



## **REQUEST FOR QUALIFICATIONS**

for

**DESIGN PROFESSIONAL (ARCHITECTURAL) SERVICES**

### **The Classic Center Arena Project Design**

**THE CLASSIC CENTER CCA  
Athens, Georgia  
RFQ# CCA-ARENA1DP**



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**I. General Information**

**A. PROCUREMENT OVERVIEW**

The Classic Center Authority (“CCA”), an Authority of the State of Georgia, in cooperation with the Unified Government of Athens-Clarke County (ACC), is soliciting statements of qualifications from architectural firms interested in providing professional services for the design of a public arena to be constructed in downtown Athens, Georgia, known as CCA Project No. ARENA1, Classic Center Arena Project (“Project”). The Project is one of a set of capital improvement projects included in a Special Purpose Local Option Sales Tax (SPLOST) which was approved by voters on November 5, 2019.

This Request for Qualifications (RFQ) seeks to identify potential providers of the above-mentioned services. Some firms that respond to this RFQ, and who are determined by the CCA to be sufficiently qualified, may be deemed especially qualified and capable of delivering comprehensive design services for the envisioned project, deemed eligible for further consideration by the CCA to provide these services as the “Lead Architect”, and may be invited to interview for these services as finalists. All respondents to this RFQ are subject to instructions communicated in this document and are cautioned to completely review the entire RFQ and follow instructions carefully.

CCA retains the right to reject any or all statements of qualifications or subsequent submittals and/or proposals, and to waive technicalities, irregularities, and informalities, and retains the right to cancel or conclude this procurement at any time without selecting a firm to provide the described services, without any liability to any respondents, or any other person or entity, and is under no obligation to make an award relating to this RFQ to any person or entity. The final terms of any Architectural Services Agreement contemplated by this procurement will comply with the final terms and conditions of the CCA; subject, in all cases, to strict compliance with the applicable laws and ordinances of the State of Georgia and Athens-Clarke County (ACC).

**B. IMPORTANT- A RESTRICTION OF COMMUNICATION IS IN EFFECT FOR THIS PROJECT.**

From the time of advertisement of this solicitation until final award is made to a successful respondent and such award is announced, interested firms are not allowed or permitted to

communicate about this solicitation or scope with any staff or any official representatives of the CCA, ACC, or their consultants to the Project, except for submission of questions as instructed in the RFQ, or as provided by any existing work agreement(s). Finalists and Apparent Awardee(s) are restricted from making public statements or press releases about their selection as finalists or their apparent award. For violation of this restriction, the CCA reserves the right to reject the submittal of the offending respondent.

## **C. PROJECT INFORMATION**

### **1. Project Goals**

The CCA intends for the Project result to be a significant enhancement to the downtown Athens environment, a popular public assembly facility for the City of Athens and a successful enhancement to the CCA campus that incorporates the latest in design, construction, and efficiency for ultimate operations. High levels of environmentally sustainable technology in accordance with CCA and ACC goals shall be required, and such level will be determined as the design phase of the Project progresses. In addition to being multifunctional and state of the art, the Project must be designed to meet the applicable standards and specifications of known and potential CCA clients and stakeholders, using information gathered through the successful Lead Architect team's engagement with the CCA team.. The Project must also be competitive with similar facilities recently constructed throughout the southeast United States.

### **2. Design Objectives**

The CCA envisions a successful, iconic design, harmonious with the charm of downtown Athens, that will provide for a variety of events and initial permanent seating for 5500 persons for events, including suites and other premium seating opportunities, as more fully described in the **Preliminary Program Information** attached hereto as **Attachment A**. The design will also need to allow for expandable seating to 6000 fixed seats for marquee events such as large concerts, and, ultimately 7500 available seats (including portable seating). In addition, planning for the Project site shall include consideration of efficient pedestrian access, vehicle egress/ingress, VIP parking spaces and sufficient parking for customer teams, building tenants, and venue employees. The Project will be designed to host other events such as concerts and other music events, family shows, sports, public assembly events, stage shows, hockey and competitive sports tournaments, conventions, expositions, other amusement and entertainment attractions, and other special events. Likewise, it must have the requisite features and amenities to make it an attractive and competitive site with excellent acoustics for other major entertainment events, such as national touring performers and similar events of national prominence. Consideration is being given to the site being a home for the Georgia Music Hall of Fame attraction, and the design shall provide excellent incorporation of the attraction as required.

The Project must include all accommodations required to operate a multipurpose public entertainment venue, including administrative and team offices, luxury suites, club seats, restaurants, club lounges and other premium areas, concessions, adequate security and operations offices and resources, commissary storage and kitchen, public washrooms, building receiving area/loading dock, adequate storage, employee lounge, building services area, engineering office and shop, ticket office and windows, adequate dressing room facilities, audio/visual control room, venue storage, rigging and catwalks to support multiple

types of events, first aid & disabilities assistance office, event office, trade show power facility space, production room(s), and other standard programmed space needed to support the Project. Furthermore, the Project must be in compliance with the Americans with Disabilities Act ("ADA") and all state and local laws, codes, regulations and/or ordinances, and provide sufficient circulation space on concourses to minimize congestion while serving capacity or near-capacity crowds. In addition, the Project, its systems, fixtures, and furnishings must be designed for durability and public and property safety and security, while maintaining the overall quality and aesthetics expected for modern venues of this nature.

The delivery method for this Project will be CM/GC (construction manager at-risk), and, as a minimum, will eventually employ the services of a CM/GC which the Lead Architect will interact with, including in latter portions of the design process. A Commissioning provider may also be utilized by the CCA.

### **3. Project Location**

The Project will be in Athens, Georgia near the University of Georgia in eastern downtown, and near the Hickory Street multi-modal transportation center. More information (site diagrams) about the location of the Project is provided herein as **Site and Campus Information, Attachment B**. The exact footprint is anticipated to be finalized soon, including with involvement from the successful Lead Architect.

### **4. Project Budget**

The preliminary stated (construction) cost limitation (SCL) of the Project is approximately \$62.5M, a figure which is subject to change before finalization. The eventual, contractual SCL may differ due to actual program requirements, funding, and other circumstances more fully described in the **Preliminary Program Information, Attachment A**.

### **5. Project Completion Schedule**

The target date for substantial completion of the Project is on or about October of 2023. It is anticipated that the design schedule for the Project shall not exceed fourteen (14) months for the Schematic Design, Design Development, and Construction Documents phases. Contract Administration services of the Architect for the duration of construction will be included.

## **II. Scope of Services**

*Note- The CCA consider the services which are envisioned and generally described herein to be necessary. Respondents shall assume them to be mandatory. The actual, final scope of services, however, may differ, may be greater or lesser, and shall be determined prior to execution of a prospective Architectural Services Agreement with a successful firm.*

### **A. RESPONSIBILITIES**

#### **1. CCA Team**

The following are, generally, the key Parties of the existing CCA Project team:

- CCA executive management & key CCA staff members
- ACC/CCA User Group
- CCA Board members
- Project Procurement Director, and CCA & ACC project consultants

(More information about the CCA “Owner” Team will be communicated to Finalists in subsequent phases of the RFQ process.)

## **2. Lead Architect and A/E Team**

CCA plans to engage the successful Architect by November of 2020. The qualified and successful respondent will be responsible for engaging, directing, and coordinating an exceptional and comprehensive architectural design and engineering team (the Lead Architect’s “A/E Team”) to work closely with the CCA Project team to provide development of plans and specifications and all appropriate peripheral design services necessary for the complete, accurate and fully coordinated completion of the Project. The Lead Architect and its A/E team will possess specialized expertise in state of the art architectural and engineering design, and will be experienced in the design of multipurpose arenas sports and entertainment venues, and associated construction administration services, including experience working with Construction Manager/General Contractor (“CM/GC”) firms on such projects. It is anticipated CCA will bring on the CM/GC by March of 2021. The successful Lead Architect shall be an individual firm capable of fulfilling all contractual obligations and capable of performing a minimum of 50% of the architectural design services in-house (with such “architectural design services” limited to purely architectural design services and not including engineering design services or any other types of services). The Lead Architect’s A/E team must also be comprised of firms and/or persons who will capably handle related day-to-day duties (e.g., working drawings and other design-related activities) required to support and progress the design in an efficient manner, including the ability to work closely in a practical way with key persons in Athens and near the Project site. Use of appropriate personal protective equipment (PPE), will be required of the A/E team as necessary.

The successful respondent will contract with the CCA pursuant to the Architectural Services Agreement, and the Lead Architect shall engage the CCA in a timely manner to progress the design. The Lead Architect will provide comprehensive design (conceptual, schematic, design development, construction documents), construction administration, and other associated services. The Lead Architect’s and its A/E Team’s commitment to the Project and the other members of the Project team is paramount to Project success. It is envisioned that the Project will be constructed by a CM/GC to be selected and contracted with separately, and with whom the Lead Architect will be expected to work closely. The Lead Architect and its A/E Team will be required to coordinate closely with and provide support to these, as well as any consultants engaged by the CCA for additional scopes of services, which may include, but are not limited to: surveying, geotechnical reporting, event day traffic analysis, third party inspections, and the preparation of environmental and entitlement applications.

## **3. Basic Services and Disciplines**

It is envisioned that the scope of the basic services to be provided by the Lead Architect and its A/E Team relative to the Project shall include, but not be limited to, the following

disciplines to the extent necessary to provide complete, accurate and fully coordinated design documents and construction administration for the Project:

- Architecture
- Public Assembly Facility Design
- Public Parking Facility/Deck Design
- Landscape Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing and Fire Protection Engineering
- ADA design
- Security optimization expertise for safety and security of patrons and property.
- Audio, video, communications, and information technology design
- Internet, Data and Cloud Infrastructure optimization
- Acoustic design
- Design for optimized branding, theming, naming, and sponsorship signage
- Building Information Modeling (BIM) for certain phases of design
- Code compliance
- Experiential graphics
- Structural/Roofing expertise for overhead and special production rigging for national touring audio & visual equipment, and secure exhibit fabrication.
- Facade and window wall consultant
- Fall-arrest design, and envelope maintenance design
- Food Service design expertise (engage provider for catering and concessions optimization)
- Furniture, fixtures, and equipment (FF&E) design and specification.
- Interior design (both interior fixed finishes and materials [to be installed by the CM] as well as FF&E)
- Sustainability / potential LEED certification, energy modeling, building analysis and commissioning
- Concert, Sports and Specialty Lighting
- Vertical Transportation design and engineering
- Traffic and Pedestrian Engineering
- Wayfinding/Signage

#### **4. Phasing of Services**

The services of the Lead Architect and its A/E Team will likely be divided into the phases listed below. *In addition, the Lead Architect will be expected to participate as a resource to the CCA Project Team in the CM/GC selection process.*

- Programming Finalization
- Full Conceptual Design including finalization of the footprint on the site
- Schematic Design
- Design Development

- Construction Documents/Bid and Award
- Construction Administration, including punch list, Commissioning, and closeout
- Post-construction, including record drawings and warranty inspection

### **III. Evaluation and Selection Process**

#### **A. RFQ PROCESS RESOURCES**

The CCA has enlisted the following appropriate resources for assistance in carrying out this process:

##### **1. Project Procurement Director**

This individual shall be assigned by the CCA and will be responsible to the CCA and for the joint interests of the CCA and the ACC. This individual shall be the Issuing Officer and SOLE CONTACT during the solicitation and shall facilitate this procurement process in close coordination with the CCA, including posting of solicitations and notices, receipt of submittals and questions, coordination of review, evaluation, ranking recommendation, facilitation of meetings and interviews, and other duties up to, and throughout, the initial Step 1 and final Step 2 interviews of finalist firms, and negotiation and prospective execution of an Architectural Services Agreement in close coordination with the CCA Project team.

##### **2. Evaluation Committee**

This Committee shall be composed of qualified persons approved by the CCA and ACC to review and evaluate respondent firms' statements of qualifications and other submittals, and interview qualified finalist firms. The Committee shall be comprised of qualified representatives or stakeholders of the CCA and the ACC. The Committee shall, through the procedures defined herein, perform the following: a) Ranking of all submitting firms for determination of 3 to 5 finalists; b) Review any subsequent submittals and interview finalist firms; and, c) Ranking of finalist firms for determination of most qualified firm in the best joint interests of the CCA and the ACC.

#### **B. METHOD OF COMMUNICATION**

Public procurement documents, notices, clarifications, and associated addenda (if issued) will be publicly posted on the CCA Website at the following web address <https://www.classiccenter.com/171/Request-for-QualificationsProposals>.

General communication of relevant, significant information regarding this solicitation will also be made via the above site. Known interested firms and those firms which are deemed likely to be interested may be directly solicited immediately after public advertisement, however all firms are responsible for checking the site on a regular basis for updates, clarifications, and announcements.

The CCA reserves the right to communicate via electronic-mail with the respondents' primary contacts listed in the Statements of Qualifications. The Project Procurement Director named herein shall be the SOLE point of contact for participating firms for the duration of the procurement. Other specific communications will be made as indicated in the remainder of this RFQ. In accordance with Section I-B above, the CCA reserves the right to reject the submittal of any respondent violating this provision.

### **C. EVALUATION OF STATEMENTS OF QUALIFICATIONS (STEP 1)**

The CCA Evaluation Committee will evaluate all submittals upon submittal validation by the Project Procurement Director, which shall include verification of receipt-on-time and in good order (apparent responsiveness). Each member/evaluator will assign points using the criteria identified in Section VI. Under facilitation and coordination from the Project Procurement Director, the members will thoroughly review and evaluate Statements of Qualifications submitted in response to this RFQ, using the criteria stated herein. For each evaluator, the points assigned to each criterion will be totaled and an individual evaluator rank will be determined for each firm. The rankings of all evaluators will be totaled to arrive at the sum of individual rankings for each submittal evaluated in order to determine the 3 to 5 most qualified "finalist" firms. For determination of whether 3, 4, or 5 firms are to be recommended for short listing, the number of recommended finalists may be determined through review of any large differences between short listed firms' sums of individual rankings only upon agreement by the majority members.

### **D. FINALIST NOTIFICATION (BEGINS STEP 2)**

The names of the firms selected as finalists will be posted on the web site and will receive written notification ("Finalist Notification") from the Project Procurement Director which will address the necessary elements of the remainder of the selection process. Criteria for the remainder of the selection process and other appropriate evaluation information will be communicated in the Finalist Notification. The Notification may also address:

- **Issuance of Additional Program Information (as appropriate)**
- **Architectural Agreement Terms & Conditions**
- **Design Services Proposal**

The Finalist Notification will include a request for Design Services Proposal and the proposal due date. Each finalist firm shall submit their proposal in a format prescribed in the Finalist Notification. The Design Services proposal will include, but will NOT be limited to:

- a) Any updated information on the firm's proposed leadership team and the firm's proposed expanded team of sub-consultants, and proposed task/time commitment thereof.
- b) A statement of planned approach to, and design coordination plan for, the Project.
- c) Submittals of certain conceptual information, and other information as to ascertain the firm's understanding of the incumbent project, as directed by the Finalist Notification.
- d) An affirmative statement from each finalist firm of their agreement to provide, within twenty-four (24) hours of notification of apparent award to their firm, a sealed envelope containing a comprehensive fee proposal to provide the requested scope of services (including reimbursable costs) and, to the extent the respondent has comments to the specimen Architectural Services Agreement, a hard copy and a CD containing an



electronically marked up copy of the agreement in both clean and redline Microsoft Word format which clearly indicate all deletions and/or additions desired by respondent and fully explains respondent's reasons for such deletions and/or additions.

Copies of this proposal shall be sent to the Project Procurement Director in accordance with the instructions in the Finalist Notification, prior to the interview which will be held at the time specified in Section IV- RFQ Schedule of Events and/or as confirmed or amended in the Finalist Notification. Additional Design Services Proposal instructions and guidelines will be provided in the Finalist Notification, as well as the criteria which will be used to evaluate the proposals.

#### **4. Presentation/Interview**

In the Finalist Notification, an interview will be requested of the three (3) to five (5) finalist firms. Each finalist firm shall be notified in writing and informed of the place, date and time for the presentation/interview session and/or proposal due date. Detailed presentation/interview instructions and requirements of the finalists will be provided in the Finalist Notification. Committee members will be present and participating during the presentation/interview. Other persons may also be present, as approved by the CCA. Firms shall not address any questions, prior to the Presentation/Interview, to anyone other than designated contact identified in Section VI-A.

### **E. EVALUATION OF FINALISTS, APPARENT AWARD, AND FINAL SELECTION AWARD**

Under facilitation and coordination from the Project Procurement Director, the members will thoroughly review and evaluate Design Services Proposals and evaluate interview sessions that were carried out in response to the Finalist Notification, using the criteria stated therein. The ability is reserved for members to also visit offices and venues highlighted by the finalists, with appropriate restrictions. For each evaluator, the points assigned to each criterion will be totaled and an individual evaluator rank will be determined for each firm. The rankings of all evaluators will be totaled for each submittal evaluated to determine the firm's sum of the individual evaluator rankings.

Upon posting of Apparent Award and notification to the Apparent Awardee, the Project Procurement Director will request the Apparent Awardee's sealed fee proposal and marked up copy of the Architectural Services Agreement. The CCA shall then negotiate, by assigning a negotiation team utilizing resources of the CCA and ACC, a contract with the Apparent Awardee for desired services at compensation which the CCA determines in writing to be fair and reasonable.

If a satisfactory agreement cannot be reached timely with the highest-ranking firm by the negotiation team, the CCA will formally terminate the negotiations in writing and, at its option may 1) request a fee proposal and marked-up copy of the Agreement for Architectural Services from, and enter into negotiations with, the second highest-ranking firm (new Apparent Awardee) upon formal notification, and so on in turn until a mutual agreement is established and the CCA awards a contract; or 2) cancel the procurement. The final form of the contract shall be issued by the CCA in close coordination with the ACC. The CCA will enter into an Architectural Services Agreement with the Lead Architect upon successful negotiation.

#### IV. Schedule of Events

The following Schedule of Events represents the CCA's best estimate of the schedule that will be followed. All times indicated are prevailing times in Athens. The CCA reserves the right to adjust the schedule, with prior notice, as it deems necessary.

a. CCA issues public advertisement of RFQ	10/13/20	-----
b. Deadline for submission of written questions and requests for clarification-	10/19/20	2:00 PM
c. CCA provides answers/clarifications/addenda-	10/22/20	-----
<b>d. Deadline for submission of Statements of Qualifications (SOQs)-</b>	<b>10/30/20</b>	<b>2:00 PM</b>
e. SOQ evaluation completed and CCA issues Finalist Notification, Specimen Architectural Services Agreement, and additional program information to Finalists-	11/11/20	-----
f. Deadline for submission of written questions from finalists-	11/16/20	TBA
g. CCA provides answers/clarifications/addenda-	11/20/20	-----
h. Deadline for finalist firms to submit Design Services Proposal (if applicable)-	11/30/20	2:00 PM
i. Committee interviews finalist firms-	Appx. 12/3/20 or 12/4/20	TBA
j. Proposal and Interview Evaluation completed, CCA announces apparent award (if applicable), requests Fee Proposal from selected firm -	12/7/20	-----
k. Fee Proposal due, Negotiations commence-	12/8/20	2:00
l. Final award/Agreement execution target date-	12/15/20	-----

#### V. DELIVERABLES for Statements of Qualifications

The Statements of Qualifications must be submitted in accordance with the instructions provided herein, **must be categorized and numbered as outlined below**, and must be responsive to all requested information:

##### A. STABILITY AND RESOURCES

1. Provide basic company information: company name, address, name of primary proposing contact, telephone number, e-mail address, and company website (if available). If the firm has multiple offices, the qualification statement shall include information about the parent company and branch office separately. Identify office from which project will be managed and this office's proximity to the Project site. Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the respondent a

sole proprietorship, partnership, corporation, limited liability Corporation, or other structure? If respondent is a joint venture or consortium partner, provide appropriate basic description of venture, and basic information on past or other current joint ventures. Provide an affirmative statement designating the Lead Architect and stating that the Lead Architect accepts full responsibility for providing full architectural production and services as well as performance liability.

2. Briefly describe the history and growth of your firm(s). Provide general information about the firm's personnel resources, including disciplines and numbers of employees and locations and staffing of offices.

3. Has the firm or any affiliate been involved in any arbitration, litigation, mediation, dispute review board or other dispute resolution proceeding occurring during the last ten (10) years involving an amount more than \$100,000.00? Also describe any pending regulatory inquiries that could impact your ability to provide services if you are the selected Lead Architect. List any indictments that have been issued against the project team members or principals of the firm.

4. Provide a Statement of Disclosure, which will allow the CCA to evaluate possible conflicts of interest. Respondents must provide, in their own format, a statement of all potential legal or otherwise significant conflicts of interest possibly created by the respondents or their proposed team being considered in the selection process or by the respondent's or their team's involvement in the project. Respondents should provide information as to the nature of relationship(s) with parties in such potential conflicts.

5. Provide name of insurance carrier(s), types and levels of coverage, and deductible amounts per claim.

6. List the submitting firm's annual average revenue for the past five (5) years. Provide current standard financial statement, or Dun & Bradstreet ("D&B") report indicating the Respondent's current Net Worth, D&B rating, and working capital position. Supply main banking references of the submitting firm.

7. Has the firm ever been removed from a contract or failed to complete a contract as assigned? If so, please explain.

## **B. EXPERIENCE AND QUALIFICATIONS**

1. Provide information pertaining to the principal personnel including but not limited to: Principal in Charge, Lead Designer, Project Architect, Project Manager, and all other key personnel. Please include resumes and professional registration information for personnel identified. Provide an Organization Chart for the principal A/E Team, and any known significant prospective sub consultants. Provide information on level of commitment for proposed senior personnel and key members of A/E team.

2. Provide experience of key resources on relevant projects of the firm including professional qualifications and description of involvement/experience for proposed project staff. This should include the degree of apparent relevant competencies of the principal professional(s) and lead staff relative to the project and services required, and evidence of competence. Provide information regarding experience with CM/GC cooperation,

understanding of GMP, and other relevant experience. (At this stage, firms are asked for information on lead staff only, but each firm may list qualifications and experience on more than one lead individual who are being proposed for services.

3. Provide information on the firm's experience and ability in delivering effective architectural and design services for projects similar in complexity, size, scope, and function to the Project. Describe no more than six (6) and no less than three (3) programs or projects, in order of most relevant to least relevant, which demonstrate the firm's capabilities to provide services for the CCA. For each program or project, the following information should be provided:

- a) Client entity name, project location and dates during which services were performed.
- b) Clear description of overall project and services performed by your firm.
- c) Construction Delivery Method of the project.
- d) Exact duration of project services provided by your firm, and overall program, project budget, and final project cost.
- e) Current client contact information including contact names and telephone numbers.

4. Provide a statement on the firm's experience and qualifications in a leadership role over multiple providers and phases of design and construction for similar projects. Include any oversight of projects of extreme complexity, including experience in providing leadership in projects that are highly complex. Include any certifications, industry ratings, and national or international achievement recognitions, etc., to attest to the level of experience and success. Describe innovations that the firm might have introduced or employed to increase the project's adherence to technical standards.

## **C. SUITABILITY**

Provide any information that may serve to differentiate your firm from other firms in suitability for the project including but not limited to:

1. Furnish evidence of the firm's fit to the project and/or needs of the CCA, any special or unique qualifications for the project, or unique approaches to this project.
2. Provide information on the firm's suitability to deliver an environmentally sustainable design or potentially achieve LEED certification in a complex building.
3. Provide evidence of the firm's suitability for, and understanding of the importance of, delivering successful, functional design for iconic, popular community venues.
4. Provide firm's thoughts and/or firm's adjustments for new best practices in post-pandemic public assembly design, including, but not limited to impact to egress/ingress design, mechanical systems, temperature checking mechanisms, and furnishing surfaces, etc. to may make buildings more manageable/resistant in respect to the spread of pathogens.
5. Supply current and projected workloads.
6. Provide a statement on the firm's quality control/quality assurance procedures for aspects of services.
7. Describe any special or enhanced capabilities offered by the firm that may be particularly suitable for this project (such as the ability of the firm to perform or gather a team to perform any special or enhanced capabilities necessary to provide ancillary services required to carry out the complete scope of the project.)
8. Describe ability to gather resources in vicinity to the project, and/or any knowledge of the project history and/or project area which may uniquely benefit the firm and project.

9. Provide any non-discrimination and equal employment opportunities policies of the firm and evidence of efforts or success in W/MBE-DBE inclusion. Indicate such inclusion levels intended for this project.
10. Describe the firm's history and methodologies of addressing public safety, environmental, or other related concerns in its field. Describe firm's proficiency and policies involving assurances of accessibility of constructed facilities to persons with disabilities.
11. Describe other services or relevant scopes or techniques offered by the firm which might be suitable for the project.

#### **D. PAST PERFORMANCE**

1. Provide at least three (3) references for projects described in Section B-3, above, including references from (as applicable) professional team owner, project manager, and facility manager. Provide at least one (1) reference from a public entity and a CM/GC firm. Provide references which indicate level of adherence to project budget and schedule (original vs. final) and/or information on performance review or variance evaluation.

### **VI. Step I Evaluation Criteria**

#### **A. Criteria for Evaluation of Statements of Qualifications (Step I Evaluation Criteria)**

*The Committee will evaluate submittals using the following criteria:*

**10% Factor}** Stability and resources of the submitting firm, including the firm's history, status, growth, overall resources of the firm, form of ownership, litigation history, financial information, and other evidence of stability.

**40% Factor}** Firm's relevant experience and qualifications, including the demonstrated ability of the Firm in effective Architectural and Design services for arena and public assembly projects comparable in complexity, size, and function, for customers similar in scope to the CCA, the ACC, and other similarly-structured organizations. This includes relevant experience and qualifications of the principal Professionals and lead staff and level of experience in a leadership role over multiple service providers during all phases of design and construction administration, and experience in facilitation of public project meetings.

**35% Factor}** Firm's apparent suitability to provide services for project, including the Firm's apparent fit to the program, project type and/or needs of the CCA, the apparent fit for the downtown Athens area, any special or unique qualifications for the project, suitability for environmentally-sustainable and effective, compliant design, proposed quality control/quality assurance procedures, special or enhanced capabilities, firm's non-discrimination and equal employment opportunities policies and evidence of efforts or success in W/MBE-DBE inclusion, the firm's record and methodology of addressing public safety and environmental concerns, and the firm's current and projected workloads (available resources), proximity of office(s) and/or lead staff to project location and/or proven ability to gather resources in location of service.

**15% Factor}** Past performance evidence of the submitting firm, including level of quality of the services of the firm to previous customers, customer's statements of that quality, the firm's ability to meet established time requirements, the firm's response to project needs during design and construction, the firm's control of quality and budget.

**B. Criteria for Evaluation of Design Proposals and Interviews (Step II Evaluation Criteria)** *Step II Evaluation Criteria shall be communicated in the Finalist Notification (see Section III-D of RFQ)*

## **VII. SUBMITTAL INFORMATION**

### **A. SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION**

Questions about any aspect of the RFQ, or the project, shall be submitted prior to the appropriate deadlines indicated in the Schedule of Events, and shall be submitted in writing to:

**Richard Sawyer, via email: [richard@classiccenter.com](mailto:richard@classiccenter.com)**

The deadlines for submission of questions relating to the RFQ are the times and dates shown in the (Schedule of Events- Section IV). From the issue date of this solicitation until a successful respondent is selected and the selection is announced, the Restriction of Communication shall be in effect. For violation of this provision, the CCA shall reserve the right to reject the submittal of the offending respondent. At any time prior to the submission date, the CCA may issue an RFQ addendum to further clarify any part of this RFQ, amend this RFQ or issue instructions or further information. Each such addendum will be posted and/or distributed to all respondents. In addition, the CCA may adjust any timelines related to the project referenced herein or otherwise.

### **B. SUBMITTAL OF STATEMENTS OF QUALIFICATIONS**

One (1) original and (6) copies of the qualifications shall be prepared, for a total of seven (7) sets. One complete copy must be provided via USB device as a SINGLE .pdf file. Each submittal shall otherwise be identical and include a transmittal letter. Submittals must be printed on standard (8½" x 11") paper. The pages of the qualification submittals must be numbered. A table of contents with corresponding tabs must be included to identify each section as instructed in this RFQ. Responses are limited to 30 pages (preferably 15 double-sided pages) or less using a minimum of size 11 font. One (1) page of the SOQ shall be devoted to an Organization Chart. This page shall be single-sided and not exceed 11" x 17" in folded out size. Additional information should not be added on this page. Each SOQ shall be prepared simply and economically, providing straightforward, concise delineation of respondent's capabilities. Fancy bindings, colored displays, and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

NOTE: All pages shall be included in the page limit EXCEPT for the front cover, cover (transmittal letter), table of contents, tab dividers, organization chart, Exhibit I, and Exhibit II.

Submittals must be sealed in an opaque envelope or box, and reference CCA RFQ# ARENA1DP and the words "STATEMENT OF QUALIFICATIONS" must be clearly indicated on the outside of all of the envelopes or boxes. Statements of Qualifications must be physically received by the Project Procurement Director prior to the deadline indicated in the Schedule of Events (Section IV of RFQ) at the exact address below:

**Richard Sawyer  
The Classic Center Administration Office  
The Classic Center  
300 N. Thomas Street  
Athens, Georgia 30601**

***Submittals received after the time and date set for receipt are subject to rejection.***

All SOQ submittals, Design Services Proposals, and other submittals upon receipt become the property of the CCA. Labeling information provided in submittals “proprietary” or “confidential”, or any other designation of restricted use will not be binding upon the CCA nor its representatives and will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award. All expenses for preparing and submitting responses are the sole cost of the party submitting the response. Neither the CCA nor the ACC are obligated to any party to reimburse such expenses.

**C. SUBMITTAL CONDITIONS**

1. **HOLD HARMLESS AND INDEMNIFICATION** The Respondent agrees, insofar as it legally may, to indemnify and hold harmless the Classic Center Authority and the Unified Government of Athens/Clarke County, its officers, employees and agents from and against all loss, costs, expenses, including attorneys' fees, claims, suits and judgments, whatsoever in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by Offeror, its officers, employees, and agents under any of the terms of this contract.
2. Respondents understand and agree that the CCA is not required to select the (ultimately) lowest fee proposal and has the right to reject any and all submittals or to cancel the RFQ process at any time without any liability to the CCA or any other person, and the parties are under no obligation to make an award relating to this RFQ to any person or entity. In addition, the CCA reserves the right to evaluate only those Proposals determined to be fully responsive to the RFQ. All such decisions (including the selection of the Lead Architect and the A/E Team) are ultimately to be made in the sole discretion of the CCA, for any reason or for no reason whatsoever, and the CCA is under no obligation to assign any reason for the rejection, non-review or non-acceptance of any SOQ. Under no circumstances shall this RFQ be construed as a contractual offer.
3. Respondents understand and agree that the CCA may, in its sole discretion, request SOQs from, and subsequently enter into an agreement with, any entity selected in this process, including any entity that has previously advised or acted on behalf of the CCA in any capacity. Furthermore, Respondents shall not hold the CCA, their respective affiliates and/or any of their respective employees, representatives, agents, attorneys, advisors, or consultants liable for any reason whatsoever related to this RFQ and respondents hereby waive all such claims.
4. Respondents may make no modification, correction, or withdrawal of their submissions after the submission date. By submitting its submission, each respondent represents that: (i) it has read and understands this RFQ, (ii) its submission complies with the requirements of this RFQ, (iii) respondent has the necessary corporate CCA to submit its SOQ

5. All information supplied in this RFQ or by the parties or anyone acting on behalf of the parties to each respondent is provided solely as a convenience to facilitate the selection process. The CCA does not guarantee the accuracy or completeness of any such information supplied. In addition, respondent shall not rely on any express or implied statements, warranties or representations made by the CCA or anyone acting on its behalf. Respondent agrees that the CCA and its affiliates and their employees, representatives, agents, advisors, or consultants cannot be held liable for any such statements, warranties or representations or inaccuracies or incompleteness in any information provided.

6. Drug Free Workplace

The CCA requires that the labor force of the consultant and its team be drug-free. The consultant hereby acknowledges this requirement and asserts that the organization of the consultant adheres to such policy and practice. The consultant acknowledges that it may be required to produce certificates affirming its compliance of these requirements of drug-free workplace for duration of agreement term, at execution, or at any time during the term of the agreement. The consultant may be suspended or terminated if it is determined that: 1. The consultant has made false certification hereinabove; or 2. The consultant has violated such certification by failure to carry out the requirements of Official Code of Georgia Section 50-24-3.

7. Non-Discrimination

The CCA or ACC may require, prior to, or incidental to, the award of a contract, confirmation by the respondent stating that the respondent has not discriminated and will not discriminate on the basis of race, creed, color, sex, religion or national origin in any of its employment practices with respect to the work force of the business, or procurement services in connection with this project. The successful respondent may be required to execute certificates, affirming these requirements of non-discrimination. More information is provided herein.



**Exhibit I**  
**CERTIFICATION FORM**

I, \_\_\_\_\_, being duly sworn, state that I am \_\_\_\_\_ (title) of \_\_\_\_\_ (firm) and hereby duly certify that I have read and understand the information presented in the attached proposal and any enclosure and exhibits thereto.

I further certify that to the best of my knowledge the information given in response to the Request for Qualifications is full, complete, and truthful. I further certify that the submitting firm and any principal employee of the submitting firm has not, in the immediately preceding five (5) years, been convicted of any crime of moral turpitude or any felony offense, nor has had their professional license suspended, revoked or been subjected to disciplinary proceedings.

I further certify that the submitting firm has not, in the immediately preceding five (5) years, been suspended or debarred from contracting with any federal, state or local government agency, and further, that the submitting firm is not now under consideration for suspension or debarment from any such agency. I further certify that the submitting firm has not in the immediately preceding five (5) years been defaulted in any federal, state or local government agency contract and further, that the submitting firm is not now under any notice of intent to default on any such contract.

I acknowledge, agree and authorize, and certify that the proposer acknowledges, agrees and authorizes, that the CCA may, by means that either deems appropriate, determine the accuracy and truth of the information provided by the proposer and that the CCA may contact any individual or entity named in the Statement of Qualifications for the purpose of verifying the information supplied therein.

I acknowledge and agree that all of the information contained in the Statement of Qualifications is submitted for the express purpose of inducing the CCA to award a contract. I certify we have not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this contract and that we have not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for us, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this contract.

I certify that any proposal we submit for this project shall be made without prior understanding, agreement, or connection with any corporation, firm, or person submitting or who will be submitting a separate proposal on the same project or for the same services, materials, labor, supplies, or equipment and is in all respects fair and without collusion or fraud. We understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. We agree to abide by all conditions of this solicitation. We certify that no person associated with our firm is a member of the CCA Board of Governor's or officer or employee of the CCA or holds any statewide elective or appointed office. We further certify that no person who holds any state-wide elective or appointed office or who is a member of the Board of Governors or officer or employee of the CCA has been paid or promised by the firm any compensation in connection with this procurement by the CCA.

A material false statement or omission made in conjunction with this proposal is sufficient cause for suspension or debarment from further contracts, or denial of rescission of any contract entered into based upon this proposal thereby precluding the firm from doing business with, or performing work for, the CCA. In addition, such false statement or omission may subject the person and entity making the proposal to criminal prosecution under the laws of the State of Georgia of the United States, including but not limited to O.C.G.A. §16-10-20, 18 U.S.C. §§1001 or 1341.

Sworn and subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY SEAL

**EXHIBIT II**

**GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT**

Solicitation No. : CCA **RFQ# ARENA1DP**

Respondent's Firm Name: \_\_\_\_\_

**STATE OF GEORGIA  
CONSULTANT AFFIDAVIT**

By executing this affidavit, the undersigned Consultant verifies its compliance with O.C.G.A. §13-10-91, stating affirmatively that the individual, firm, or corporation which is interested in contracting with the CCA has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify\*, in accordance with the applicable provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned Consultant further agrees that it will continue to use the federal work authorization program throughout the prospective contract period and, should it employ or contract with any subconsultant(s) in connection with the physical performance of services pursuant to this prospective contract with the CCA, Consultant will secure from such subconsultant(s) similar verification of compliance with O.C.G.A. § 13-10-91 on the Subconsultant Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Consultant further agrees to maintain records of such compliance and provide a copy of each such verification to the CCA at the time the subconsultant(s) is retained to perform such service.

\_\_\_\_\_  
EEV / E-Verify™ User Identification Number

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
BY: Authorized Officer or Agent  
(Contractor Name)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title of Authorized Officer or Agent of Consultant

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

**SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE**

\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Notary Public

**[NOTARY SEAL]**

My Commission Expires: \_\_\_\_\_

\*or any subsequent replacement operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603. SEE BELOW FOR MORE INFORMATION:

**What Your Business Needs to Know about Georgia's E-Verify Requirements  
(Effective July 1, 2013):  
E-Verify Contractor Requirements:**

Georgia law, O.C.G.A. § 13-10-91, requires all businesses that contract with a public employer for labor or services by bid or by contract in which the labor or services exceed \$2499.99 to sign an affidavit attesting that they are registered for and use E-Verify unless 1) the contractor has no employees (in which case they must present an approved state issued identification card/drivers' license from an approved state as provided on the Attorney General's website ) or, 2) the contract is with an individual licensed under Title 26, Title 43, or the State Bar of Georgia who is in good standing and that individual is performing that service. Anyone your business subcontracts with for labor and services, as well as the subcontractors of your subcontractors, in furtherance of that contract is also subject to this requirement. E-Verify Contractor, Subcontractor, and Sub-Subcontractor affidavits can be found here.

E-Verify Private Employer Requirements Georgia law, O.C.G.A. § 36-60-6, requires all businesses, with more than 10 employees that are seeking an occupation tax certificate/business license or other document required to operate a business with a county or city to sign an affidavit attesting that they are registered for and use E-Verify. Businesses with 10 or fewer employees are required to sign an affidavit attesting that they are exempt from this requirement. Once a business has provided this affidavit to the county, all subsequent renewals can be provided with the submission of the E-Verify number, as long as it is the same number as provided on the affidavit, or assertion that your business is exempt. The county will provide the format in which renewal information is collected. E-Verify Private Employer and Exemption Affidavits can be found here.

**What Is E-Verify?**

E-Verify is a federal Web-based system that electronically verifies the employment eligibility of newly hired employees. It works by allowing participating employers to electronically compare employee information taken from the I-9 Form (the paper-based employee eligibility verification form used for all new hires) against records in the Social Security Administration's database and the records in the Department of Homeland Security immigration databases.

**Where Do I Find My E-Verify Number?**

The Human Resources Department for your business should have that information, if you have registered. The E-Verify number, which consists of four to six numerical characters, is located directly below the E-Verify logo on the first page of the memorandum of understanding (MOU) entered into between your business and the Department of Homeland Security (DHS) to use E-Verify.

**What if I cannot locate or do not have access to my MOU?**

If the HR director/program administrator for E-Verify from your business has taken the E-Verify tutorial, you may obtain your company ID number by: 1) Logging in to E-Verify with your assigned user ID and password; 2) From 'My Company,' select 'Edit Company Profile;' 3) The Company Information page will display the company ID number. If your HR director/program administrator has not completed the tutorial, you must contact E-Verify Customer Support at 888-464-4218 or at E-Verify@dhs.gov for assistance.

Is the Federal Tax Identification Number/Employer Identification Number (EIN) the same as the E-Verify Number? No. While you will be required to provide the Federal Tax Identification Number/EIN for your business to DHS in order to register for E-Verify, a separate number, which consists of four to six numerical characters, will be provided as the E-Verify number for your business by DHS, which will be located on the MOU.

**How Do I Register for E-Verify?** To register for E-Verify, please visit the DHS website. If you need assistance in completing the registration process or need additional information relating to E-Verify, call their customer service number at 1-888-464-4218, email them at E-Verify@dhs.gov or visit their website at <http://www.dhs.gov/e-verify>.

## ATTACHMENT A

### PRELIMINARY PROGRAM INFORMATION

### PRELIMINARY ARENA SPACE ALLOCATION

(Appx. 191,199 TOTAL INTERIOR NET SF)

ROOM NO.	ROOM DESCRIPTION	PROPOSED AREA (Net Sq. Ft.)	
<b>00 - OFFICE LEVEL</b>		<b>6,214</b>	<b>TOTAL NET SF</b>
	COACHES LOCKER ROOM	340	
<b>TOTAL</b>		<b>340</b>	
	HOCKEY OFFICES	1,100	
	BASKETBALL OFFICES	1,100	
	ARENA MANAGEMENT OFFICES	1,500	
<b>TOTAL</b>		<b>3,700</b>	
	ELEVATOR	84	
	STAIR	300	
<b>TOTAL</b>		<b>384</b>	
	HALL	900	
	OFFICE LOBBY	730	
<b>TOTAL</b>		<b>1,630</b>	
<b>TICKETING</b>			
	TICKETING	160	
<b>TOTAL</b>		<b>160</b>	
<b>01 - EVENT LEVEL</b>		<b>76,320</b>	<b>TOTAL NET SF</b>
	MENS RR	420	
	WOMENS RR	380	
	CONCESSION/PREP	410	
		<b>1,210</b>	
	STORAGE	5,036	
	ELECTRICAL	200	
	IT	80	
	EVENT STAFF LOCKER	780	
	ELECTRICAL	115	
	IT	115	
	COMMISSARY	2,600	
	JET ICE	100	
	ZAMBONI	340	
	TRASH HOLDING	350	
	ELECTRICAL	70	
	IT	80	
	RR	60	
	RR	60	
	FIRE COMMAND	220	
	STAGING	5,220	
	STORAGE	5,080	

	ELEC, IT, WATER	1,200	
	BOILER	960	
	HVAC CHILLER	960	
	ICE CHILLER	1,000	
	ELEC	70	
	IT	70	
<b>TOTAL</b>		<b>24,766</b>	

	BASKETBALL SHOWER/RR	450	
	HOME TEAM BB LOCKER ROOM	1,415	
	HOME TEAM HOCKEY LOCKER ROOM	1,430	

ROOM NO.	ROOM DESCRIPTION	PROPOSED AREA (Net Sq. Ft.)	COMMENTS
	HOCKEY SHOWER/RR	460	
	LOCKER ROOM 1	565	
	SHOWER	240	
	LOCKER ROOM 2	565	
	SHOWER	240	
	LOCKER ROOM 3	565	
	SHOWER	240	
	LOCKER ROOM 4	565	
	SHOWER	240	
	WOMENS RR	160	
	MENS RR	150	
	GREEN ROOM	430	
	STAR A	345	
	STAR B	430	
<b>TOTAL</b>		<b>8,490</b>	

#### EVENT FLAT FLOOR AREA

	EVENT FLOOR	30,400	
<b>TOTAL</b>		<b>30,400</b>	

#### EVENT LEVEL VERTICAL CIRCULATION

	ELEVATOR	84	
	STAIR	240	
	STAIR	250	
<b>TOTAL</b>		<b>574</b>	

#### EVENT LEVEL CIRCULATION

	VESTIBULE	260	
	CIRCULATION EVENT LEVEL	10,400	
	VESTIBULE	220	
<b>TOTAL</b>		<b>10,880</b>	

<b>02 - CONCOURSE LEVEL</b>	<b>79,169</b>	<b>TOTAL NET SF</b>
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#### CONCOURSE EVENT SUPPORT AREAS

	CONCESSION	190	
	PREP	180	
	CONCESSION	190	
	PREP	120	
	PREP	100	
	BAR	100	
	PREP	120	
	BAR	130	
	CLUB/BAR	740	
	CONCESSION	170	
	PREP	180	
	PREP	100	
	CONC	150	

	PREP	100	
	CONC	100	
	BAR	100	
	PREP	100	
	PREP	150	
	CONC	150	
	BAR	340	
<b>TOTAL</b>		<b>3,510</b>	
<b>CONCOURSE RESTROOM</b>			
	WOMENS RR	360	
	MENS RR	190	
	WOMENS RR	450	
	MENS RR	405	
	MENS RR	310	
	WOMENS RR	380	

ROOM NO.	ROOM DESCRIPTION	PROPOSED AREA (Net Sq. Ft.)	COMMENTS
	MENS RR	320	
	WOMENS RR	360	
	WOMENS RR	270	
	WOMENS RR	300	
	MENS RR	180	
	MENS RR	180	
	WOMENS RR	230	
<b>TOTAL</b>		<b>3,935</b>	

#### CONCOURSE SUPPORT AREAS

	IT	64	
	ELECTRICAL	56	
	TICKETING/SUPPORT	180	
	TICKETING/SUPPORT	470	
	IT	32	
	ELECTRICAL	60	
<b>TOTAL</b>		<b>862</b>	

#### CONCOURSE VERTICAL CIRCULATION

	FREIGHT ELEV	130	
	STAIR	300	
	ELEV	84	
	STAIR	242	
	ELEV	64	
	STAIR	215	
	ESCALATOR	150	
<b>TOTAL</b>		<b>1,185</b>	

#### CONCOURSE LEVEL CIRCULATION

	CATWALK	2,000	
	VEST	277	
	CONCOURSE CIRC	21,700	
<b>TOTAL</b>		<b>23,977</b>	

#### CONCOURSE LEVEL FIXED SEATING

	CONCOURSE LEVEL FIXED SEATING	23,200	
<b>TOTAL</b>		<b>23,200</b>	

<b>03 - SUITE LEVEL</b>	<b>29,496</b>	<b>TOTAL NET SF</b>
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#### SUITE EVENT SUPPORT AREAS

	BAR	650	
	BAR	150	
	PREP	75	
	PREP	75	
	ACTION STATION	190	
	CLUB	2,150	
<b>TOTAL</b>		<b>3,290</b>	

#### SUITE RESTROOM

	WOMENS RR	300	
	MENS RR	130	
	WOMENS RR	300	

	MENS RR	130	
<b>TOTAL</b>		<b>860</b>	
<b>SUITES</b>			
	PARTY SUITE	530	
	PARTY SUITE	530	
	SUITE 1	200	
	SUITE 2	220	
	SUITE 3	215	
	SUITE 4	220	

ROOM NO.	ROOM DESCRIPTION	PROPOSED AREA (Net Sq. Ft.)	COMMENTS
	SUITE 5	250	
	SUITE 6	260	
	SUITE 7	215	
	SUITE 8	220	
	SUITE 9	215	
	SUITE 10	300	
	SUITE 11	330	
	SUITE 12	270	
	SUITE 13	200	
	SUITE 14	400	
	SUITE 15	240	
	SUITE 16	300	
	SUITE 17	340	
<b>TOTAL</b>		<b>5,455</b>	

#### SUITE VERTICAL CIRCULATION

	FREIGHT ELEV	130	
	STAIR	300	
	STAIR	215	
	ESCALATOR	150	
	ELEV	70	
	ELEV	84	
	STAIR	242	
<b>TOTAL</b>		<b>1,191</b>	

#### SUITE LEVEL CIRCULATION

	SUITE LEVEL CIRCULATION	15,000	
<b>TOTAL</b>		<b>15,000</b>	

#### SUITE LEVEL FIXED SEATING

	SUITE LEVEL FIXED SEATING	3,700	
<b>TOTAL</b>		<b>3,700</b>	

#### INTERIOR BUILDING GROSS SF

	OFFICE LEVEL GROSS SF	6,500	INTERIOR AREAS ONLY
	EVENT LEVEL GROSS SF	95,800	INTERIOR AREAS ONLY
	CONCOURSE LEVEL GROSS SF	58,760	INTERIOR AREAS ONLY
	SUITE LEVEL GROSS SF	32,000	INTERIOR AREAS ONLY
		<b>193,060</b>	

#### EXTERIOR GROSS SF

	COOLING TOWER ICE CHILLER	1,130	
	EXTERIOR STAGING/RAMP	25,480	
		<b>26,610</b>	

#### EXTERIOR PLAZA

	SW ELEVATED WALKWAY	8,600	
	NW EXTERIOR PLAZA AT GRADE	5,900	
	NW ELEVATED WALKWAY	8,000	
<b>TOTAL</b>		<b>22,500</b>	

#### SEATING HOCKEY

	TELESCOPIC	1,463	
	FIXED	3,798	
	CATWALK	114	
	SUITE	620	
<b>TOTAL</b>		<b>5,995</b>	

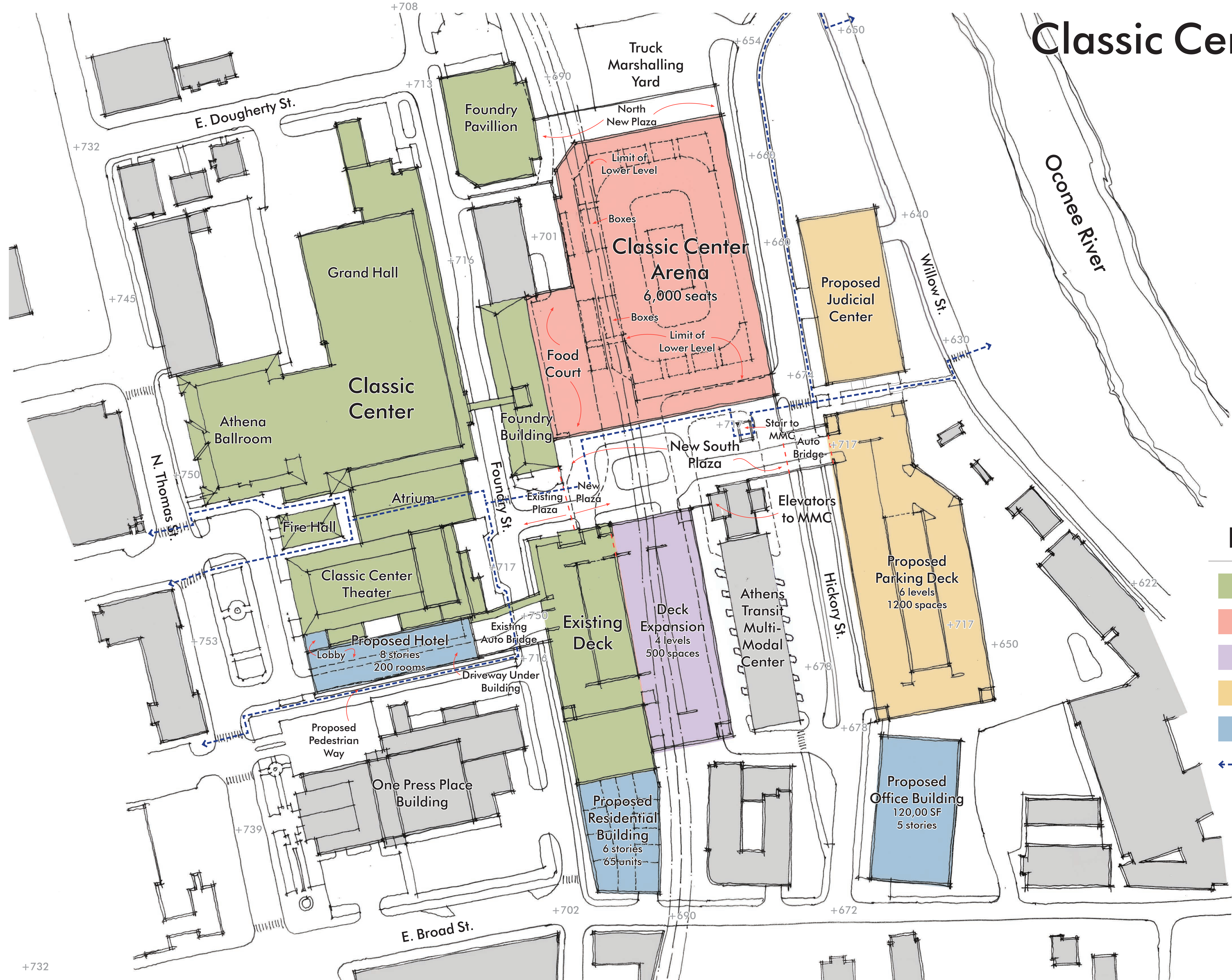
	MAX SEATING	7,995	HOCKEY SEATING TOTAL + 2000 FLOOR SEATS
	CONCERT	7,495	HOCKEY SEATING TOTAL + 1500 FLOOR SEATS

**ATTACHMENT B**  
**SITE AND CAMPUS INFORMATION**



# Classic Center Expansion Master Plan

Scale: 1/64" = 1'



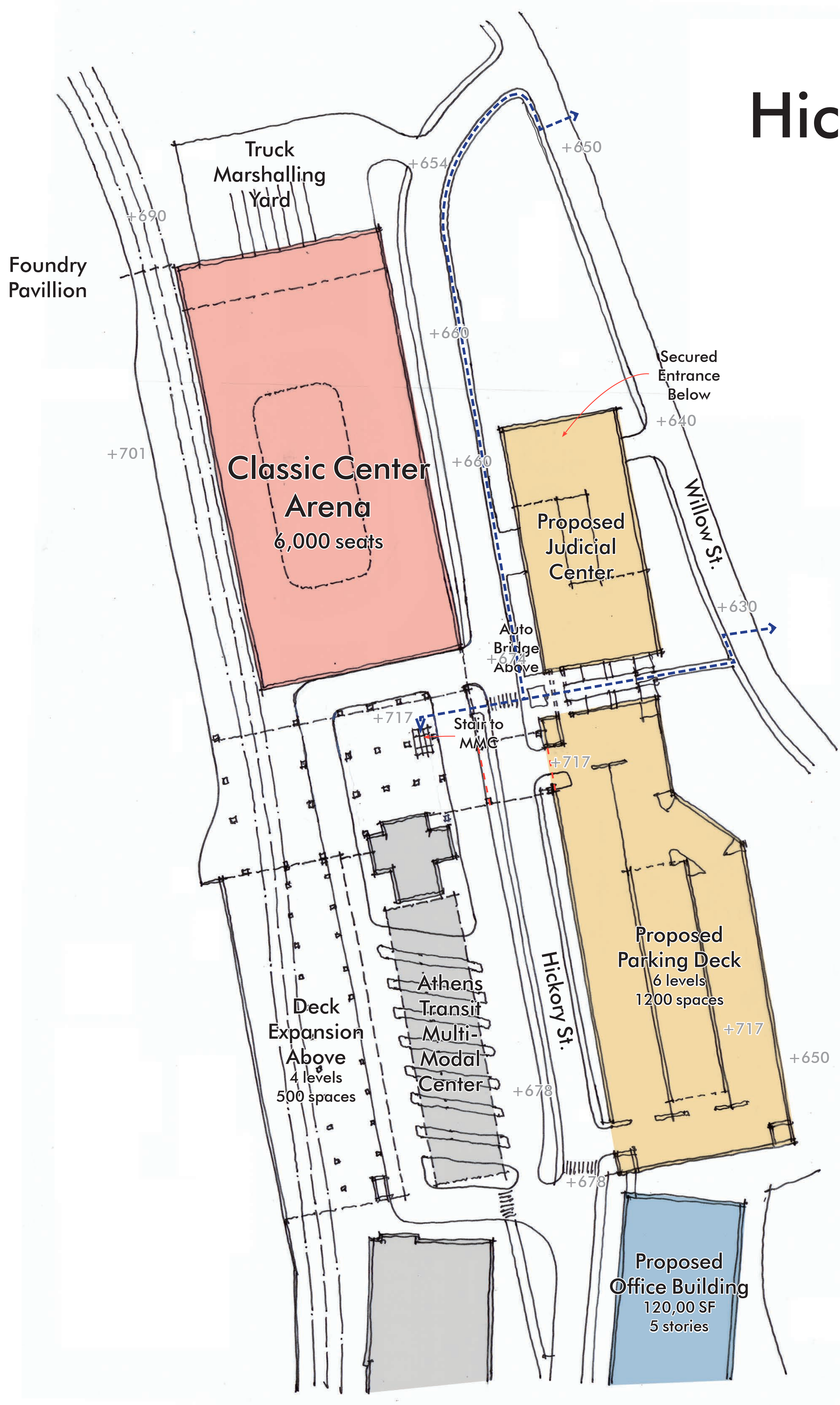
## Key

- Existing
- Classic Center Arena Expansion
- Classic Center Deck Expansion
- Athens-Clark County
- Proposed Commercial
- New Pedestrian River Access



# Classic Center Expansion Hickory St. Level Master Plan

Scale: 1/64" = 1'

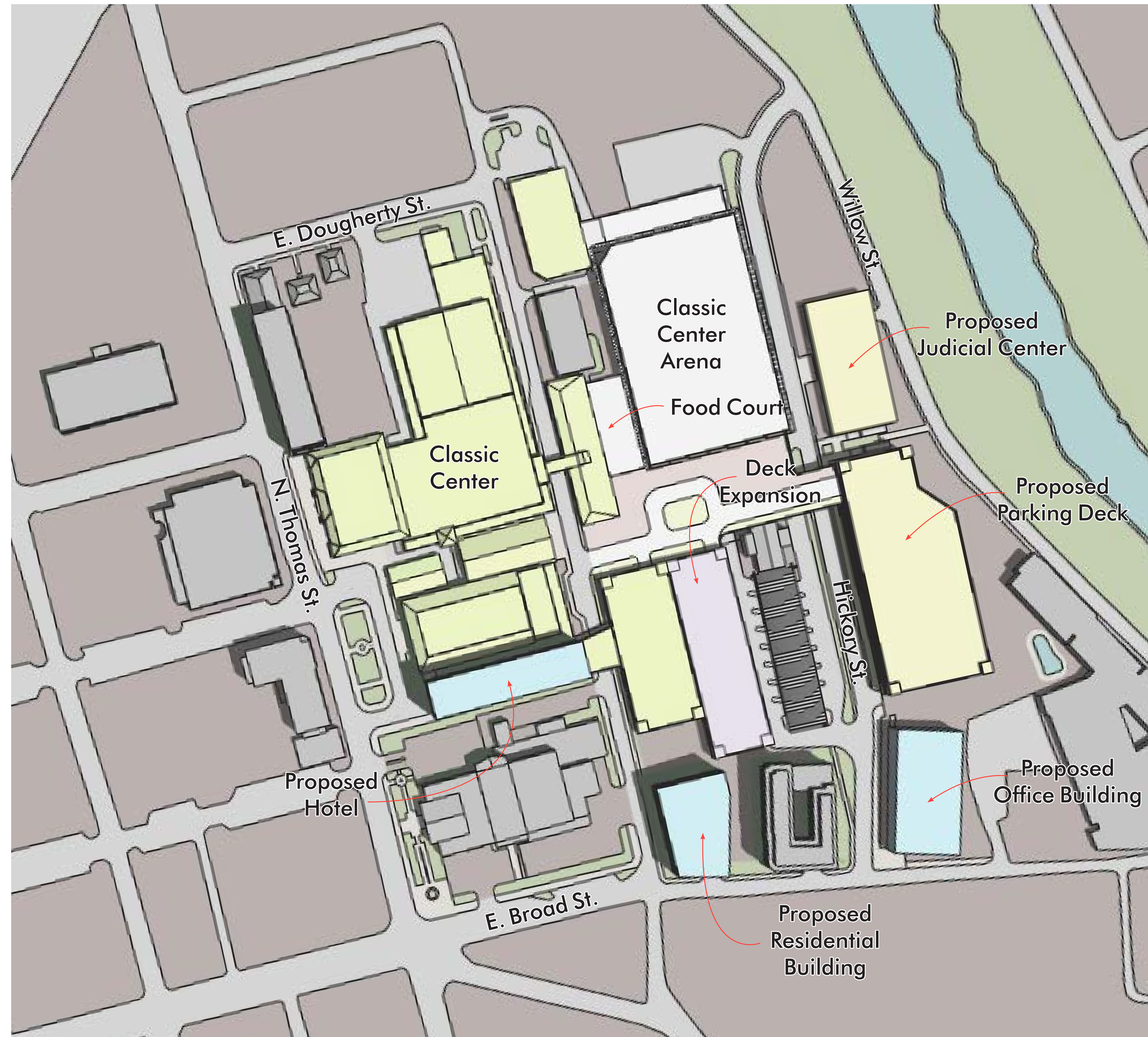


## Key

- Existing
- Classic Center Arena Expansion
- Classic Center Deck Expansion
- Athens-Clark County
- Proposed Commercial
- ←--→ New Pedestrian River Access

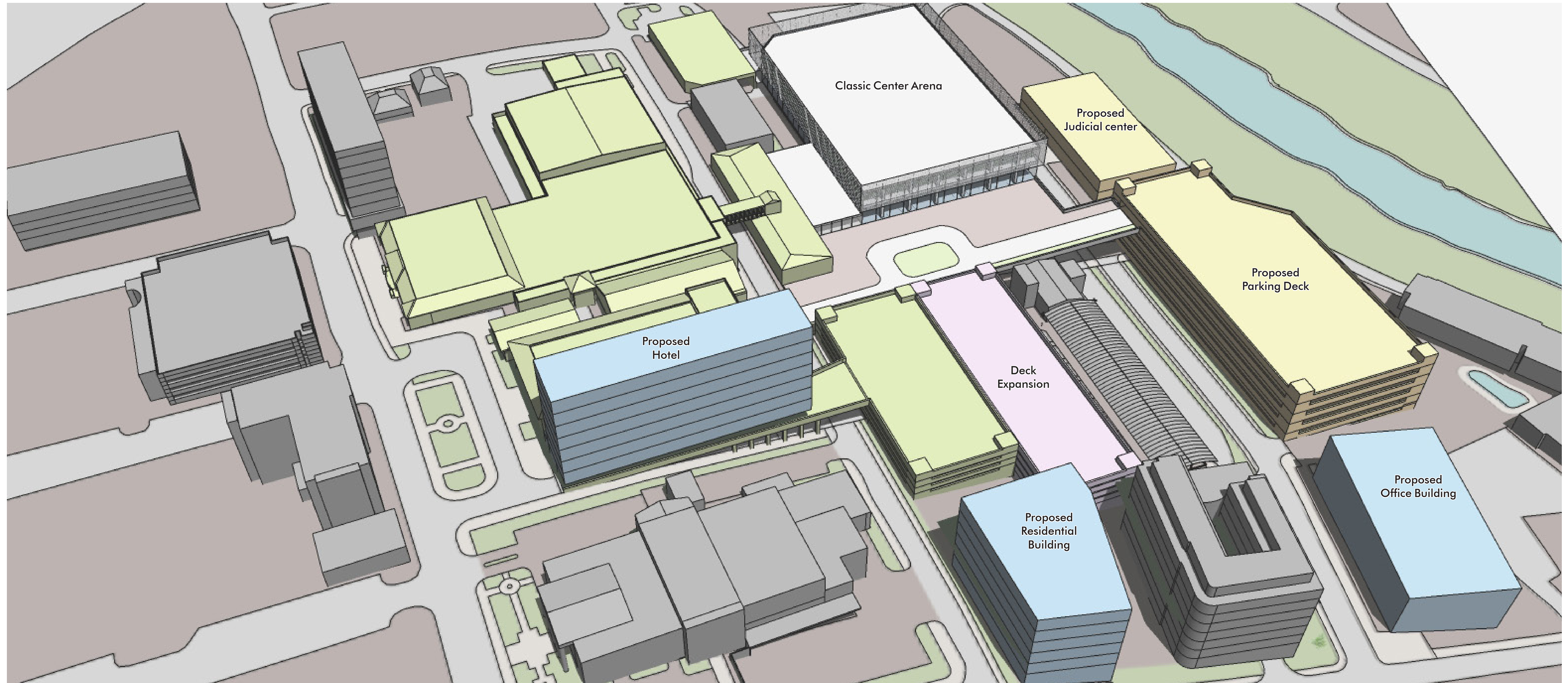


# Classic Center Expansion Plan View



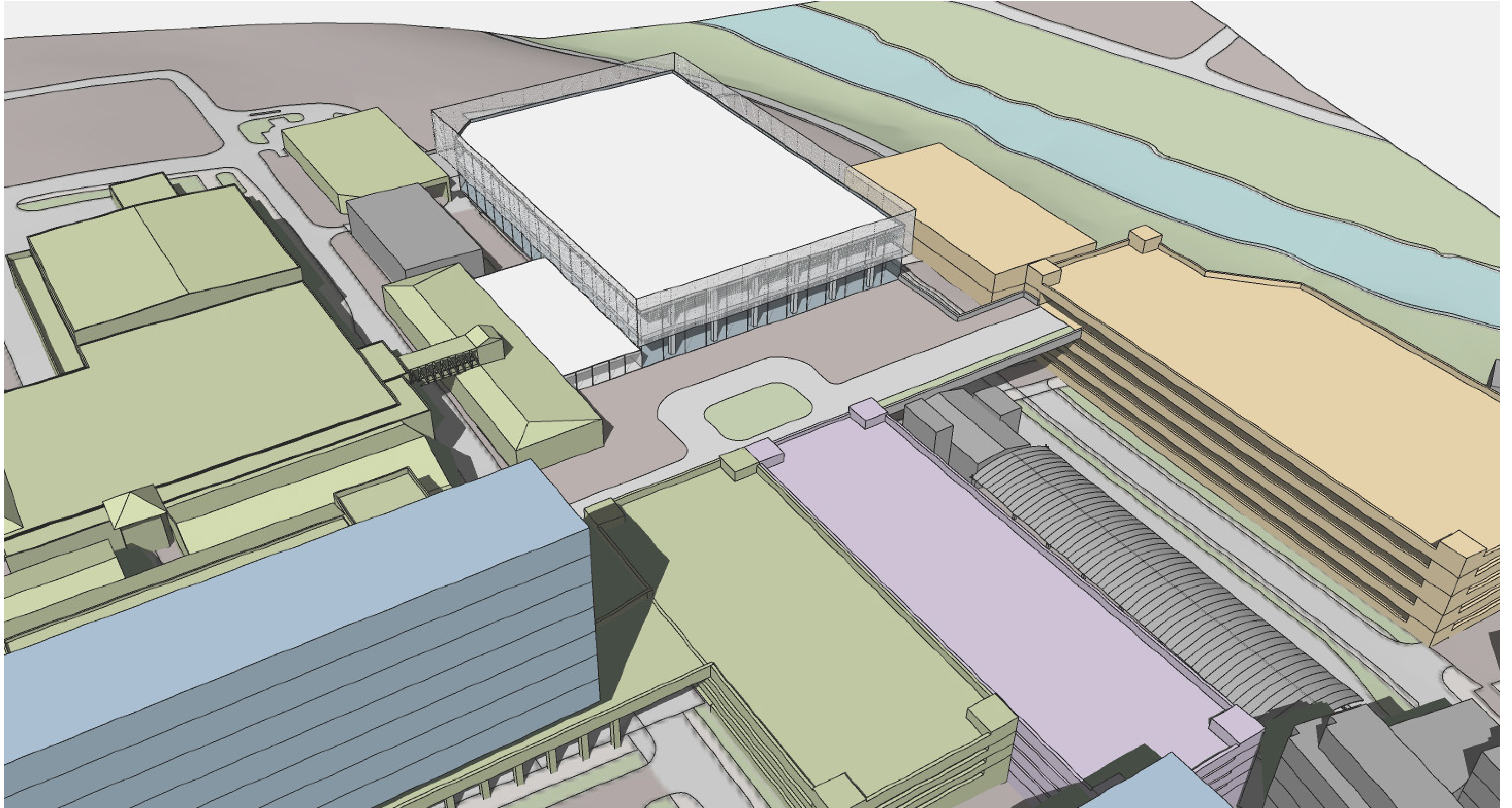


# Classic Center Expansion Aerial View



# Classic Center Expansion

## Aerial View of Arena





# Classic Center Expansion

## Arena from South Plaza

