

Development Partner *for* Columbus State Community Partners

Pre-submission Briefing, Request for Qualifications
June 7, 2021

1

Motivation: Why?

Advance the potential for students to be more successful and for the region's workforce to be more robust. The College will be a leader of the region's recovery from the pandemic and this project can demonstrate the confidence and capacity-building that is needed.

Principles that should strongly inform the anticipated development work:

1. Enhance the Learning Environment
2. Enrich Student Life
3. Develop Strategic Partnerships
4. Preserve Unique Character
5. Use Resources Responsibly
6. Design for the Future

2

Potential Activation for Development

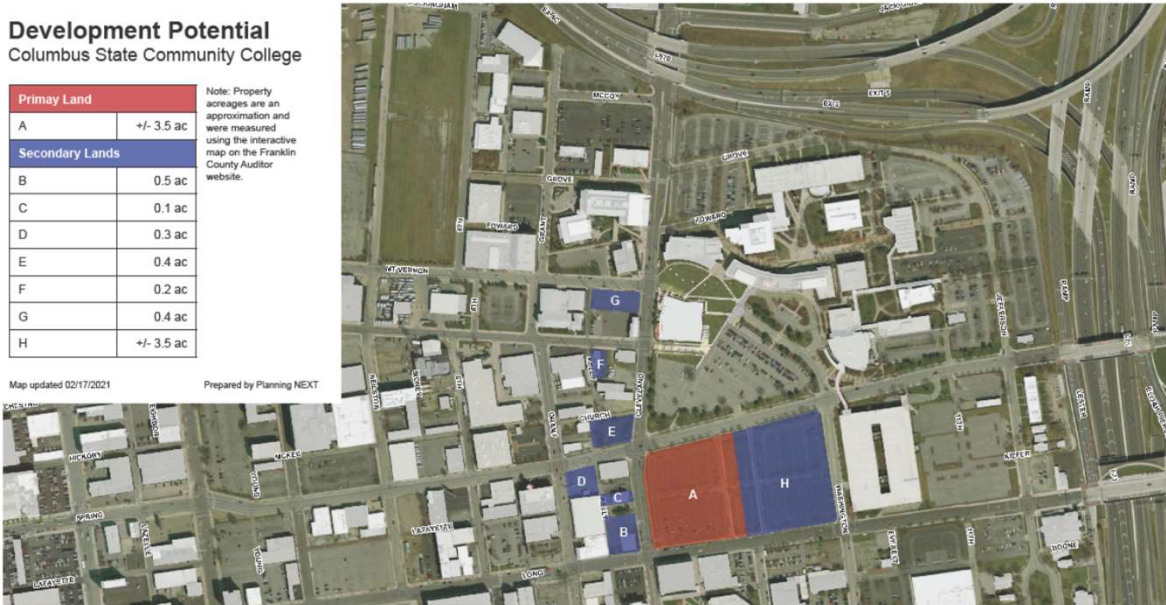
Development Potential Columbus State Community College

Primary Land	
A	+/- 3.5 ac
Secondary Lands	
B	0.5 ac
C	0.1 ac
D	0.3 ac
E	0.4 ac
F	0.2 ac
G	0.4 ac
H	+/- 3.5 ac

Note: Property acreages are an approximation and were measured using the interactive map on the Franklin County Auditor website.

Map updated 02/17/2021

Prepared by Planning NEXT



3

Outcomes: Keeping the end in mind

1. Net fiscal benefit to the College
2. Advance equity and opportunity for the College and larger community (e.g. job opportunities, workforce housing, student housing, childcare, greater access to health or social services, etc.)
3. Enhanced amenities for students, as well as faculty, staff, neighbors, and visitors (e.g. fitness)
4. Reduced barriers for students, recent graduates, and others (e.g. housing affordability)
5. Tenants with similar values as the College (e.g. non-profits)
6. Contributions to addressing campus and neighborhood parking needs
7. Strengthened design character of the area
8. Improved infrastructure and public realm of the development area
9. Significant utilization of female and minority partners, suppliers, and contractors

COLUMBUS STATE
COMMUNITY COLLEGE

4

Submission Outline + Requirements

- a. **Cover letter**
- b. **Perspective.** 1) motivation and expected outcomes of the assignment; 2) potential for this area of downtown; 3) motivation for interest in the project (including values of company(ies); 4) key conditions for success; and 5) opinion of project viability (in consideration of COVID-19).
- c. **Company Profile.** Include years in business, focus of work, financial strength, number of employees, diversity, equity and inclusion policies, etc. Include this information for any partner firms and identify any minority- and or women-owned participation.
- d. **Key Projects.** Provide at least five (5) examples of similar development projects in completed in the last five years.
- e. **Resumes.** Provide resumes only for key personnel who would be assigned to the project including role, number of years of experience, and project experience.
- f. **References.** Provide at least five references. Central Ohio references are of interest to the evaluation team, but others are acceptable. Please provide project name and description, project owner's name, email address and phone number.
- g. **Conflicts of Interest.** Provide a statement that identifies any known or potential conflicts the firm may have with the College and or its Foundation and or the Community Partners.

Submissions are limited to a 25-page PDF (not including front and rear cover) and provided electronically.

COLUMBUS STATE
COMMUNITY COLLEGE

5

Evaluation Criteria

1. Relevant successful experience with recent projects of similar size, type and scope.
Specifically, this means work with an anchor institution (higher education, healthcare or similar entity) in an urban setting.
2. Alignment of values with the College's.
3. Demonstrated success collaborating with the City of Columbus.
4. If the qualifications of a team are being submitted, the relevant successful experience of each member to perform its role, and the ability of the members to work together as a team.
5. Proven track record of financial strength of the respondent(s) to obtain the necessary debt and equity for projects of this magnitude and financial strength of the entity or entities that will back up the obligations.

COLUMBUS STATE
COMMUNITY COLLEGE

6

Evaluation Criteria continued

- 6. Ability to meet project objectives.
- 7. Positive assessment of character and integrity of the respondents based on reference checks and other information gathered.
- 8. History of minimal to no litigation, and no major outstanding pending claims that could be detrimental to this work.
- 9. Supplier and workforce diversity.

7

Timing

Question deadline	June 24, 2021
RFQ submittals due	July 1, 2021
Interview Invitations	July 15, 2021
Interviews with Development Partner	Week of July 26, 2021
Selection of short-list	September 10, 2021

8

Potential Activation for Development

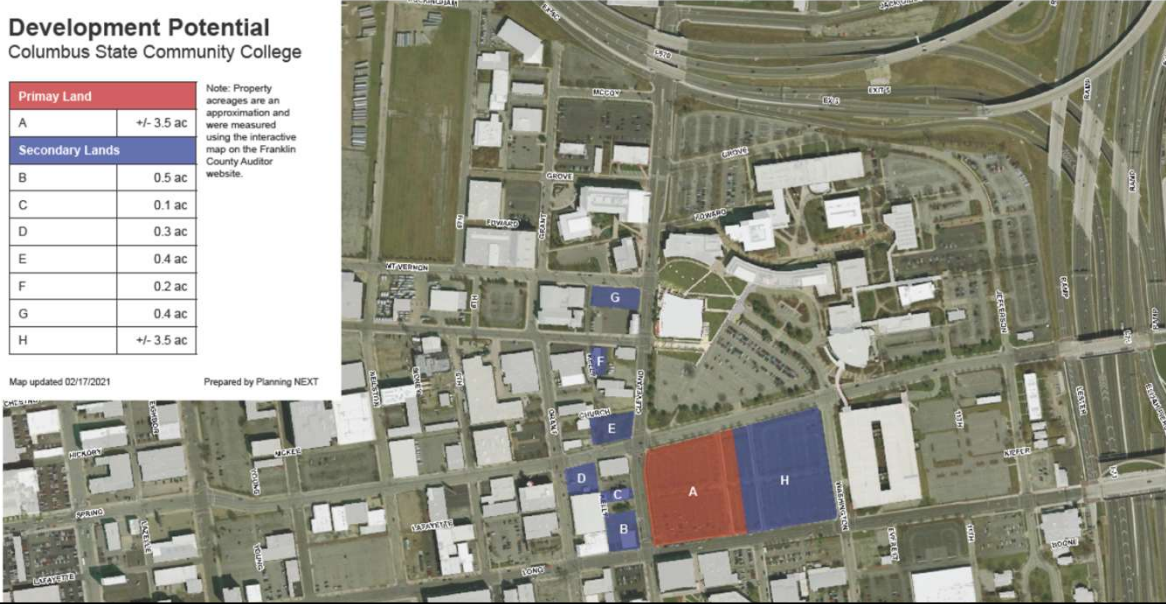
Development Potential Columbus State Community College

Primary Land	
A	+/- 3.5 ac
Secondary Lands	
B	0.5 ac
C	0.1 ac
D	0.3 ac
E	0.4 ac
F	0.2 ac
G	0.4 ac
H	+/- 3.5 ac

Note: Property acreages are an approximation and were measured using the interactive map on the Franklin County Auditor website.

Map updated 02/17/2021

Prepared by Planning NEXT



9

COLUMBUS STATE
COMMUNITY COLLEGE

Development Partner *for* Columbus State Community Partners

Pre-submission Briefing, Request for Qualifications
June 7, 2021

10