

# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Fifth Third Arena Renovation</u>	Response Deadline	<u>7/3/2015</u>	<u>5:00 PM</u>	local time
Project Location	<u>2700 O'Varsity Way, Cincinnati, OH 45221</u>	Project Number	<u>UCN-15074A</u>		
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Barrett Bamberger</u>		
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>University of Cincinnati</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State of Ohio</u>		
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>		

Please submit the requested number of Statements of Qualifications (Form F110-330) directly to the attention of:

Mr. Michael Myres  
University of Cincinnati  
Department of Purchasing  
University Hall, 3rd Floor, Suite 320  
51 Goodman Drive  
PO Box 210089  
Cincinnati, Ohio 45221-0089

(Please also refer to Section G of this RFQ for additional submittal instructions.)

Please submit all questions regarding this RFQ in writing via email to Mr. Michael Myres at [Michael.Myres@UC.edu](mailto:Michael.Myres@UC.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

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### Project Overview

#### A. Project Description

The University of Cincinnati (as the Contracting Authority and Owner) is soliciting the services of a Construction Manager at Risk (CMR) led team to coordinate and oversee the extensive renovation of the University's basketball arena. This is a major renovation project that will completely transform the present-day arena into a state-of-the-art, NCAA Division 1 collegiate basketball and special events venue. The design team for the project is already under contract and has commenced with the schematic design stage. The local Architect of Record for the project is Moody-Nolan, Inc., based in Columbus, Ohio and the Sports Architect, who is a consultant to Moody-Nolan, is Populous, based in Kansas City, Missouri. The general scope of the proposed improvements is illustrated in the concept sketches prepared by the design team and has been included as part of this RFQ. These sketches, however, are very conceptual and are, therefore, subject to change.

**Important:** Respondents to this RFQ should be fully aware that the project requires final UC Board of Trustee approval and is currently funded only through the Schematic Design stage. A decision on whether to move forward with the design and take the project to construction is expected to be made in August 2015. The University is issuing this solicitation in light of the current funding situation in order to be in a position to have a CMR under contract soon after the start of the Design Development stage in September 2015. While the University is optimistic the necessary funding will be obtained to advance the project beyond schematic design, there is no guarantee, and firms should take this factor into consideration when responding to this RFQ.

The Fifth Third Arena was built in 1989 and is in dire need of a major rehabilitation. The project scope calls for the transformation of the seating layout from its current configuration to a modern 360° seating bowl with all of the amenities that today's fans expect in a first class sports arena. To accomplish this, the existing stairs, restrooms, and concession stands at the Main Concourse level (elev. 106.0) will be demolished to allow direct access to the lower seating bowl. Spectators will no longer have to climb a flight of stairs in order to access their seats on the lower level. All new vertical circulation, restrooms, and concessions will be constructed and located along the perimeter of the building, thus creating exciting new views into the seating bowl from the main concourse level. The East Concourse will also be significantly expanded and will include a dramatic new main entrance with centralized ticketing and guest services. A new premium seating club is also being added at the concourse level.

Most of the current retractable seating on the court level (elev. 92.0) will be eliminated and replaced with permanent chairback seats. This will allow new-found space underneath the permanent lower seating bowl to be captured for new fan amenities, including two new premium seating clubs, a full service kitchen, and much-needed storage.

## Request for Qualifications (CM at Risk Contract) continued

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One of the most significant improvements is the creation of an all new upper level concourse (elev. 125.33) that will provide 270° of circulation around the seating bowl and space for new amenities such as restrooms, concessions, and retail and beverage kiosks for fans located in the upper seating bowl, as well as providing much improved vertical circulation. The 500 level of the current UCATS Club (elev. 125.33) will be opened up and become part of the upper concourse circulation at the north end of the arena and will include a new "open-deck" club that will be available to all spectators. The 600 level of the UCATS Club (elev.140.0) will remain enclosed and will be converted into two or three new "super" suites. Additionally, a significant portion of the current upper level bench-type seating will be overtopped and replaced with more comfortable and wider chairback seats.

The existing suites on the east side of the arena will be eliminated and become part of the lower level seating bowl. Up to four suites will remain on the west side of the arena along with the addition of "loge" type premium seating.

The project scope includes new MEP, fire protection, and lighting systems to support the renovated arena. New signage and technology (consisting of ribbon boards, a center court video screen and scoreboard, and sound system) is also included in the project scope.

The scope of exterior improvements to the arena is still under consideration, but may include cladding the south elevation of the arena, a 3-D digital mapping projection system that would illuminate the south elevation, and a new outdoor plaza on the east side.

### B. Scope of Services

The selected CMR, as a portion of its required scope of services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority, the breakdown of the Agreement detailed cost components to address the project requirements and refine the Project Schedule.

As required by the Agreement, and as properly authorized, provide the following categories of services: provide constructability review comments on documents produced by the A/E during the Design Development and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the subcontractor prequalification and bidding process, and Construction and Closeout stage.

Refer to the *OFCC Manual* for additional information about the type and extent of services required for each. A copy of the standard agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts, including but not limited to, General Trades, Plumbing, Fire Protection, HVAC, Electrical, and AV/Technology will be awarded by the CMR to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority, the A/E, and the CMR. The Contracting Authority shall have access to all books, records, documents, and other data in the CMR's possession related to itself, its subcontractors, and material suppliers pertaining to bidding, pricing, and performance of the Agreement.

**Preconstruction Services:** The CMR will work cooperatively with the Contracting Authority, A/E, and project team and will provide, among other services, cost estimating, budgeting, value engineering, constructability review, scheduling, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the CMR, together with the A/E's detailed listing of any incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The CMR shall submit to the Contracting Authority and the A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The CMR, Contracting Authority, and the A/E (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies, or disagreements relating to the qualifications and assumptions contained in the Basis Documents or the Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Contracting Authority, the A/E, and the CMR. The CMR shall then submit to the Contracting Authority for approval, the CMR's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions, and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum, the parties will enter into an amendment to the Agreement establishing the Contract Sum (the "GMP Amendment"). The final negotiated Contract Sum shall not exceed the project budget established for construction. If the proposed Contract Sum exceeds such budget, then the Contracting Authority may terminate the agreement with the CMR and seek from other firms, proposals for completion of the Project.

## Request for Qualifications (CM at Risk Contract) continued

Construction Services: The CMR shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The CMR shall hold all subcontracts and shall be fully responsible for the means and methods of construction, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations, including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and for submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the CMR's selection of subcontractors and any supplemental terms to the subcontract form.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of the relevant scope of work requirements for this RFQ:

1. Experience with the successful completion of a major NCAA Division 1 basketball arena renovation;
2. Experience working with a national sports architect;
3. Experience working on complex renovation projects where adjacent areas of the building must remain in full use and be able to be occupied during the construction phase;
4. Experience working on complex renovation projects having limited site access and space for staging and storage of materials;
5. Experience working on complex renovation projects that require fast-tracking and the issuing of multiple bid packages in order to meet stringent schedule requirements;
6. CMR preconstruction and construction services experience;
7. CMR "GMP" pricing experience;
8. Project CPM scheduling, phased-bid packaging, and associated cost tracking experience;
9. Experience working on urban higher education campuses;
10. Experience with maintenance of campus operations and infrastructure during construction;
11. Experience with State of Ohio ORC 153 procurement requirements; and
12. Experience with BIM, MEP coordination, and LEED documentation.

### C. Funding / Estimated Budget

Total Project Cost	<u>Approximately \$80,000,000</u>
Construction Cost	<u>Approximately \$56,000,000</u>
State Funding	<u>None</u>
Other Funding	<u>Total Amount</u>

### D. Anticipated Schedule

CMR Services Start	<u>Oct. 2015</u>
GMP Approval	<u>Feb. 2016</u>
Construction Stage Start	<u>March 2016</u>
Construction Stage Completed	<u>Sept. 2017</u>
CMR Services Completed	<u>Dec. 2018</u>

### E. EDGE Participation Goal

Percent of Total Construction Contracts Awarded	<u>5.0%</u>	Percent of Pre Construction CM Fee	<u>1.0 to 3.0%</u>
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### F. Evaluation Criteria for Selection

#### Selection Criteria:

The CMR will be selected using: (i) a qualification-based selection process during the initial RFQ stage to develop a short list; and (ii) a best value selection process during the final Request for Proposal (RFP) stage for the final CMR selection. The qualification-based selection criteria for the RFQ are included in this announcement. The best value criteria used in evaluating proposals from the short listed firms will include such factors that are determined to derive or offer the greatest value to the State and the Owner, combining both qualifications and fee.

#### Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals proposed for the Project. After evaluating the responses to the RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, unless the Contracting Authority determines that fewer than three firms are qualified, in which case only the qualified firms will be selected.

#### Request for Proposal:

The short-listed firms will be sent a RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation fee, construction stage personnel costs, construction stage itemized general conditions cost percentage, construction stage contingency percentage, and construction stage fee percentage. The short-listed candidates will also receive: (i) a form of the Agreement with the Contracting Authority containing the contract terms and conditions; (ii) a set of the most recent design documents; and (iii) a proposed Project Schedule.

## Request for Qualifications (CM at Risk Contract) continued

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### Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority questions in an individual setting to help the firms prepare their responses to the RFP. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by representatives of the Contracting Authority. The purpose of the interview will be to meet the proposed project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget, and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

### Selection Schedule:

Tentative schedule is subject to change.

RFQ Posted and Advertised	June 2015
Qualifications Due	July 2015
RFP issued to the Short-Listed Firms	July 2015
Interviews	August 2015
Selection of CMR	September 2015

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CMR firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CMR firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified business enterprises as a part of the CMR's team. The Intent to Contract and to Perform and/or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the CM's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. The Intent to Contract and to Perform form is again required at the fee proposal stage.

For all Statements of Qualifications, please identify the EDGE-certified business enterprises by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

## **G. Submittal Instructions**

Firms are required to submit the current version of Statement of Qualifications (Form F110-330) available via the OFCC website at <http://ofcc.ohio.gov>.

Paper copies of the Statement of Qualifications should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number and firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm's name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP will become public records and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) proposal form, except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) financial capacity; and (3) bonding and insurance information. Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

## Request for Qualifications (CM at Risk Contract) continued

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1. Summary: Provide a summary on one page or less describing why your firm/team is the most qualified for the Project.
2. Bonding & Insurance: Provide evidence of firm's capacity to provide bonding in the amount of the project budget and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
4. Self-Performed Work: Self-performed work will not be allowed for work within specification Divisions 02 - 48.
5. Cost Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

Firms are requested to identify professional registrations, memberships, and credentials, including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, CPE, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individuals in Block 22, Section E of the F110-330 form.

# CM at Risk Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Fifth Third Arena Renovation Proposer Firm \_\_\_\_\_  
 Project Number UCN-15074A City, State, Zip \_\_\_\_\_

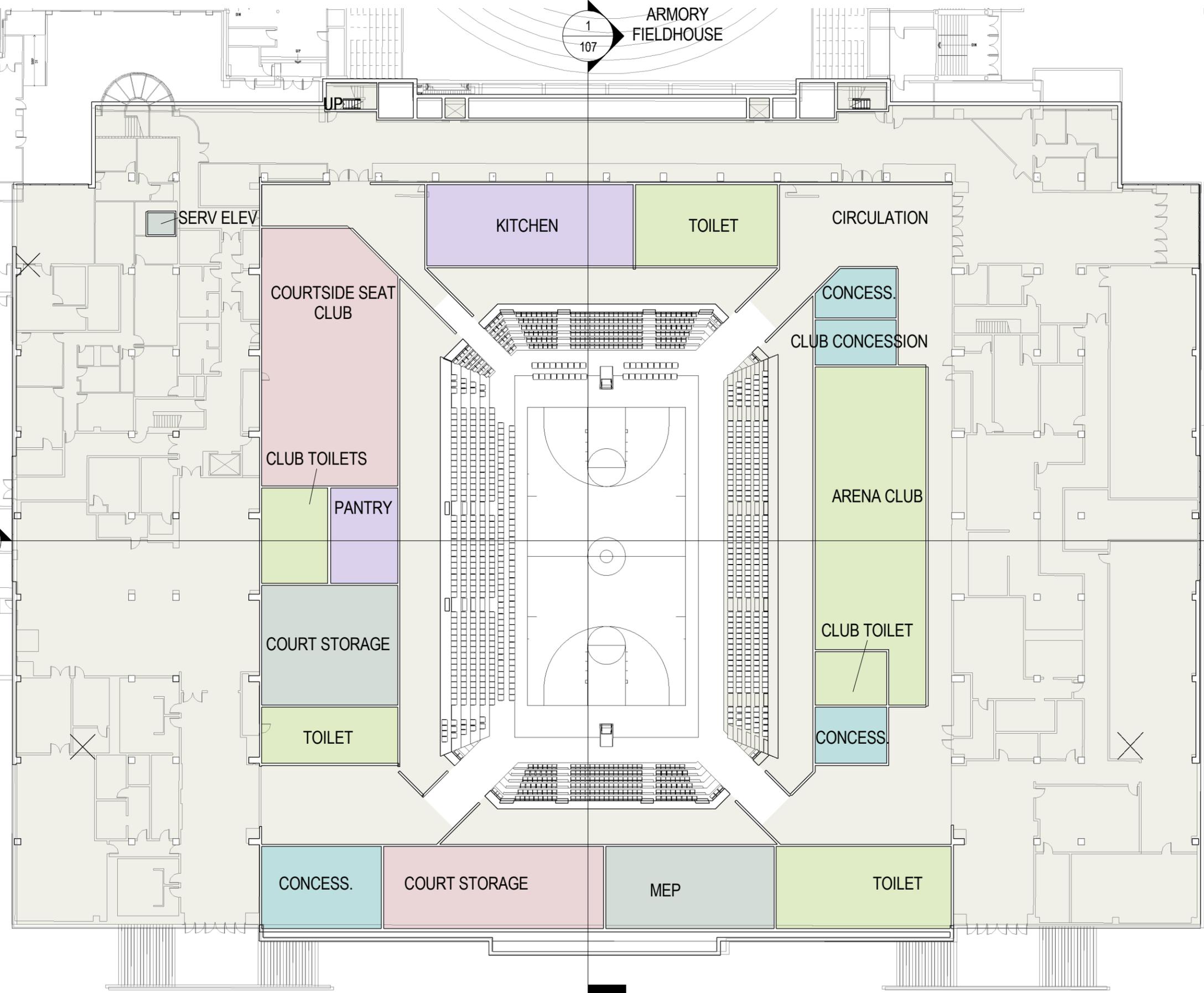
Selection Criteria		Value	Score
<b>1. Primary Firm Location and Workload (Maximum 10 points)</b>			
a. Proximity of firm to project site	Less than 25 miles	5	
	25 miles to 50 miles	2	
	More than 50 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$10,000,000	5	
	\$10,000,000 to \$30,000,000	3	
	More than \$30,000,000	0	
<b>2. Primary Qualifications (Maximum 40 points)</b>			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 15	Max = 25
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 5	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 15	
<b>3. Key Consultant Qualifications (Maximum 10 points)</b>			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	0 - 5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
<b>5. Overall Team Experience (Maximum 30 points)</b>			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 2 projects	0 - 3	
	2 to 5 projects	4 - 6	
	More than 5 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 5 projects	2 - 3	
	More than 5 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the primary firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**FIFTH THIRD ARENA RENOVATION**

FEBRUARY 27, 2015

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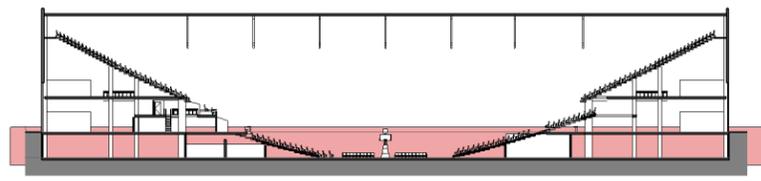
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**UC BASKETBALL**

- CIRCULATION
- CONCESSION
- FOOD SERVICE
- PREMIUM
- RESTROOM
- SUPPORT





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FEBRUARY 27, 2015

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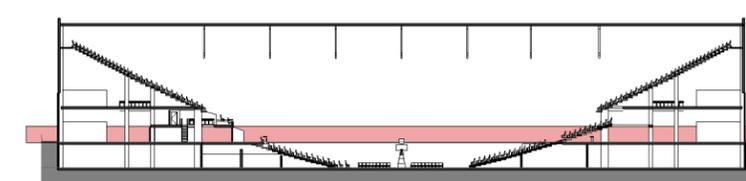
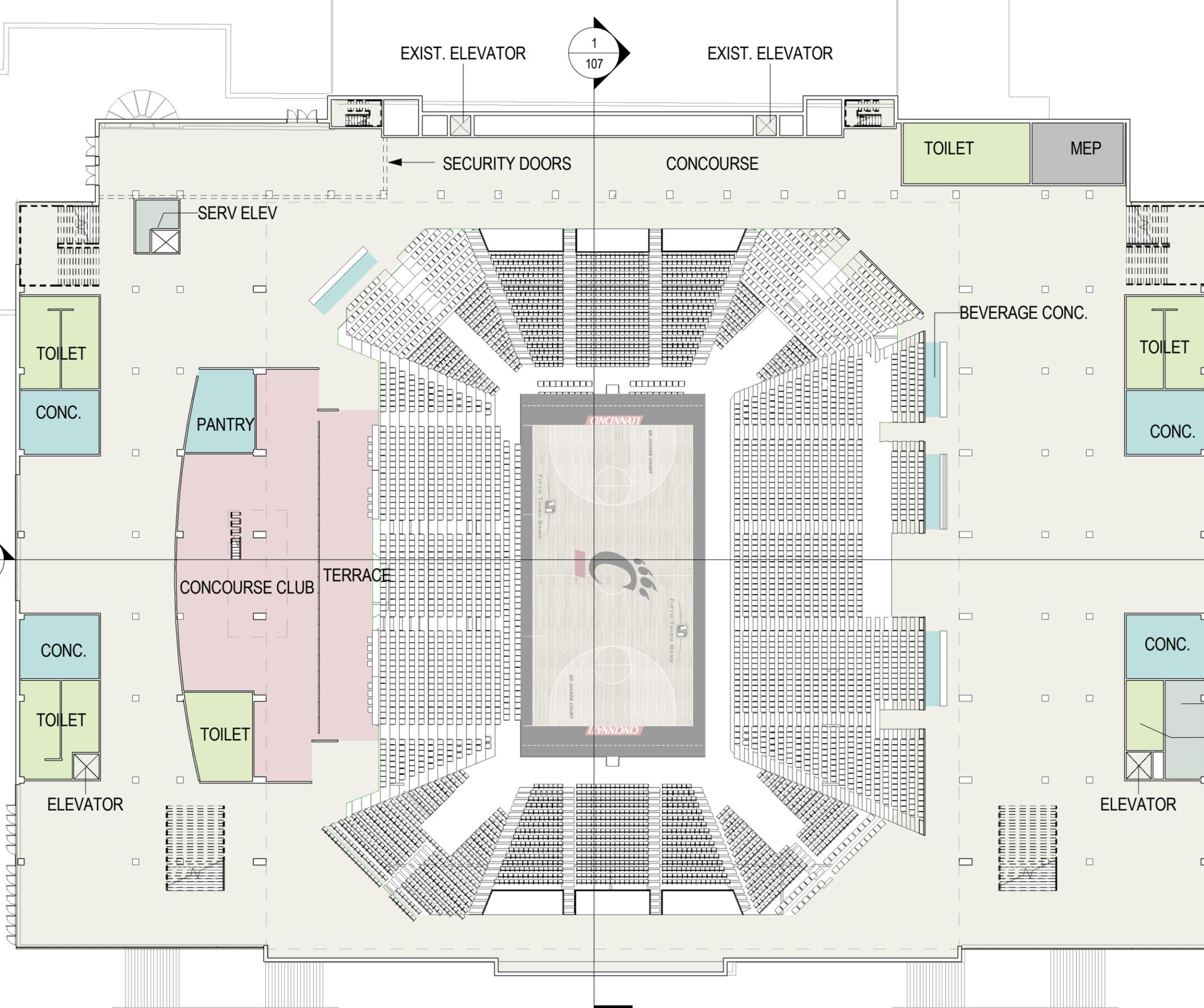
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### UC BASKETBALL

- CIRCULATION
- CONCESSION
- MEP
- PREMIUM
- RESTROOM
- SUPPORT



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105

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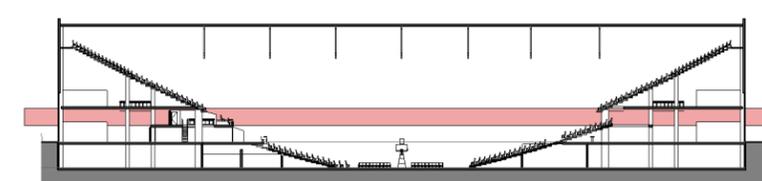
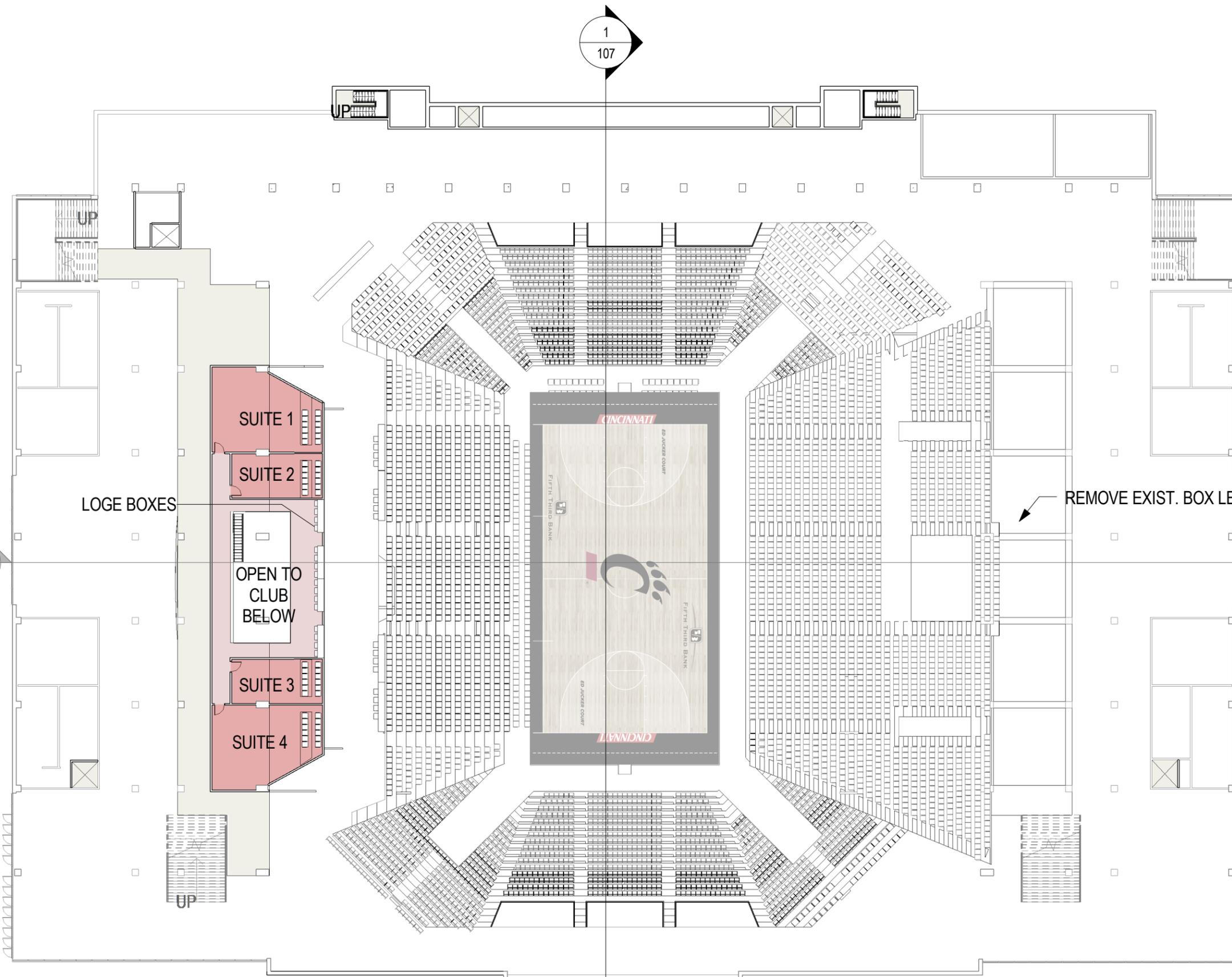
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### UC BASKETBALL

-  CIRCULATION
-  PREMIUM
-  PREMIUM SUITE



PROJECT NORTH



# FIFTH THIRD ARENA RENOVATION

FEBRUARY 27, 2015

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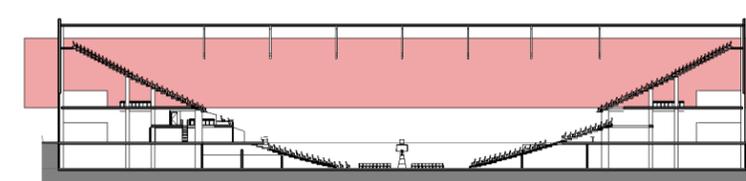
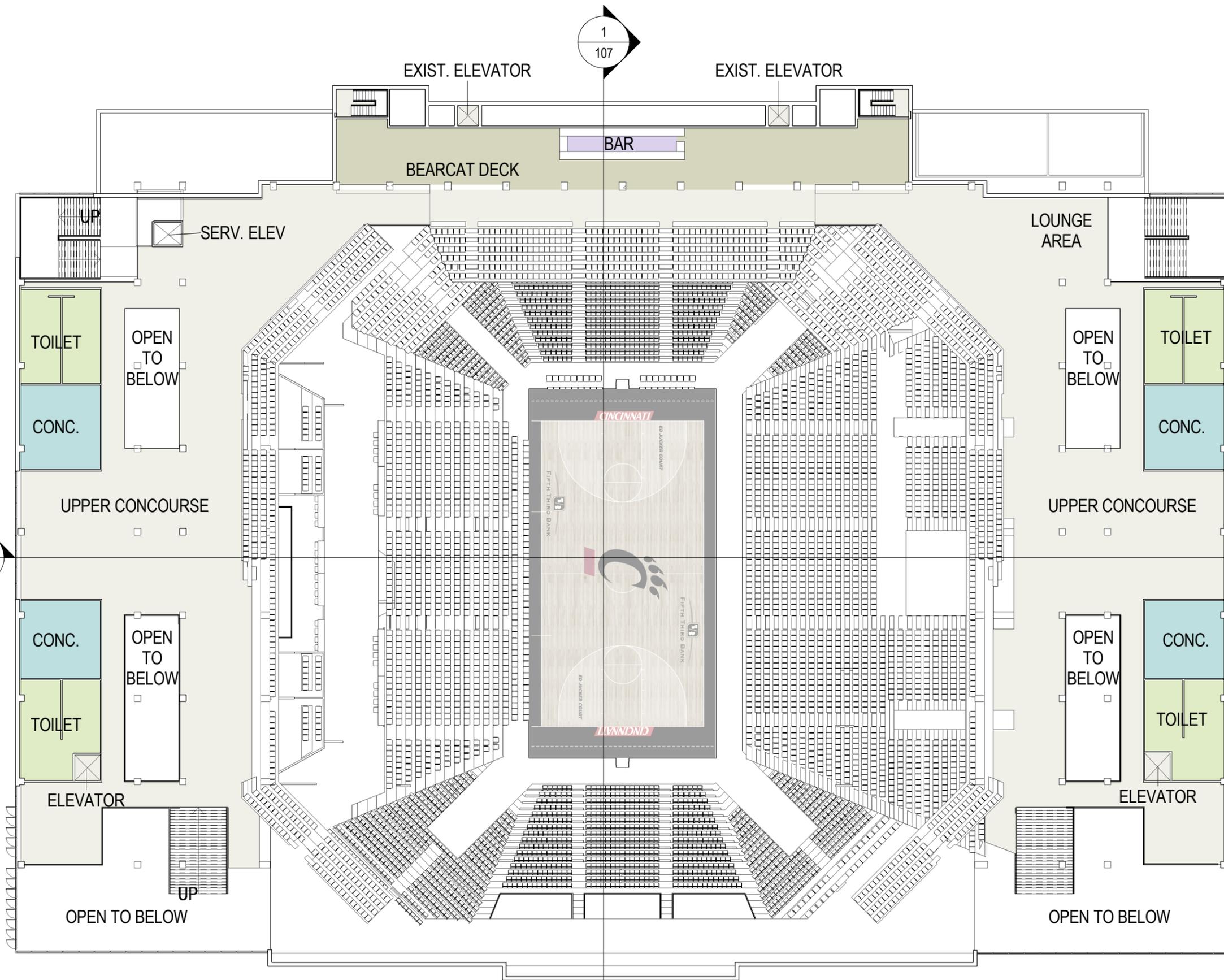
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### UC BASKETBALL

- CIRCULATION
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- FOOD SERVICE
- PUBLIC CLUB
- RESTROOM





# FIFTH THIRD ARENA RENOVATION

APRIL 9, 2015

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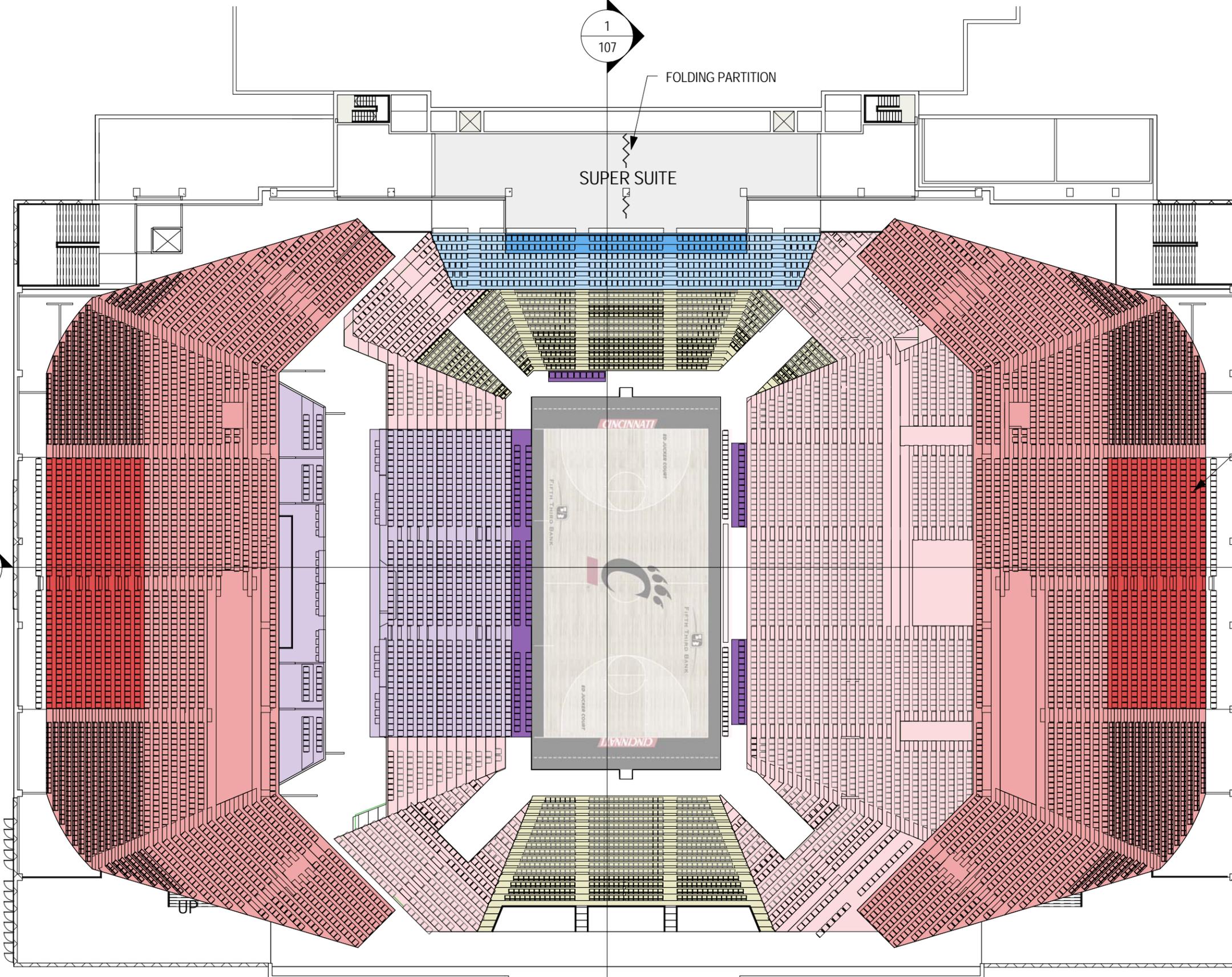
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SEATING  
OVERTOPPED  
FOR 3'-0"  
TREADS OVER  
EXISTING



PROJECT NORTH

Location	Seat Type	Seat Count
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ADA		138
		138
Lower Bowl	East - Midcourt	1523
Lower Bowl	Northeast	238
Lower Bowl	Northwest	161
Lower Bowl	Northwest - Midcourt	61
Lower Bowl	Players/ Officials	36
Lower Bowl	Press	35
Lower Bowl	Southeast	152
Lower Bowl	Southwest	232
Lower Bowl	Southwest - Mid Court	61
		2499
Premium	Club 22"	598
Premium	Club 22" - Floor	108
Premium	Floor	9
Premium	Loge	32
Premium	Suite	48
		795
Student -L.B.	North - End Court	638
Student -L.B.	Northeast	79
Student -L.B.	Northwest	145
Student -L.B.	South - End Court	555
		1417
UCAT	Club 22"	335
UCAT	Super Suite - 20" Seats	74
		409
Upper Bowl	East - 2' Treads	794
Upper Bowl	East - 3' Treads - Topped	462
Upper Bowl	East - 33" Treads	1524
Upper Bowl	West - 2' Treads	794
Upper Bowl	West - 3' Treads - Topped	462
Upper Bowl	West - 33" Treads	1524
		5560
		10818

**OVERALL SEATING  
BOWL**

**104A**



# FIFTH THIRD ARENA RENOVATION

APRIL 9, 2015

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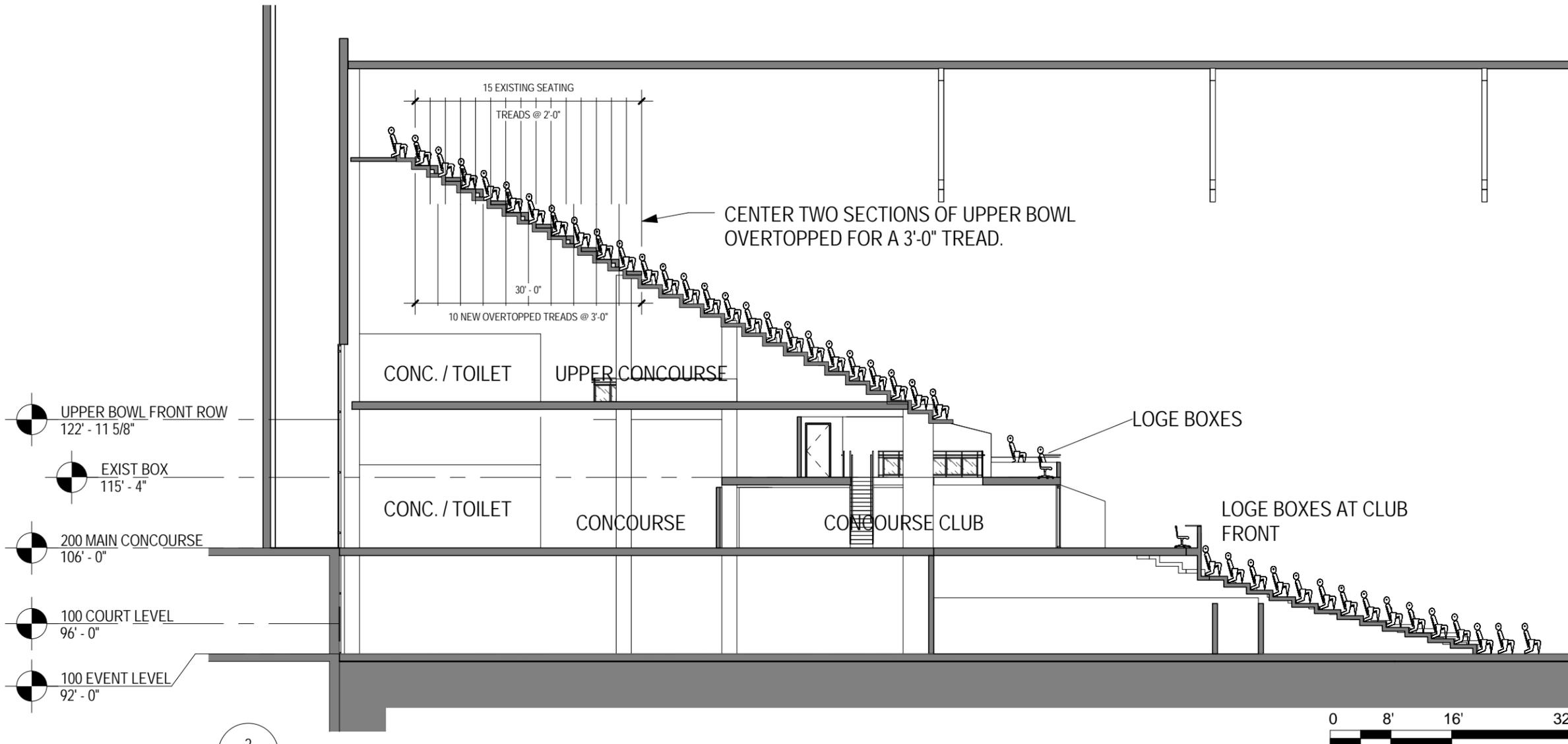
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## MOODY-NOLAN

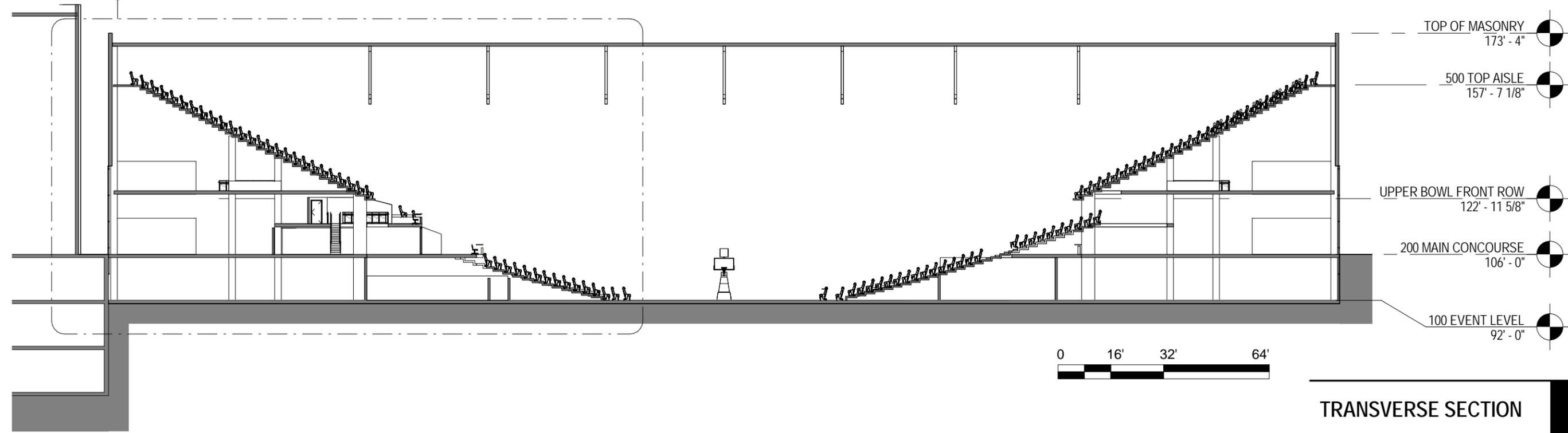
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105





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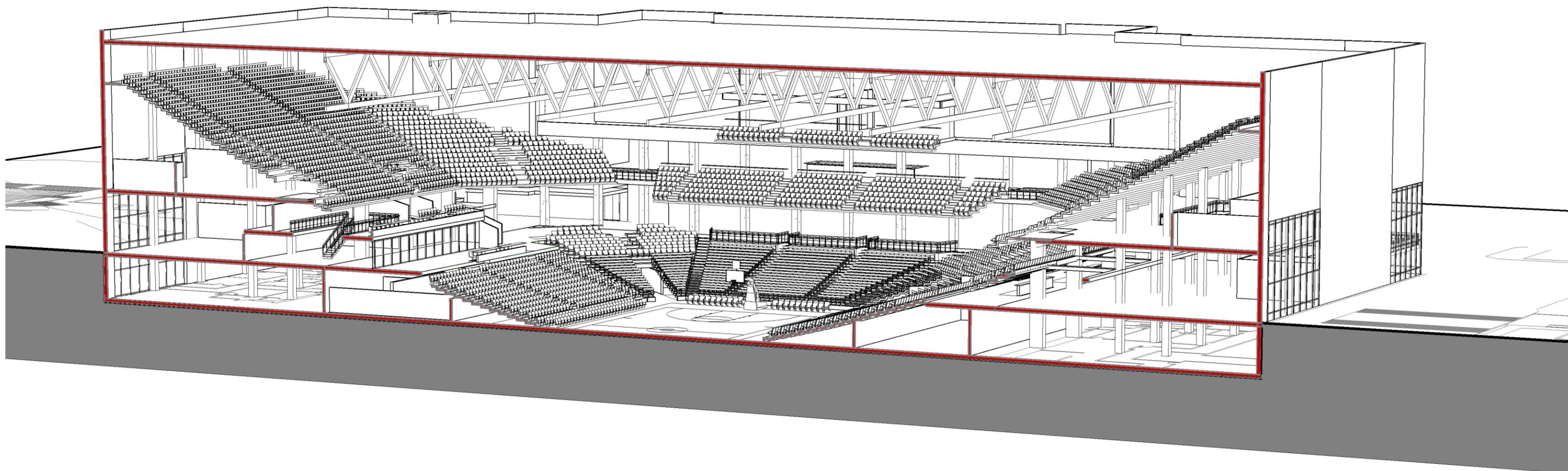
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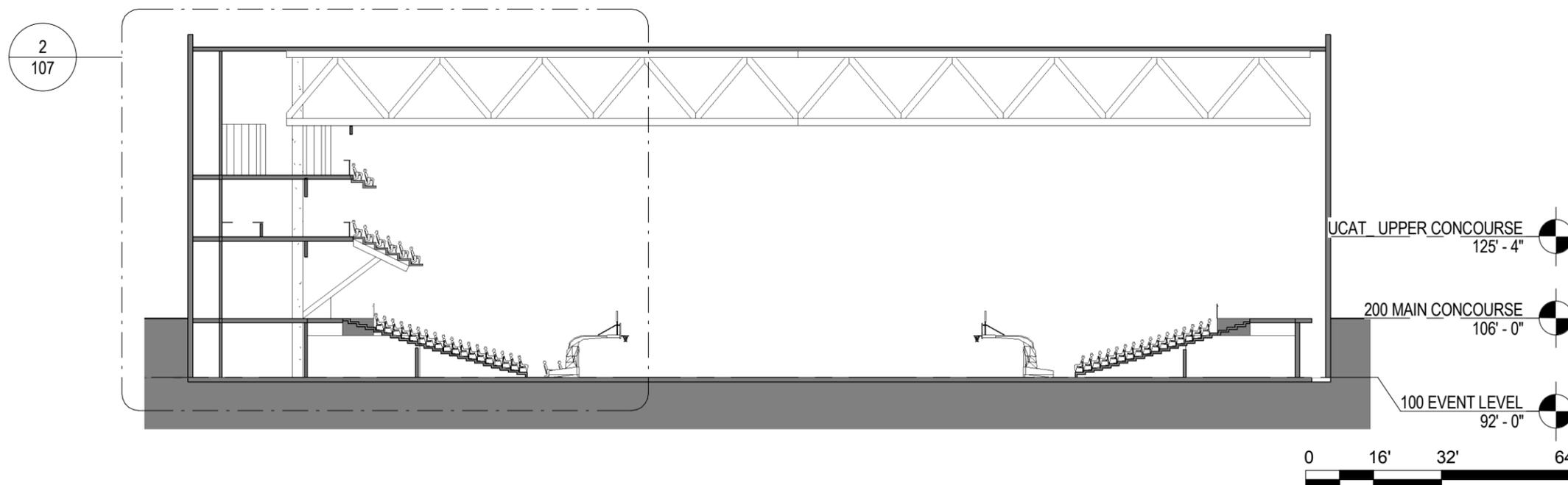
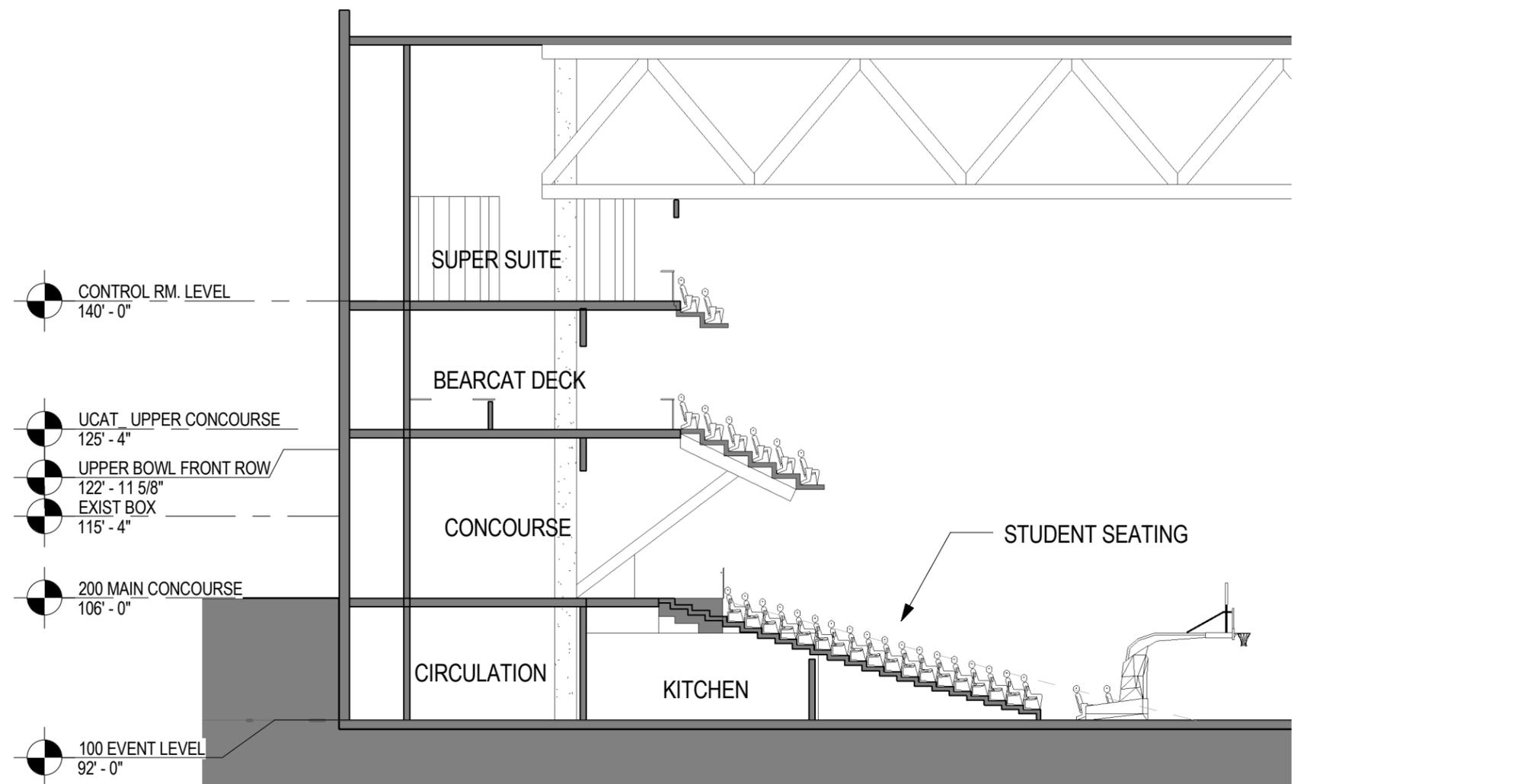
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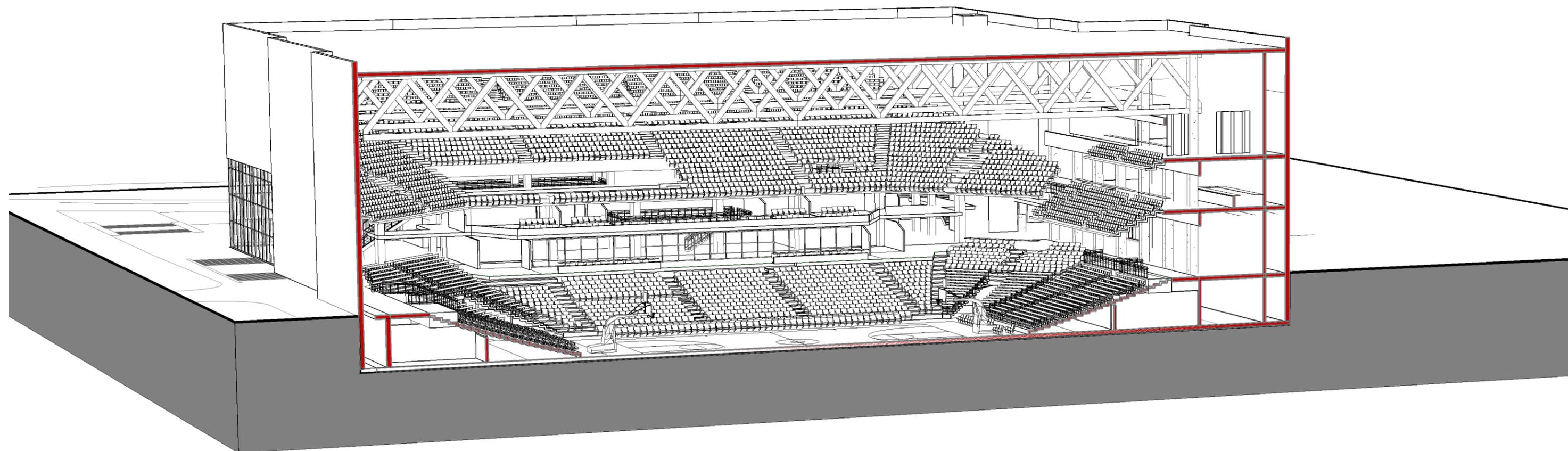
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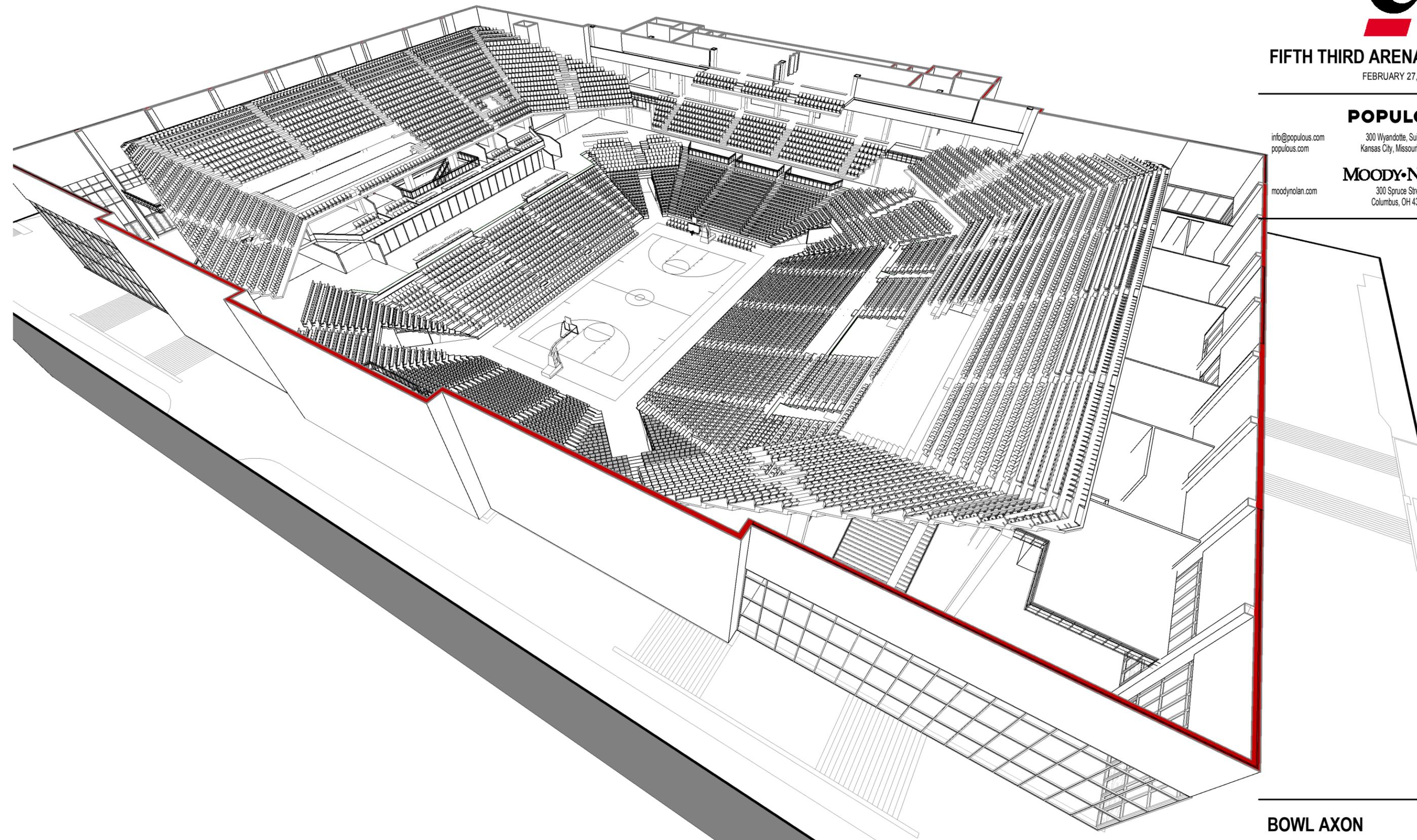
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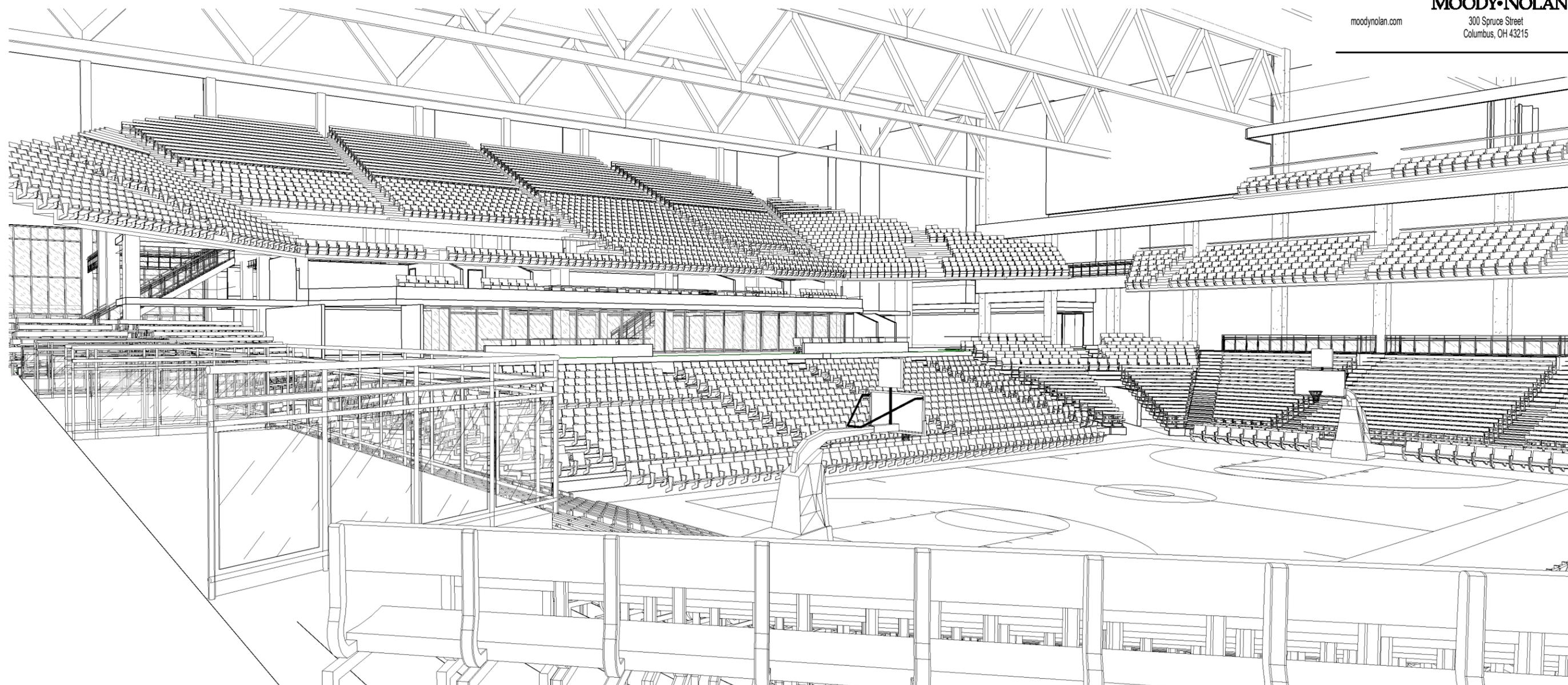
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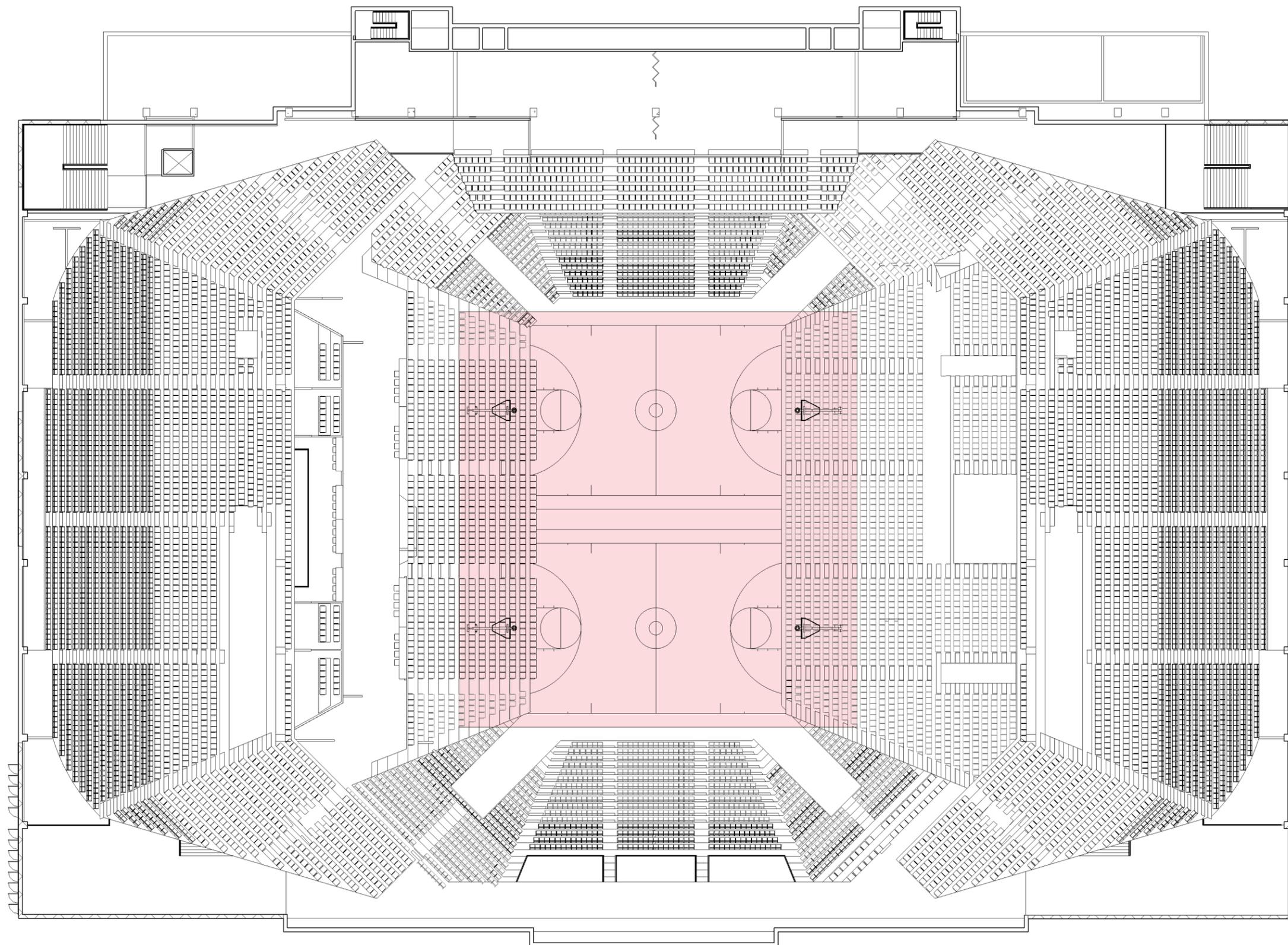
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