REQUEST FOR QUALIFICATIONS
FOR
DOWNTOWN CONFERENCE HOTEL
AND
POTENTIAL URBAN GROCERY & MIXED-USE DEVELOPMENT
Columbus, Indiana Redevelopment Commission

Issued: March 15, 2019

Submission Deadline: 5:00 p.m. (CST) on Friday, June 7, 2019

Issued on Behalf of the Columbus Redevelopment Commission by:
Hunden Strategic Partners, Inc.
213 W Institute Place, Suite 707
Chicago, Illinois 60610
Rob Hunden  Primary Contact
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Introduction to the Opportunity

In 2018, the Columbus (IN) Redevelopment Commission (CRC) engaged the Hunden Strategic Partners Team (HSP or Team), including design professionals from American Structurepoint, to conduct a market and financial feasibility analysis regarding a potential full-service or select-service-plus conference center hotel in downtown Columbus, Indiana.

Project. The CRC is seeking developer qualifications for the ultimate development of a conference center hotel (Hotel Project) on one of two sites in downtown Columbus, Indiana. In addition, there is an opportunity for an urban grocery, as well as residential apartment component (Mixed-Use Project), on the site in the same or future phase. However, the primary focus of this RFQ is to identify a qualified conference hotel development team. Any other elements will be considered separately and secondarily to the conference hotel.

The primary elements of the project are a branded conference hotel, which can be a full-service “lite” brand or select-service “plus” brand with the following elements:

- 140+/- Guest Rooms
- 9,000+/-SF Divisible Ballroom
- 4,000 – 5,000 SF of Divisible Breakout Meeting Rooms (at least five divisions)
- 3-Meal Restaurant that activates the street and has as much street presence as possible, likely on a corner.
- Parking for the hotel and conference center. Currently estimated to be 380+/- spaces.
- Additional Potential Elements (preferred, but not required): Urban Grocery
- Additional Future Potential Phase (not required): Urban Apartments

Process. Hunden Strategic Partners completed a study for the Hotel Project late in 2018 and a link to download the study is included here [https://www.columbus.in.gov/redevelopment/studies-plans/columbus-conference-center-hotel-feasibility-impact-analysis/](https://www.columbus.in.gov/redevelopment/studies-plans/columbus-conference-center-hotel-feasibility-impact-analysis/). The current RFQ process will result in a short-list of 3 to 4 developers by summer of 2019 who will be invited to the RFP stage. After reviewing proposals by the short-listed firms and conducting interviews, the top-ranked group is expected to be notified by the fall of 2019.

Site. The Redevelopment Commission has identified two sites for the Hotel Project. One is the “2nd and Lafayette Site”, which is owned and controlled by the City/Redevelopment Commission. The other is the “County Site”, which is currently owned by the County. At this stage, the CRC is interested in understanding developers’ perspectives on the two sites, either of which could be utilized for the Conference Center Hotel Project and potential Mixed-Use Project.

Incentives. The CRC is aware that incentives will likely be necessary for the Conference Hotel Project, which can be structured in a number of ways under current Indiana TIF law. The selected site will also be conveyed either as a long-term low-cost lease, low-cost fee simple sale or similar.

Design Focus. The City of Columbus is well-known in architectural circles and by the general public as a nexus of iconic design. The CRC will encourage the eventual finalists to consider design and energy efficiency in their proposal in that stage. Design will not be a consideration during the RFQ stage. There is a potential for funding support for iconic design work of public space but not private space. This funding has not yet been secured and is not guaranteed.
Columbus Overview. Located in south-central Indiana, the City of Columbus (City) is home to over 44,000 residents and is the largest metropolitan area between Indianapolis and Louisville. It is located in Bartholomew County, which had an estimated 2017 population of 82,000. Both are growing steadily. Despite its relatively small size, Columbus generates significant out-of-state tourism primarily for its noted commitment to architectural and related sight-seeing and tours, as well as the Edinburgh Premium Outlets. In addition, Columbus is the headquarters to Cummins, Inc., a growing Fortune 200 company with its corporate offices downtown, within easy walking distance of the development sites. Cummins has approximately 5,500 employees working in the downtown area. Additionally, the City and County government offices are located downtown with 600 employees working there.

Downtown Columbus: The CRC has been instrumental in the development of downtown Columbus, along with the city and private entities. The downtown area has a key node of restaurants, shops and attractions that make it a compelling place to visit, host an event, live or work. Over time, the downtown has been the subject of a series of redevelopment efforts, each building on those before to ensure that downtown evolves to remain relevant and vibrant. That evolution, and therefore continued investment in the downtown, must continue for it to meet the contemporary needs of the community. Recent improvements and developments to downtown Columbus include:

- **Cummins Office Building** - Cummins, Inc. invested $26.5 million in multiple office buildings in downtown including the historic Irwin Union Bank. In addition, they developed commercial/retail spaces for restaurants Taku & Yats at street level on 4th Street.

- **Cummins Parking Garage** - A 5-story employee-parking garage was built between the 6th and the 7th block between Washington St & Jackson St for the increased number of employees working downtown. Public/Private investment of $14 million.

- **Cummins Corporate Office Building** - Cummins is investing $50 million in renovations in its downtown Corporate Office Building to be complete in 2019.

- **The Commons** - Often referred to as “the community living room,” The Commons is an indoor community and event space that hosted 226 rental events in 2018. The upstairs section is a venue for live performances, lectures, gala events, and exhibitions. The remaining space includes a 5,000-square foot indoor playground and a Jean Tinguely kinetic sculpture. Public/Private investment of $18 million.

- **Hotel Indigo® Columbus Architectural Center** - Offering 89 rooms, small meeting space, art gallery and restaurant, in downtown Columbus within walking distance of the two proposed Conference Center Hotel sites. Private investment of $9 million.

- **Columbus Area Visitors Center** - Located on the ‘Avenue of Architects,’ the Columbus Visitors Center markets over 40 architecturally significant structures and hosts 25,000 visitors annually.

- **Jackson Street Parking Garage & Jackson Street Pedestrian Tunnel** - The Jackson Street Parking Garage offers public parking in downtown Columbus. One of the amenities of the garage is a Pedestrian Corridor and Tunnel connecting Jackson Street to the entrance of Friendship Way. Friendship Way completes the final connection from the city’s public parking garage to the city’s retail shopping and restaurant district on Washington Street and the arts and entertainment district. Public investment of $11 million.

- **The Cole** - A mixed-use development, which wraps the 2nd Street Parking Garage. The Cole offers contemporary apartment homes in the center of downtown Columbus. Private investment of $18 million.
• **2nd Street Parking Garage** - Parking spaces in this garage are leased by The Cole and Cummins, Inc. Monday–Friday, 8 AM–5 PM. Parking spaces are available to the public, at no charge, during evenings and on weekends. Public/Private investment of $7.6 million.

• **Riverfront Revitalization Project** - A trail along the riverfront and routed under both the 2nd and 3rd Street bridges will provide a connection for the People Trail System in this area of the city. Residents and visitors will be able to utilize this connection between Mill Race Park and downtown Columbus to walk, jog, rent a ColumBike to cycle along the riverfront, and provide better access to downtown Columbus amenities such as restaurants and retail. In-river recreation features will provide additional active and passive recreation opportunities including the ability to canoe, kayak, tube and fish. The project is in the regulatory permitting stage. Estimated public/private investment $8.9 million.

• **Columbus Railroad Overpass Project** - The State of Indiana, City of Columbus, Bartholomew County, Louisville & Indianapolis Railroad and CSX came to together to fund this $30 million overpass project at State Road 46 and State Road 11. Construction is expected to begin in late 2019.

• **State Street Corridor Project** - Improvements to the Haw Creek Bridge, a widened 10-foot multi-use trail, architectural elements, new landscaping, and two new greenspaces provide a pedestrian and cyclist friendly connection from east Columbus into downtown. The current phase is to start in spring 2019 which continues the pedestrian connection improvements along 3rd Street to California Street and north to 5th Street, the ‘Avenue of Architects’. Total public investment of $6.45 million.

• **Upland Columbus Pump House** - The Columbus Pump House is a historical building that showcases its original architectural grandeur while offering a laidback food and craft beer experience. Private investment of $5 million.

• **4th Street Entertainment Corridor** - The pedestrian-friendly street design recognizes the needs of all who use the street, regardless of whether they are in a vehicle, on foot, on a bicycle, or in a wheelchair. Features include pavers in the street, the elimination of curbs with a 10-foot sidewalk, and eight pedestrian gates at either end to assist in the closing of the street for public events, street fairs, and festivals. Public investment of $1.7 million.

• **Indiana University J. Irwin Miller Architecture Program** - A new Master’s in Architecture program of Indiana University launched in fall 2018 at 2nd & Washington St. Public/Private investment of $2 million. Indiana University plans to invest $15 million in the next 5 years into the community.

• **Mill Race Park** - Landscape Management recognized this 85-acre riverfront park as one of the top 100 parks in the nation for design, reputation, and accessibility. Mill Race Park located downtown at the end of the ‘Avenue of Architects,’ hosts community events and includes an outdoor amphitheater.

**Community Highlights**

- The City of Columbus won the AIM Award in 2018 focused on a local government collaboration
- Columbus has 7 National Historic Landmarks, 5 AIA Architecture Honor Award buildings, 8 AIA Gold Medal winners, and 4 Pritzker Prize winners
- Columbus was cited by Forbes as one of the ten coolest US Cities to visit in 2018
- Conde Nast Traveler recognized Columbus as one of the world’s best cities for Architecture Lovers
- Columbus has been recently featured in The Washington Post, the New York Times and Architectural Digest
- Downtown Columbus is compact and walkable and only 2 miles from the interstate
- Downtown Columbus is one of seven designated IAC Cultural Districts in the state of Indiana
- Columbus is one of 17 U.S. cities recognized by the Lumina Foundation as a designated talent hub
- Columbus is an international community - $3 billion in exports 53.7% of our GDP
- Current downtown Columbus events that draw visitors to our community nationally and regionally include, Exhibit Columbus, Columbus Craft Beer Fest, and the Mill Race Marathon.

Recently Completed City & Community Plans
- Envision Columbus 2018  https://envisioncolumbus.org/
  - An updated downtown strategic plan providing a well-defined vision, a thorough analysis, and a series of bold, but achievable recommendations. Public input throughout the project ensured that the plan truly represents our community’s aspirations and priorities.
- City of Columbus Comprehensive Plans https://www.columbus.in.gov/planning/comprehensive-plans/  
  - Ped/Bike Plan of 2010 (Update currently in progress)  
  - Central Neighborhood Master Plan
- Parks Master Plan https://columbusparksandrec.com/about/reports/

Other information about the CRC’s activities can be found here:  https://www.columbus.in.gov/redevelopment/
The following map shows the two site locations within the downtown area.

Figure 1

As shown on the map above, the two potential sites identified are proximate to the downtown Columbus retail and restaurant district on Washington Street.

The following map shows a closer view of the two potential sites.
The map above shows the size and scale of the two sites.

A Phase I Environmental Site Assessment (ESA) has been completed for both sites. The executive summary of both ESA’s is included as part of the downloads to the RFQ available on the Hunden Strategic Partners website. A copy of the entire report can be requested.
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NOTICE OF REQUEST FOR DEVELOPER QUALIFICATIONS

1.1 Sealed responses containing Developer or Development Team qualifications for the components of the Hotel Developer detailed in this Request for Qualifications (“RFQ”) will be received by Hunden Strategic Partners, Inc. until 5:00 pm, CDT, Friday, June 7, 2019 at:

Hunden Strategic Partners, Inc.
Attn: Rob Hunden
213 W. Institute Place, Suite 707
Chicago, IL  60610
312-643-2500

1.2 A pre-response meeting and tour will be held from 1:00 p.m. – 3:00 p.m. EDT on Friday, May 10, 2019. The meeting will be held at City Hall.

1.3 All questions and requests for clarification must be submitted in writing and will be answered in writing. All questions will be aggregated into a Question and Answer sheet that will then be provided to all respondents registered prior to the due date. All questions must be submitted by 5:00 p.m. CDT on Friday May 17, 2019. All questions will be responded to via an addendum issued before May 28, 2019.

1.4 Questions regarding any aspect of the RFQ process shall be submitted in writing by email to: rhunden@hundenpartners.com

1.5 In order to receive subsequent addenda and question responses, respondents shall register at www.hundenpartners.com

1.6 All materials associated with this RFQ and subsequent addenda can be obtained at www.hundenpartners.com

1.7 The CRC reserves the right to reject any or all responses to the RFQ, to advertise for new RFQ responses, or to accept any RFQ response deemed to be in the best interests of the project. In addition, the CRC reserves the right to modify any of the procedures identified in the RFQ at its sole discretion.

1.8 Submitters should not construe a response to this RFQ as a contract nor infer a commitment of any kind. The RFQ does not commit the City of Columbus to pay for costs incurred in the submission of a response to this RFQ or for any costs incurred prior to the execution of a final contract.
2 INTRODUCTION

2.1 This Request for Qualifications (“RFQ”) is the first step in a process that will culminate in a negotiated agreement between the City of Columbus and a qualified Developer or Development Team.

2.2 The CRC recently engaged Hunden Strategic Partners, Inc. to complete a conference center hotel analysis to determine the opportunities within the current market in downtown Columbus.

2.3 Hotel amenities such as street-level restaurants, a rooftop bar/restaurant, a lounge, bar, coffee bar, business center and other elements typical for a Hotel are expected to be included for any scenario involving the conference hotel. A ballroom and meeting rooms component is also expected, along with management and marketing to maximize event usage. At this time, no proposed project details are being sought. Those will be requested of the shortlisted teams who receive the RFP.

2.4 The City is working to provide financial assistance and will consider various development options in order to move the project to implementation.

2.4.1 Provision of the site.

2.4.2 Tax increment financing assistance.

2.4.3 Infrastructure assistance for parking and related public infrastructure items.

2.5 The Project should have a target opening date as soon as possible.

3 DEVELOPER SCOPE OF SERVICES. This RFQ is based upon the following Scope of Services and the other information provided in this document. Each respondent is required before submitting their response to be thoroughly familiar with this scope, the information in this RFQ and the terms and conditions contained herein. No allowance will be made because of lack of knowledge of this RFQ. It is the responsibility of each respondent to ascertain the completeness of the information contained herein and to thoroughly address those concerns in their response.

3.1 The City anticipates entering into a development agreement (“Agreement”) with a firm to serve as the developer of the proposed conference center hotel as either Developer or master developer of a Development Team. Under the Agreement, the Developer or Development Team will be expected to commit to the development of a hotel property that meets the required specifications and opening schedule.

3.2 The City intends for the Developer or Development Team to finance and develop the conference center hotel, to manage the development process and to provide for the operation and management of the conference center hotel. The conference hotel should be a branded hotel with full-service amenities and affiliated with a brand family that is
one of the top brand families in the country, including Marriott, Hilton or Hyatt. The minimum room count is 140 and the minimum ballroom size is 9,000 square feet and the minimum of 4,000 square feet of meeting room space. Parking to serve the hotel conference center will also be required.

3.3 The terms and conditions of the scope of services will be established through the proposal and negotiation activities occurring during Phases 2 and 3 of the selection process.

4 SELECTION PROCESS

4.1 Developer or Development Team selection will involve a three-phase solicitation process. A pre-response conference will be held during Phase 1, details of which are described in Section 1.2 of this RFQ. The total process includes:

- Phase 1 - Developer or Development Team Qualifications
- Phase 2 - Development Proposals and Ranking
- Phase 3 - Negotiation with Top-Ranked Developer or Development Team

4.2 In Phase 1, submitters are asked to:

4.3 Demonstrate that the Developer is experienced and financially capable of producing projects of this scale.

4.4 Comment on the sites, potential layout of the Conference Center Hotel Project, energy efficient design utilizing life cycle cost analysis, and future or alternative options to include an urban grocery and a potential residential element.

4.5 Developer or Development Teams that meet the selection criteria in Phase 1 may be invited to participate in Phase 2 of the selection process. The finalist(s) will be provided with copies of the Request for Proposals (“RFP”).

4.6 During Phase 2, the City may choose to rank the remaining candidates as it prepares for Phase 3.

4.7 Phase 3 will formalize development and operating agreements through a negotiation process with the top-ranked Developer. Negotiation of the terms, conditions and fees related to the development proposals shall be limited to one hundred twenty (120) days following the commencement of negotiations.

5 MINIMUM QUALIFICATIONS FOR DEVELOPER OR DEVELOPMENT TEAMS

5.1 Developer teams are to have experience and expertise in conference center hotel financing, development, design including energy efficient design, construction and
operation. Development Teams are to be composed of a developer and an architect with hotel, and possible urban grocer experience, as well as a hotel operator. While the inclusion of a construction management or general contractor is not required at this stage, respondents may include such components if desired. The Development Team shall identify the brand or brands that the team is approved to develop, but at this time, the City is not requesting a brand be tied to the submittal.

5.2 Developer or Developer Team should have developed at least two other 130+ room hotels with ballrooms and meeting rooms totaling at least 4,000 square feet of sellable space in the past 15 years.

5.3 The Developer or Development Team must demonstrate the ability to operate or cause the property to be operated in a professional manner consistent with the standards of first class properties in the United States.

6 SUBMISSION REQUIREMENTS FOR THIS RFQ

6.1 COVER LETTER which shall serve as a Certificate of Authority and must be signed by an officer, member or partner of the Developer with authority to contractually bind the Developer. The letter shall identify the Developer or Development Team’s developer, design individuals or entities, as well as the hotel operator within the Developer’s company or included on the Development Team. Additionally, the name, title, address, and telephone number of the contact person(s) for the Developer or Development Team shall be provided.

6.2 EXECUTIVE SUMMARY. Provide highlights of the submittal materials and reasons your firm or team should be selected to move to the shortlist.

6.3 DEVELOPER and ARCHITECT INFORMATION.

6.4 Describe the role of each individual within the Developer firm or each firm on the Development Team and the composition, legal form and organizational structure of the Developer or Development Team. Construction companies may be included at this stage but are not required. Joint ventures should provide all requested information for the joint venture as well as each member entity or individual.

6.5 Provide identification, role and experience of key personnel in each area of expertise proposed for the project.

6.6 In the case of Development Teams, provide description of the member firms’ experience working together on prior projects.

6.7 Provide a listing of the present workload and capacity of the Developer or each firm on the Development Team.
6.8 DEVELOPMENT EXPERIENCE and REFERENCES. Provide project history for a minimum of two (2) and a maximum of five (5) projects from the Developer that meet the minimum qualifications requirements. It would be ideal if at least one was a similar public-private partnership. The architect should provide a maximum of five (5) projects that are the most similar to the proposed Project. If Developer and Architect have worked together on any of these projects, the same project profiles can be used. The information must include:

6.9 Project name and location.

6.10 Name, address and telephone number for project owner, owner’s project manager and/or owner’s contact person on the project.

6.11 Description of the project, project budget and schedule.

6.12 Role and listing of services provided by the Developer or Development Team members.

6.13 Name, title and role of key personnel used to perform services.

6.14 Project design and delivery method used.

6.15 Project cost versus budget.

6.16 Breakdown of sources and uses, including the value of any incentives provided by the public sector. Provide a description of the tools utilized and their total value to the project (in present value or over time, please specify).

6.17 Construction manager and general contractor on the project.

6.18 Listing of claims, which impacted owner and the resolution of those claims.

6.19 CONFERENCE CENTER HOTEL OPERATOR EXPERIENCE. Demonstrate that Developer or Development Team’s operator has experience in the operation of hotels of similar size and amenities. Rooms-only hotel development or management will not count as experience for this Hotel Project. Describe the level of Developer or Development Team member involvement in similar types of facilities operations, including the ability to market and promote the facility, citing specific examples.

6.20 FINANCIAL CAPABILITY. The ability of the Developer or Development Team to readily finance the Project is paramount to the qualification review. Developers must demonstrate financial capability via the past three years of financial statements, including balance sheets and income/loss statements for the Developer or the Development Team’s master developer. Letters from lending relationships stating lines of credit or history with similar projects are also recommended.
6.21 CONFIDENTIALITY: If you consider any portion of your response to be confidential and/or proprietary and that disclosure of its contents to competitors would cause you substantial competitive harm, including but not limited to financial information requested, you must clearly identify those portions of your response by putting the term CONFIDENTIAL OR PROPRIETARY in bold letters on the applicable page(s). The CRC will attempt to protect the identified portions from disclosure to the extent possible under the law. You will be given notice of any request for disclosure of the identified information and given the opportunity to support your claim of confidentiality before the Indiana Attorney General.

6.22 CONFLICT of INTEREST STATEMENT. Disclose any potential conflict of interest the Developer or Development Team members may have with the CRC and City. Team members must describe any existing or prior relationship with the City of Columbus over the past five years.

6.23 OTHER INFORMATION. Such as brochures, reports or other project information that the Developer or Development Team desires to submit for consideration. Such information should be limited to information specifically related to conference center hotel development qualifications. General marketing brochures and extraneous materials are strongly discouraged.

7 SUBMISSIONS DETAILS:

7.1 One (1) original and seven (7) copies as well as one (1) electronic copy (provided via download link and/or on a USB device) in pdf format of the above materials must be delivered by 5:00 p.m. CST on Friday, June 7, 2019 to:

Hunden Strategic Partners, Inc.
Attn: Rob Hunden
213 W. Institute Place, Suite 707
Chicago, IL  60610
312-643-2500

7.2 The City of Columbus reserves the right to discard any materials delivered after the deadline.

7.3 Submitted materials are to be soft cover bound and no larger than 9” x 12”. Please do not submit materials in three-ring binders.

8 EVALUATION CRITERIA. Shortlisting of a Developer or Development Team will be based upon qualifications only. The shortlisting process will not include a design competition or any proposed project details. Project proposals will be received from shortlisted Developers only. After the receipt of the RFQ responses, a final list of Developers or Development Teams will be determined from a review and rating of the responses. Phone interviews may also be conducted. All qualified
Developers may not make the shortlist. Only the top 3 to 4 ranked Developers will move forward to the RFP stage. Selection criteria include the following:

8.1 Ability to meet the City’s objectives as described in this RFQ.

8.2 Developer or Development Team experience on similar projects.

8.3 Qualification and ability of Developer or Development Team members to perform their respective roles.

8.4 Reported integrity in prior similar negotiations.

8.5 Development Team chemistry, including experience working together on prior projects.

8.6 The financial capabilities of the Developer or Development Team.

8.7 Other factors deemed relevant by the selection committee.

9 SELECTION PROCESS SCHEDULE (all dates subject to change. Addendums will be posted with any changes to the process).

9.1 Advertise & Issue RFQ March 15, 2019

9.2 Pre-submittal Meeting & Tour May 10, 2019

9.3 Questions Deadline May 17, 2019

9.4 Questions Answered Via Addendum May 28, 2019

9.5 RFQ Submittals Due June 7, 2019

9.6 Issue RFP to Shortlist Early July 2019

10 SPECIAL CONDITIONS

The information contained herein is provided solely for the convenience of prospective conference center hotel development entities.

10.1 COMMUNICATION. Beyond the terms stated herein regarding technical and other questions, no communication with employees or elected officials of the CRC or City of Columbus are allowed during the RFQ/P process, which began as of the issuance date of this document. Prospective respondents should rely exclusively on their own investigations, interpretations, and analyses in connection with this matter. Communication with the CRC or City’s advisor on this process, Hunden Strategic Partners, Inc., is allowed. This RFQ is being provided by the CRC or City’s advisors without any warranty or representation, express or implied, as to its content, its accuracy
or completeness. No warranty or representation is being made by the CRC, City or its advisors that any response conforming to these requirements will be selected for consideration, negotiation, or approval. It is important that any team member of any development team not communicate with City or CRC officials or staff during this process. All communication should be through Hunden Partners, the CRC’s advisor.

10.2 The CRC, City and its advisors shall have no obligation or liability with respect to this RFQ and this selection and award process or whether any award will be made. Any recipient of this RFQ who responds hereto fully acknowledges all the provisions of this disclaimer and the disclosure set forth hereafter is totally relying on said disclaimer and disclosure and agrees to be bound by the terms hereof. Any proposals submitted to the CRC or its advisors pursuant to this RFQ are submitted at the sole risk and responsibility of the party submitting such proposal.

10.3 Any action or response taken by the CRC for any reason or for no stated reason made pursuant to this RFQ or in making any award or failure or refusal to make any award pursuant to such submittal, or in any cancellation of an award, or in any withdrawal or cancellation of this RFQ, either before or after issuance of an award, shall be without any liability or obligation of the CRC or its advisors.

10.4 A response to this RFQ, or all responses, may be accepted or rejected for any reason, or for no reason, without any resulting liability to the CRC and its advisors.

10.5 This RFQ does not commit the CRC to procure or award a contract for the scope of work described herein. This RFQ does not commit the CRC to defray any costs incurred in responding to the RFQ. No land or site is being offered as a part of this RFQ document response process. The site procurement for any future hotel Project will be discussed in future phases of this overall solicitation process.

10.6 All information submitted in response to this RFQ, except that marked in accordance with that Section as “Confidential” and/or “Proprietary” shall become the property of the CRC, and as such, may be subject to public review as public records after an agreement has been negotiated.

10.7 The CRC and/or Hunden Strategic Partners, Inc. reserves the right to cancel, alter or amend this RFQ. The CRC reserves the right to request clarifications from any or all of the Developers, any or all Development Teams, or any or all members of submitting Development Teams. However, they shall not be required to request missing information from the submittals that may cause them to be considered as non-responsive.

10.8 The CRC reserves the right to accept or reject any or all responses or parts of those responses and to waive any formalities and technicalities and to accept the response most advantageous to the CRC.
10.9 The CRC reserves the right to endorse with conditions all, some or none of the Developers or Development Teams and sites.

10.10 Responding Developers or Development Teams acknowledge and agree that the CRC will not be responsible for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by any proponent as a result of, or arising out of, submitting a concept, negotiating changes to the proponent’s concept, or due to the CRC’s acceptance or non-acceptance of the concept.

10.11 The CRC shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from an authorized representative of the CRC.
11 EXHIBITS & DOWNLOADS

11.1 Columbus Conference Center Hotel Analysis Executive Summary by Hunden Strategic Partners, November 2018

11.2 Envision Columbus Plan, City of Columbus

11.3 Phase I Environmental Assessment Executive Summary – County Site

11.4 Phase I Environmental Assessment Executive Summary – 2nd and Lafayette Site (Draft)

11.5 Urban Grocer Information, Envision Columbus Plan, City of Columbus