Registration: Registered Architect: Ohio, TX, NCARB Certified

MKSK

Urban Planning and Design + Landscape Architecture

Since 1990, MKSK has made an impact on the design and planning fields with creative solutions to a diversity of design challenges. MKSK is a regional leader in providing innovative solutions to Midwestern urban and historic districts and neighborhoods. As planners and landscape architects, MKSK blend the art and science of land planning and design; are principled by a comprehensive view of sustainability that emphasizes not only environment, but also economy, energy and society. A combination of creative problem solving and technical expertise has resulted in hundreds of award-winning built projects on the landscape. With a studio of 74 professionals including 31 registered landscape architects, 9 AICP certified planners and more than 30 graduate designers and a guiding principle of design excellence, MKSK strives to raise the standard of landscape architecture, land planning and urban design services. The diversity of projects and the consistent high-quality design expertise has created a growing sphere of recognition and respect for MKSK.

MKSK has collaborated with NRI on a range of mixed use and campus development projects both within central Ohio and nationally. MKSK and NRI collaboration spans the history of the Arena District and Grandview Yard developments from the initial planning through all phases of development.

MKSK has approximately 295 active projects which represents approximately 30% of our capacity for our current staff of 74 over the next 30 months. Based upon our current workload, MKSK can successfully meet the services/needs of this project within the project timeframe.

Team Leadership:
(full resume located in the Appendix)



Jeffrey Pongonis, PLA, ASLA
Principal, Landscape Architect

Jeff is committed to the implementation of a meaningful and connected environment. His process is mindful of both the aesthetic details of robust social spaces as well as the greater urban strategy. Jeff's practice is based upon performative systems of organized urban spaces, connected pedestrian networks, contributing green corridors, and contemporary infrastructures all equally responsible in the creation of a successful, human-scaled urban pattern. He has been the lead designer on a diverse array of high profile complex and urban award-winning projects in the United States including as project manager and design principal of the Arena District and Grandview Yard developments, as well as several other campuses throughout the U.S. with NRI. Jeff also served on the Board of Directors for the North Market, from January 2011 to September 2016.

Education: The Ohio State University; B.S. Landscape Architecture, 1998
Registration: Licensed Landscape Architect, Ohio

EMH&T

Infrastructure Engineering, Survey +
Cultural Resource Assessment

Established in 1926, EMH&T has helped clients understand and transform land or improve their infrastructure for more than 90 years. With a firm of 350 professional and technical personnel including civil engineers, surveyors, environmental scientists, construction managers, GIS specialists, and land planners, EMH&T has evolved into a full-service engineering and consulting firm with experts representing an array of core disciplines.

2. BACKGROUND SUMMARY

The firm's rich history has taught them that every client's vision is unique. Every site is significant. And every project raises new challenges. Yet they have also learned that a sound engineering or environmental solution can always be found. EMH&T's collective knowledge and experience, passion for ingenuity, commitment to value engineering, and innate respect for the land are the keys to discovering the best solution for each project. EMH&T will provide all engineering services on the project including survey, civil engineering, cultural resource investigation, and permitting.

EMH&T, and specifically the professionals assigned to serve the City of Columbus on this project, have available capacity for this project and can begin immediately upon selection. The significant capacity of our firm uniquely qualifies EMH&T to allocate resources and remain 100% committed throughout the course of the project's duration.

Team Leadership:
(full resume located in the Appendix)



Travis Eifert, PE, SI
Lead Civil Engineer

Travis is a specialist in both infrastructure projects in urban settings such as downtown areas and campus environments, as well as telecommunications and energy projects. Travis has established a reputation for unmatched

project leadership, detail-oriented designs, and creative solutions. Travis also has significant public involvement experience with project presentations and working directly with advisory committees, elected officials, councils, boards, and commissions on a wide variety of public initiatives including redevelopments and infrastructure improvements for roadway, waterlines, wastewater collection, and stormwater management. Projects with NRI include the Arena District development, the Buggyworks redevelopment, the Grandview Yard development and the Columbia Gas new office building. Travis will lead the team through the site/civil engineering, survey and cultural resources and environmental services components of the project.

Education: B.S., Civil Engineering, 1996, ABET Environmental Engineering Program, 1996, The Ohio State University; Survey Certification, Columbus State Community College, 1998
Registration: Professional Engineer, OH-67487 (1996)

Trans Associates Engineering Consultants, Inc.

Traffic, Transportation Planning + Parking

Trans Associates Engineering Consultants, Inc. is a consulting firm specializing in transportation services for a wide range of public and private clients. The firm was founded in 1989 and established a loyal base of clients seeking data collection and analysis services. Design engineers were added to their staff to provide the recommended design improvements for their clients. This seamless flow of services from study to design and through to construction services improves communication, and streamlines processes. Their transportation planning and engineering services include traffic engineering, multi-modal transportation planning and design, parking studies, highway and roadway design and traffic signal design services. Trans Associates will performing the transportation planning and parking analysis.

Trans Associates is currently completing the Stage 3 Compliance plans and final tracings with EMH&T on the Cannon Drive Improvement project which will complete our active work with the City of Columbus. Our key planning and design staff are completing two small safety studies that will be finalized by early January 2017 at which time they are 100% available to work on this important project for the City of Columbus.

Team Leadership:
(full resume located in the Appendix)



Doyle Clear, Jr.
Traffic & Transportation Planner

Doyle has over 45 years of professional transportation engineering and planning experience. He has extensive experience with site access analyses and facility design,

transportation planning and comprehensive plan thoroughfare studies, parking facility design, parking studies/revenue analysis, pedestrian system planning, as well as travel demand and highway system planning, traffic calming and traffic signal system planning, transit studies, bikeway plans and traffic impact studies. Doyle has worked on pedestrian planning in The Arena District and parking demand for Grandview Yard. Doyle will lead the transportation planning and parking study.

Education: M.S. Traffic/Transportation Engineering, B.S., Civil Engineering, The Ohio State University, 1970

2. BACKGROUND SUMMARY

PROJECT EXPERIENCE



THE ARENA DISTRICT COLUMBUS, OH

Development Team: Nationwide Realty Investors, Jeffrey Pongonis, Travis Eifert, Danial Hanes, Doyle Clear

The Arena District is a vibrant mixed-use neighborhood that spans more than 100 acres in downtown Columbus. It features Class A Office, restaurants, entertainment venues and housing. Located on the former site of the Ohio Penitentiary, the Arena District was designed to seamlessly integrate new and old buildings with brick paved streets, public parks, pedestrian walkways and gathering spaces. Construction of Nationwide Arena required special care to preserve historic structures that were feet from the new building. Elements of the areas historic past were incorporated into the new district, from the iconic Union Station Arch in McFerson Commons to the iron cell doors used as trellises and the recycled Ohio Pen limestone incorporated into landscape walls.

- + 2 million square feet of premier office, retail, restaurant and entertainment space
- + Nearly 900 residential units
- + More than \$1 Billion invested



Originally home to the Ohio Penitentiary, the Arena District is now a thriving economic engine as a regional sports and entertainment destination.

2. BACKGROUND SUMMARY

PROJECT EXPERIENCE

MOLINE PLOW

343 N. FRONT STREET

+ 54,000 square feet of office & restaurant space



Development Team: Nationwide Realty Investors, Jeffrey Pongonis

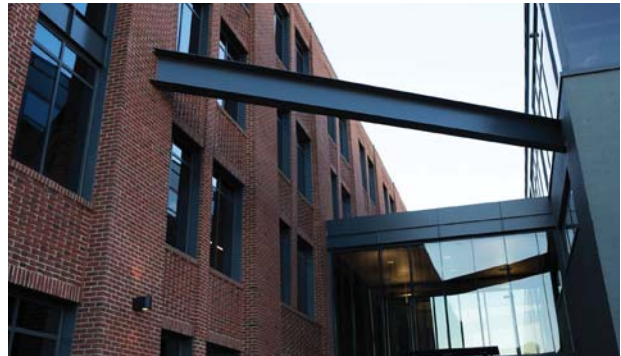
The Moline Plow building, located adjacent to Nationwide Arena, was a key component of the initial phase of the Arena District development. Built in 1913 and renovated in 1998, the Ohio Moline Plow Building was adapted to fit the needs of modern office and restaurant space while maintaining the structure's historic integrity. The renovated interior features creative spaces in a loft atmosphere with 12' ceilings and large barbell-shaped columns throughout.

The building was added to the National Register of Historic Places in 1998.

BUGGYWORKS BUILDING

390/400 WEST NATIONWIDE BOULEVARD

+ 145,000 square feet of Class A Office



Development Team: Nationwide Realty Investors, Jeffrey Pongonis, Danial Hanes, Travis Eifert

NRI renovated the original timber framed historic Buggyworks building, built in 1902, to create a unique and open office environment. The building was modernized for energy efficiency; however, embraces the historic, industrial feel of the 100-year-old exposed brick and timber structures on the inside. A concrete structure added in the 1950's was converted into an attached parking structure with third floor office space above to accommodate growing demand for downtown offices in Columbus.

2. BACKGROUND SUMMARY

PROJECT EXPERIENCE

ARENA CROSSING APARTMENTS

425 N. FRONT STREET

252 residential units, 15,000 square feet of commercial space



Development Team: Nationwide Realty Investors, Danial Hanes, Jeffrey Pongonis

When developed in 2003, Arena Crossing was the largest residential project ever undertaken in downtown Columbus. Arena Crossing includes two buildings with a total of 252 residential apartments and 15,000 square feet of first floor office and restaurant space. The Arena Crossing bridge, a re-purposed old bridge from southern Ohio, was designed and built as a pedestrian connection between the North Market District and Nationwide Arena.

BURNHAM SQUARE CONDOMINIUMS

250 DANIEL BURNHAM SQUARE

98 residential units



Development Team: Nationwide Realty Investors, Danial Hanes, Jeffrey Pongonis, Travis Eifert

Named for famed architect and urban planner Daniel Burnham, Burnham Square was the first owner-occupied residential project in the Arena District. The two 8-story buildings include a total of 98 units with soaring city views and generous terrace and patio space. Nestled between the two-building development is an intimate courtyard featuring a service building ("the caretakers house") constructed of limestone salvaged from the Ohio Penitentiary.

2. BACKGROUND SUMMARY

PROJECT EXPERIENCE



GRANDVIEW YARD, GRANDVIEW HEIGHTS, OH

125-acre mixed use development

Development Team: Nationwide Realty Investors, Jeffrey Pongonis, Travis Eifert, Danial Hanes, Doyle Clear

Grandview Yard, an urban infill development on the former site of the Big Bear Grocery Warehouses, features office, residential, retail and hospitality with urban architecture, walkable streets, and plentiful green space. When complete, Grandview Yard will include 1.2 million square feet of commercial space and more than 1,300 residential units.

Grandview Yard is the first development in the Midwest to be pre-certified as a LEED-ND Silver community, making it the highest rated neighborhood by the U.S. Green Building Council.



3. WORKFORCE DIVERSITY/INCLUSION PLAN

Nationwide Realty Investors has a strong commitment to and outstanding track record of hiring minority, female, and disadvantaged businesses. Since our inception nearly 20 years ago, NRI has viewed inclusion as an important component of our contracting process. We have adopted a contracting process which relies on creating awareness of project opportunities with minority and female businesses in this market. We have also developed an extensive database of businesses that provide construction and design related services for the spectrum of project types we develop. Due to these focused efforts on diversity and inclusion, our results have consistently exceeded private sector market results in Central Ohio.

Nancy Tidwell, owner of NRT & Associates, has been an important partner in the development of our contracting approach and has worked on our team since the development of Nationwide Arena. Nancy has developed and maintains our contractor/vendor database. NRI intends to engage Nancy Tidwell to help us create awareness and drive our inclusion efforts for the North Market project. Additionally, we expect to host outreach meetings to inform minority and female businesses of the opportunities associated with this project.

Equal Employment Opportunity/diversity statements for each consultant team member can be found in the Appendix.

4. PROPOSED DEVELOPMENT PLAN

Redacted - contains trade secrets/confidential information

Redacted - contains trade secrets/confidential information

Redacted - contains trade secrets/confidential information

4. PROPOSED DEVELOPMENT PLAN

SITE PROGRAM AND MASSING

Redacted - contains trade secrets/confidential information

4. PROPOSED DEVELOPMENT PLAN

SITE PROGRAM AND MASSING

Redacted - contains trade secrets/confidential information

4. PROPOSED DEVELOPMENT PLAN

CONNECTIVITY & CIRCULATION

Redacted - contains trade secrets/confidential information

5. ECONOMIC BENEFITS OF THE PROJECT

Redacted - contains trade secrets/confidential information

6. COMMUNITY IMPACT OF THE PROJECT



Financially Sustainable Market

Redacted - contains trade secrets/
confidential information



Redacted - contains trade secrets/
confidential information



North Market Merchant Expansion Space

Redacted - contains trade secrets/
confidential information



Celebrate District Heritage and Market History

Redacted - contains trade secrets/
confidential information



Redacted - contains trade secrets/
confidential information



Create a Vibrant Pedestrian Streetscape

Redacted - contains trade secrets/
confidential information



Visitor Friendly Parking Experience & Operational Needs During Development

Redacted - contains trade secrets/
confidential information



Establish Flexible Public Spaces

Redacted - contains trade secrets/
confidential information



Enhance Community Connections and Establish Clear Circulation & Wayfinding

Redacted - contains trade secrets/
confidential information



7. SCHEDULE

2017					2018			2019	
1	2	3	4	5	6	7	8	9	10

Redacted - contains trade secrets/confidential information

8. FINANCIALS

Redacted - contains trade secrets/confidential information

9. REFERENCES

THE NORTH MARKET EXPANSION DEVELOPMENT TEAM REFERENCES

01 **Linda Logan** | Executive Director | Greater Columbus Sports Commission | 614.221.6165 | llogan@columbusports.org

02 **Joe Hamrock** | Executive V.P. & Group CEO | NiSource | 614.460.6888 | jhamrock@nisource.com

03 **Keith Myers** | Associate V.P., Planning & Real Estate | The Ohio State University | 614.292.5618 | myers.661@busfin.osu.edu

9. APPENDIX



RFQ-003376

**Redevelopment of
Parking Lot
Adjacent to North
Market**

**Economic Development Division
Department of Development
City of Columbus**

PARKING

CONSTRUCTION PERIOD(0-9 MONTHS)

Redacted - contains trade secrets/confidential information

PARKING

CONSTRUCTION PERIOD (9-14 MONTHS)

Redacted - contains trade secrets/confidential information

PARKING

PERMANENT CONDITION

Redacted - contains trade secrets/confidential information

PROGRAM EVENT SCALES - SMALL EVENT

Redacted - contains trade secrets/confidential information

PROGRAM EVENT SCALES - MEDIUM EVENT

Redacted - contains trade secrets/confidential information

PROGRAM EVENT SCALES - LARGE EVENT

Redacted - contains trade secrets/confidential information

A MODERN EXPANSION REPRESENTATIVE OF NORTH MARKET AND DISTRICT HISTORY

Redacted - contains trade secrets/confidential information

CULTURALLY SIGNIFICANT PUBLIC SPACE NETWORK

Redacted - contains trade secrets/confidential information

HISTORIC IN SCALE AND REFLECTIVE OF DISTRICT HERITAGE

Redacted - contains trade secrets/confidential information

NORTH MARKET BUILDING EXPANSION - OPTION A
GROUND FLOOR

Redacted - contains trade secrets/confidential information

Redacted - contains trade secrets/confidential information

NORTH MARKET BUILDING EXPANSION - OPTION B
GROUND FLOOR

Redacted - contains trade secrets/confidential information

Redacted - contains trade secrets/confidential information

NORTH MARKET BUILDING EXPANSION - OPTIONS A & B
SECOND FLOOR

Redacted - contains trade secrets/confidential information

NORTH MARKET REVENUE ASSUMPTIONS

Redacted - contains trade secrets/confidential information

NATIONWIDE REALTY INVESTORS

Brian J. Ellis

President and CEO



Brian serves as President and COO of Nationwide Realty Investors. He and his team have built a \$1.8 billion portfolio of real estate investments spanning 11 states. Brian has guided the company's growth through ever-changing real estate and economic climates, building Nationwide Realty Investors into one of the nation's most recognized and respected developers of office, commercial, retail, hotel, restaurant, residential and mixed-use real estate.

Brian combines real estate expertise with vision and business savvy to build successful projects in markets across the country. His background includes a strong focus on urban redevelopment and public/private partnerships, ensuring that NRI developments bring a lasting, positive impact on the communities in which they build.

Education: Miami University (Ohio), BS Business; Duke University, MBA

Selected Project Experience

Nationwide Arena District, Columbus, OH

- 303 Marconi - Mixed-Use Building
- 125/155 W. Nationwide Boulevard
- 191 W. Nationwide Boulevard - Mixed-Use Building
- 415 North Front Street / Arena Crossing
- Apartments & Garage
- Buggyworks Office
- Burnham Square Condominiums
- Parks Edge Condominiums
- The Condominiums at North Bank Park
- Flats on Vine and Flats II
- Huntington Park
- Nationwide Arena



Grandview Yard, Grandview Heights, OH

- Apartments at The Yard
- 775 + 800 Yard Street Offices
- Nationwide Campus



Rivulon, Gilbert, AZ

NATIONWIDE REALTY INVESTORS

James K. Rost

Vice President, Nationwide Realty Investors



Jim has lead NRI's planning and construction activities since joining the organization in 1999. Jim brings a strong background in master planning, project management, and construction, ensuring compliance with plans, specs and budgets. Prior to joining NRI he managed the special projects division and business development for Turner Construction. Jim is a member and past president of the Builders Exchange of Columbus, a former board member and vice president of the Builders Exchange Foundation, and served on the board of the Capital Crossroads Special Improvement District.

Education: University of Pittsburgh, BS Civil Engineering

Selected Project Experience

Nationwide Arena District, Columbus, OH

- 303 Marconi - Mixed-Use Building
- 125/155 W. Nationwide Boulevard
- 191 W. Nationwide Boulevard-Mixed-Use Building
- 415 North Front Street / Arena Crossing Apartments & Garage
- Buggyworks Office
- Burnham Square Condominiums
- Parks Edge Condominiums
- The Condominiums at North Bank Park
- Flats on Vine and Flats II
- Huntington Park
- Nationwide Arena

Grandview Yard, Columbus, OH

- Apartments at The Yard

Hyatt Regency, Columbus, OH

Rivulon, Gilbert, AZ

Western Gateway, Des Moines, IA



NATIONWIDE REALTY INVESTORS

Steve Lark Project Executive



Steve has managed a variety of key projects since joining NRI in 2006, including the Buggyworks renovation, 800 Yard Street office project, Huntington Park public infrastructure improvements, Third Avenue public infrastructure improvements, McConnell garage, and Parks Edge condominiums and garage. Through these projects he has gained valuable expertise building on historic sites, managing public infrastructure projects, and leading infill projects with active neighboring sites. Prior to NRI, Steve was a key member of the project management team at Long & Wilcox. He is an active member of the Builders Exchange of Central Ohio and Building Industry Association (BIA).

Education: The Ohio State University; BS, MS Civil Engineering

Selected Project Experience

Nationwide Arena District, Columbus, OH

- Buggyworks Office
- Huntington Park public infrastructure improvements
- McConnell Garage
- Parks Edge Condominiums and Garage

Grandview Yard, Grandview Heights, OH

- 800 Yard Street
- Third Avenue public infrastructure improvements
- LA Fitness

Northstar Communities, Delaware County, OH



COLUMBUS ARCHITECTURAL STUDIO

Danial Hanes, AIA

Architect, Owner



Over his career, Dan Hanes has been fortunate to work on many large scale and complex projects. He has not only honed his skills as an architect, but as a designer, Project Manager, Office Leader, and illustrator. Dan enjoys any opportunity to work with a design team in order to better understand and solve the client's goals, so that they can be realized in built form. His expertise in three-dimensional modeling, illustrations and animations has proven to be an invaluable tool both to the design team and the client.

Education: Bachelor of Architecture, University of Kansas, 1991

Registration: Registered Architect: Ohio, Texas; NCARB Certified; LEED GA

Awards: Chair of the Center for Architecture and Design, Nationwide Arena District James B. Recchie Design Award, Columbus Landmarks Foundation; Regional Merit AIA Award-Kiel Center Arena; Regional AIA Design Award-Maryvale Baseball Park; Thayer Medal Award- Kansas Univ.

Selected Project Experience

Completed while associated with other firms

Nationwide Arena District, Columbus, OH

- 303 Marconi - Mixed-Use Building
- 155 W. Nationwide Boulevard-Mixed-Use
- 191 W. Nationwide Boulevard-Mixed-Use
- Buggyworks Office
- Arena Crossing Apartments & Garage
- Burnham Square Condominiums
- Parks Edge Condominiums
- The Condominiums at North Bank Park
- Arena Grand Theatre
- Nationwide Arena

Grandview Yard, Grandview Heights, OH

- 775 Yard Street
- Parking Structures
- Corporate Campus 'H' Building Interiors & 'I' Building Exterior Schematic and Interiors
- Neighborhood LEED Certification

Nationwide Operations Center, Nationwide Headquarters Phase II Expansion, Des Moines, IA

Nationwide Operations Center, San Antonio, TX





Jeffrey Pongonis, PLA, ASLA

Principal, Urban Designer



Jeff is committed to the implementation of a meaningful and connected environment. His process is focused and mindful of both the aesthetic details of robust social spaces as well as the greater urban strategy. He is committed to the creation of timeless public open space of all sizes and scales. His practice is based around a framework of performative and contemporary infrastructure systems of organized urban spaces, connected pedestrian ways, and contributing green corridors all equally responsible in the creation of a successful, human-scaled urban pattern. Jeffrey's wide range of projects express his beliefs and commitment to the design of a contextual human environment. His work includes projects ranging from master planning and mixed-use development planning, open space and park design, to academic and campus design.

Education: B.S. Landscape Architecture, The Ohio State University, 1998
Registration: Registered Landscape Architect, Ohio

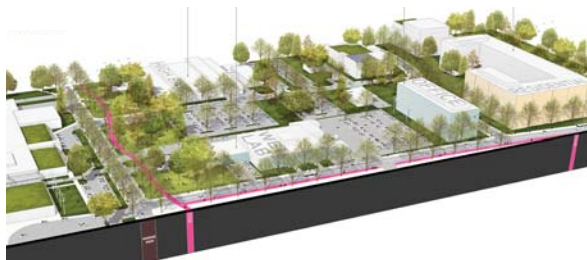
Selected Project Experience

Arena District, Columbus, OH: The Arena District Master Plan provides a development strategy for creating a vibrant new downtown district from the ground up. Designed around the focal point of the Nationwide NHL Arena, the district features entertainment, retail, office and residential uses on a vacant infill site and home of the former Ohio Penitentiary. The Master Plan establishes a network of streets, open spaces, and distinctive streetscapes and gateways that merge the new district with the surrounding urban context to create a successful development district. Jeff has served as the Project Manager and Design Principal for urban design for all implementation within the Arena District.

Van Aken District, Shaker Heights, OH: Envisioned as a vertically mixed use, transit-oriented redevelopment consisting of residential, retail and office in the heart of Shaker Heights, Ohio. Hardscape elements celebrate the cultural history of Shaker Square, while the landscape character is designed to fit comfortably within the context of the community.

Grandview Yard, Grandview Heights, OH: Grandview Yard will feature 1.5-2 million square feet of commercial development and approximately 1,500 residential units. Jeff has been Project Management Lead for Urban Design throughout the various phases of implementation interfacing with Nationwide Realty Investors and the Design Teams to develop a mix of residential, commercial and office, along with design for streetscapes, signage, associated parking areas, and open green spaces.

SciTech Plan, Columbus, OH: Jeff was instrumental in studying the physical improvements in placemaking, streetscape enhancements, sustainability, public spaces and potential buildings that would allow SciTech to become a more vibrant and connected part of the Ohio State campus.





Travis J. Eifert, PE, SI Civil Engineering Lead



Over the past decade, Travis has been dedicated to urban redevelopment, where he has provided civil engineering project management for entire urban districts. His experience gives him special insight to the very specific characteristics of infrastructure assessment and renewal, including particularly aged pipes/systems, outdated utility maps, layered developments, complex rights of way, and tight construction spaces. Due to the aged, urban nature of the location of much of Travis' work, he has worked closely with utility providers for water, wastewater, natural gas, electricity and telecommunications.

Education: BS, Civil Engineering, 1996, ABET Environmental Engineering Program, 1996, The Ohio State University; Survey Certification, Columbus State Community College, 1998

Registration: Professional Engineer OH-67487 (1996), Land Surveyor in Training: Ohio

Selected Project Experience

Nationwide Arena District Redevelopment, Columbus, OH: Managed design of this major urban redevelopment, originally centered on the building of Nationwide Arena. Since its opening, Travis has led the site/civil infrastructure redevelopment for the entire district for the development of multi-family residences, office, hotel, park, and retail/commercial uses.

Grandview Yard, Grandview Heights, OH: Travis has worked with NRI on the 80-acre upscale urban community development that includes offices, 600-800 residential units, a fitness center, and retail shops. The project team renewed utilities, waterlines, and sanitary sewer systems in very tight corridors to allow high-density development while facilitating maximum development flexibility.

RiverSouth Urban Redevelopment, Columbus, OH: Travis led the design team for the \$7.8 million RiverSouth reconstruction of an integral section of the Front Street region, within the downtown Columbus urban core. Included is the reconstruction of Ludlow Street and Wall Street between Town Street and Rich Street.

Scioto Peninsula, Columbus, OH: Working for the Columbus Downtown Development Corporation (CDDC) designing various infrastructure upgrades for redevelopment of this historic area of downtown Columbus. EMH&T is designing roadway, utility infrastructure, and stormwater applications to support the on-going construction of new mixed-use facilities across the 56-acre project area.



EMH&T

Joel Brown, MA Cultural Resources Lead



Joel is the Director of EMH&T's Cultural Resources Division. He has training in all aspects of professional cultural resources management, and leads the effort for EMH&T in the process to preserve and document historic properties. Joel is an expert in federal and state standards and processes for Phase I, II, and III cultural resource investigations. The investigations include project management, literature reviews, site assessment, artifact analysis, interpretation, recovery, and report production. In addition, he is proficient in the evaluation of properties for inclusion to the National Register of Historic Places. His expertise extends to projects and reporting for numerous state and federal agencies ranging from the US Army Corps of Engineers, the US Department of Housing and Urban Development, the US Department of Agriculture, ODOT, ODOD and ODNR. His direct experience with cultural resources spans over 1,200 projects at all levels of investigations in 59 Ohio Counties and other states.

Education: MA, Anthropology, 1999, BA, Anthropology, 1997; The Ohio State University

Selected Project Experience

FRA-62D-1.28 Town Street Improvements, Columbus, OH: Prepared documentation for this project detailing the improvements to an 875-ft section of Town Street in downtown Columbus. A portion of this project was located within the Civic Center Historic District and was also adjacent to the NRHP Ohio National Bank property. EMH&T was able to show that transportation, parking and site improvements would not adversely affect the adjacent historic properties and the project was approved without changes.

FRA-RiverSouth (PID 86314), Columbus, OH: For RiverSouth, Joel was the Principal Investigator who determined eligibility and effects for numerous buildings in downtown Columbus.

North Bank Park, Columbus, OH: Conducted archaeological investigations for the 14.5 acre North Bank Park for the City. This park is located in downtown Columbus on the banks of the Scioto River. Although there had been a lot of recent work in the area this, portion of downtown has a rich history dating back to prehistoric Native American times. EMH&T was able to conclusively show that no significant archaeological sites were located within the project area and the park is now one of the highlights in the revitalization of downtown

Norton and Sullivant, Columbus, OH: Completed a Phase I Cultural Resources survey for this 18 acre, low income, condominium development on the south side of Columbus. Despite the presence of an historic cemetery the team was able to submit a preservation plan to the Ohio Historic Preservation Office for the cemetery that satisfied their concerns and won project approval.



North Orange, Delaware County, OH: Conducted a Cultural Resources Management Survey of this 283-acre site along SR 23 just north of Columbus. During the course of this survey, our archaeologists identified a historically significant 1827 building. With the cooperation of the developer, EMH&T drafted a preservation plan that incorporated the house into the development. Our team then drafted a Memorandum of Agreement, which was accepted by the Ohio Historic Preservation Office and the USACE, detailing the steps necessary to integrate the building into the development, at the same time minimizing any adverse effects to the building from the new construction. This Memorandum of Agreement has since been used by the OHPO as a training example in their Section 106 Training Course.

EMH&T

Team Support

Christy Pirkle, MS supervises delineation and permitting projects for public and private clients, and administers projects that require National Environmental Policy Act (NEPA) compliance and are funded by the Federal Highway Administration, US Department of Agriculture, US Army Corps of Engineers, US Environmental Protection Agency, and OH Department of Transportation. She has a background in wetland ecology and biological science, and has conducted various ecological research projects. Christy has extensive experience in NEPA compliance and documentation, public involvement activities, wetland and stream delineations, wetland and stream habitat evaluations, Section 404 and 401 permitting, and wetland and stream mitigation and monitoring.

Education: MS, Environmental Science, Specialization: Wetland Ecology, The Ohio State University; BS, Biology, Florida State University

Professional Memberships: Society of Wetland Scientists (SWS), Women's Transportation Seminar (WTS)

Josh Cummings has nearly a decade of design experience in preparing civil construction drawings for multiple clients as a Senior Project Designer. He works with the Urban Design Division in AutoCAD drafting and engineering design activities, including roadway and site grading, and utility capacity calculations. Josh has worked on projects ranging from roadway improvements to residential subdivision, to a chilled water line. As a senior project designer, Josh continues to create drawings and prepare calculations for public and private infrastructure design. Projects with NRI include the Arena District and Grandview Yard.

Education: AAS – Computer Drafting and Design, ITT Technical Institute – Dayton

Joe Walker is an expert with AutoCAD Civil 3D 2015, Agtek Earthwork, Carlson Survey, and HydroCAD and is detail-oriented completing projects ranging from the preparation of site plans for roadway and utility municipal projects, to various development projects. Joe works alongside the Urban Development Division engineer's, experts with infrastructure assessment and renewal, including aged pipes/systems, layered developments, complex rights of way, and tight construction spaces. Joe is extremely proficient in site design, and has performed this task for NRI on over 20 sites in the past two years within the Arena District and Grandview Yard.

Education: BS, Civil and Environmental Engineering, The University of Cincinnati

Ed Miller, PS is the Director of Survey who provides various land survey experience that includes the preparation of legal descriptions, subdivision plats, survey calculations, coordinate sheets, courthouse research, cost estimation, topographic and ALTA surveys. He provides the needed field surveys to develop a complete base map and database sufficient for analysis and design and has a thorough understanding of the needed survey types to complete the scope of services such as: boundary trace surveys for affected properties, topographic surveys of the alignments selected for the new infrastructure, existing utility as-built surveys, and preparation of easement descriptions and exhibits for construction of the new infrastructure. Projects with NRI include the Arena District and Grandview Yard.

Education: BS, Surveying and Mapping, University of Akron; BS, Construction Technology, University of Akron

Certification: Registered Professional Land Surveyor: OH-8250; VA-2849; KY-3936; NC-4888

Professional Memberships: Professional Land Surveyors of Ohio

TRANS ASSOCIATES

Doyle Clear

Transportation Planner



Doyle has over 44 years of professional transportation engineering and planning experience. Mr. Clear has assisted with highway system planning, site access system planning and design, layout and design of on-site circulation systems, parking demand analyses, and parking system design for numerous institutional facilities, event centers, and mixed-use developments. His areas of expertise include traffic impact studies, travel demand and highway system planning, parking studies and design/revenue analysis, thoroughfare studies, traffic calming planning, traffic signal system planning, pedestrian and bikeway planning, and traffic/environmental studies.

Education: The Ohio State University, 1970; B.S. Civil Engineering, M.S. Traffic/Transportation Engineering

Selected Project Experience

Nationwide Arena, Arena District and Huntington Park Access, Parking and Circulation Studies, and Arena District Pedestrian Planning, Columbus, OH

Grandview Yard Bikeway Planning and Design, Grandview Heights, OH

High Street Corridor Bus Operations and On-Street Parking Study, Columbus, OH

Front Street and Civic Center Drive Two-Way Conversion, Columbus, OH

Downtown Columbus Circulation Study and Action Plan, Columbus, OH

Columbus Museum of Art and CCAD Parking Study, Columbus, OH

PenWest District Transportation Plan, Columbus, OH

Broad Street Corridor Long-Range Plan, Downtown Columbus, OH

Ohio State University Campus Neighborhoods Traffic, Transportation and Parking Studies, Columbus, OH

Ohio State University Parking Demand/Supply Studies, Columbus, OH

Ohio State University Cannon Drive Relocation Preliminary Engineering, Columbus, OH

Ohio State University Medical Center Expansion, Columbus, OH

Nationwide Children's Hospital Expansion, Master Plan, Transportation Plan, Columbus, OH

Parking Demand and/or Revenue Analyses: Nationwide Children's Hospital, Columbus, OH

Grandview Yard, Grandview Heights, OH

North Market Area, Columbus, OH

City Center, Columbus, OH

Union Station, Washington, D.C.

American University Sports/Convocation Center Parking Study, Washington, D.C.

Cincinnati Sports Mall, Cincinnati, OH



Monday, July 4, 2016

Diversity and Equal Employment Statement

At The Columbus Architectural Studio, we believe in collaboration and creativity. We are fully vested in every project because we love innovative designs and delighted clients. We Achieve this by looking at every problem from differing view points. We know new ideas come from diverse ways of seeing the world. We are 100% employee-owned because we saw a need to change traditional industry practices. Our diversity goals are not an after thought but built into our DNA.

Not only do we preach, but practice:

- * Equal work deserves equal pay.
- * The only requirement for employment is a passion to do great work.
- * To have a creative environment, we have created an environment where an individual is comfortable bringing their entire selves to work every day. Because we believe our individual backgrounds, perspectives, and passions help us create the ideas that move all of us forward.
- * We are dedicated to great design for Columbus, and we can only do that if we reflect all of Columbus. We actively look to have our company made up by diverse view points, be it ethnicities, religious, sexual orientation and identity, or political view points.

We are small but mighty. We are creating a diverse practice in Columbus, because when you are committed to improving the community you love, you can build so much more.

EQUAL EMPLOYMENT OPPORTUNITY



As landscape architects, planners and employers, we wish to express our commitment to the principle of equal employment opportunities for all persons, regardless of age, race, color, religion, sex, or national origin.

We recognize that discrimination needs to be overcome not only by active programs of nondiscrimination practices by individual employers and their employees, but also by positive action of another type. We support positive action programs which will encourage minority group persons to obtain the necessary training and education so that they will be qualified for positions as landscape architects, architects, planners, draftpersons, and technicians in technical professions as well as for other types of positions in the offices and firms of landscape architects.

It is the commitment of this firm and its members to do whatever is possible to help erase discrimination and to set patterns for a more equitable society in the future. It is our hope that minority groups will learn of our commitment and look to this firm and its members as catalysts in the overall goal of improved employment and teaming opportunities.

MKSK firmly believes a solution to attain this goal is a commitment to seek out and partner with WBE, MBE, and DBE status firms. We recognize that all of us will gain in the end, as employers and employees and partners, minorities and majorities, when each of us becomes committed to this goal.



Equal Employment & Diversity

Company Practice Guideline

Effective: December 2007

At EMH&T, we are committed to equal employment opportunity for all employees and applicants for employment, and will base our employment decisions on this principle. We will not discriminate against any individual because of race, color, religion, sex, age, national origin, disability or veteran status. All employment activities, including but not limited to recruitment, hiring, promotion, demotion, transfer, layoff, discharge, and training will be conducted on the basis of the applicant's or employee's ability to perform the job.

Beyond the principles of equal employment opportunity, our goal is to effectively develop and manage a diverse workforce. Each member EMH&T has the obligation to conduct himself or herself in accordance with the principles of equal opportunity and to seek the value that the differences among our fellow employees bring to our firm.

Diversity is the process of creating a work environment that recognizes respects and values the individual differences and the synergies among people that allow each person to maximize his or her potential and, thus, that of EMH&T. Like any process, there are skills and behaviors that make the process more effective. Behaviors that foster an inclusive environment include:

1. Giving and receiving feedback
2. Owning responsibility for the workplace
3. Initiating mutual discovery
4. Valuing individual differences
5. Taking a stand

An inclusive environment is one which respects and values the multiplicity of its workforce and their individual differences in age, ethnicity, gender, geographic location, work function, language, lifestyle, national and regional identities, parental and marital status, race, religion, physical ability, sexual orientation, thinking style and more.

Equal employment opportunity will ensure a diverse workplace that enables all individuals to realize their full potential and contribute to the success of EMH&T.

Equal Employment Opportunity

(From Trans Associates Engineering Consultants, Inc. Employee Manual)

TA is an equal employment opportunity employer. Employment decisions are based on merit and business needs, and not on race, color, citizenship status, national origin, ancestry, gender, sexual orientation, age, religion, creed, physical or mental disability, marital status, veteran status, political affiliation, or any other factor protected by law. It is the firm's goal to provide a diverse workforce that is free from illegal discrimination, harassment or intimidation. TA has developed an Affirmative Action Plan that is a detailed results-oriented set of procedures to comply with equal opportunity requirements and promote and monitor equal treatment of all employees.

It is the policy of TA to comply with all the relevant and applicable provisions of the Americans with Disabilities Act (ADA) and the Americans with Disabilities Act Amendment Act (ADAAA). TA will not discriminate against any qualified employee or job applicant with respect to any terms, privileges, or conditions of employment because of a person's physical or mental disability. TA will also make reasonable accommodation wherever necessary for all employees or applicants with disabilities, provided that the individual is otherwise qualified to safely perform the essential duties and assignments connected with the job and provided that any accommodations made do not impose an undue hardship on TA.

Equal Employment Opportunity notices are posted on the bulletin board near employee gathering places as required by law. These notices summarize the rights of employees to equal opportunity in employment and list the names and addresses of the various government agencies that may be contacted in the event that any person believes he or she has been discriminated against.

Management is primarily responsible for seeing that TA's equal employment opportunity policies are implemented, but all members of the staff share in the responsibility for assuring that by their personal actions, the policies are effective and apply uniformly to everyone.

Any employees, including managers, found to be involved in discriminatory practices after an investigation will be subject to termination.