

**PORT AUTHORITY OF ALLEN COUNTY BOARD OF DIRECTORS
REQUEST FOR QUALIFICATIONS FOR
CONSTRUCTION MANAGER AT RISK SERVICES
Dated December 3, 2025**

Project Owner: Port Authority of Allen County Board of Directors

Project Name: Memorial Hall Project

Project Location: 130 W Elm Street, Lima, Ohio 45801

Delivery Method: Construction Manager at Risk, in accordance with the Ohio Revised Code

Deadline to Submit Qualifications: 2:00 p.m. local time, **December 19, 2025**

Introduction:

The Port Authority of Allen County Board of Directors (the Owner) intends to contract for Construction Manager at Risk (CMR) services in connection with its Memorial Hall Project (the Project).

This Project is being funded through a grant awarded from the One-Time Strategic Community Investments Fund administered by the Ohio Office of Budget and Management (the Grant). The Grant has been awarded to the Allen County Board of Commissioners and is expected to be assigned to the Owner pursuant to an Assignment and Assumption Agreement between the Owner and the County. Award of the CMR Agreement is contingent upon execution of that Assignment and Assumption Agreement. For purposes of the CMR's services, the County will be an intended third-party beneficiary of the Project, and the Owner will administer the Project on the County's behalf. The Project will be constructed on property owned by the County, which such property is intended to be conveyed to the Owner at some point in the future. Under the terms of the Assignment and Assumption Agreement, once executed, the Owner will be the end user (i.e., developer) of the Project.

As required by Ohio Revised Code Section 9.33, et seq., the Owner requests statements of qualifications from experienced firms to provide CMR services to the Owner in connection with the Work for the Project. This Request for Qualifications (RFQ) includes criteria against which qualifications submitted will be reviewed and evaluated to develop the short-list of firms from which proposals will be requested in the second phase of the selection process. The short-listed firms will be asked to provide both pricing and technical proposals, which will be reviewed and evaluated to determine the firm that will provide the best value to the Owner for the Project.

Submittals:

Interested firms (Respondents) must submit **1 hard copy and 1 electronic copy in PDF format** on a flash drive of the requested statement of qualifications (SOQ), enclosed in a sealed envelope. The envelope shall be plainly marked on the outside **“PORT AUTHORITY OF ALLEN COUNTY – MEMORIAL HALL PROJECT CMR QUALIFICATIONS.”**

SOQs must be delivered to the following address, before the submittal deadline:

Port Authority of Allen County Board of Directors
ATTN: Cynthia Leis, President/CEO
144 S. Main Street, Suite 200
Lima, Ohio 45801

Hand deliveries must be made during the Owner's operating hours. Respondents are responsible for confirming current operating hours.

In addition to the above, please submit an electronic copy of the SOQ to the following ShareFile link:

<https://bricker.sharefile.com/r-r6ada3ca7d6e042faa35dd9ea1848a030>

(To access simply enter the ShareFile link above into your web browser, enter your email address and name and then “drag and drop” your electronic file into the folder or use the browse function to locate the file.)

The Owner reserves the right to waive any defect or technicality in any SOQ received or to eliminate any CMR that submits an incomplete or inadequate SOQ or that is not responsive to the requirements of this RFQ.

SOQs will be received until the deadline set forth above.

Submittals received after this time may be considered solely in Owner’s discretion.

Communication Protocol:

All questions concerning this RFQ shall be directed in writing via email to Cynthia Leis, President/CEO, at leisc@aedg.org, with a copy to Dave Stratton, at strattond@greaterlimaregion.com, by **5:00 p.m., 7 calendar days prior to the submittal deadline**. Questions will be reviewed and the Owner will determine whether any addenda should be issued as a result of any pertinent or substantive inquiries. Addenda will be issued to all firms that have requested the RFQ for the Project. Firms shall not rely on any oral instructions or answers. Respondents should not seek to discuss any information directly relating to this procurement with any Owner personnel or anyone affiliated with the Project, except during scheduled site visits, or as otherwise provided for in the RFQ. Violation of this provision may result in disqualification from eligibility for selection.

Project Overview, Schedule, and Owner Budget:

- A.** This Project is anticipated to include the renovation of Memorial Hall into a hotel. The Project will include the demolition of the existing auditorium to create space for hotel rooms while preserving the historical integrity of the remaining structure. It is anticipated that the preserved portion of the building will feature an exhibit honoring veterans. Additionally, the Project is currently anticipated to include renovation of the existing interior lobby space including surrounding balcony, monumental stairs and adjacent rooms on the main and second floors, and renovations on the ground level.
- B.** Given the building’s historic nature, the CMR must have proven experience in historic preservation projects and familiarity with working with the State Historic Preservation Office. The Owner anticipates partnering with a recognized hotel brand or management group, making hospitality construction management highly valuable.
- C.** Reference documents are attached as **Exhibit A**. Such documents are for reference only. The Owner neither makes any representation nor warranty with respect to, nor assumes any responsibility for the completeness or the accuracy of, such documents. Respondents must not rely upon the completeness of such documents for their purposes.
- D.** The Owner’s estimated total budget for the Project (including all construction costs, design fees, and construction manager at risk fees) is **\$25,000,000**.

- E. The Owner anticipates commencement of pre-construction services immediately. The Owner anticipates that the selected CMR and Design Professional will assist in developing the Project Schedule
- F. An initial feasibility study has been completed by Freytag & Associates, Inc. and Tuttle Construction.
- G. Design Professional services are being procured separately, per the Ohio Revised Code.

Scope of Services:

CMR services for the Project will include, but not be limited to, design review and pre-construction services, participation in developing the budget and updated construction cost estimates, participation in preparing the construction schedule (including identification of significant milestones for completion of the Work), prequalification of subcontractors to perform the required Work, construction, and close-out phases of the Project. CMR services will be defined in an agreement with the Owner; the form of agreement, including general conditions of the contract for construction, will be provided to the short-listed firms during the RFP phase. The scope of the selected firm's services will likely include, but may not be limited to, the following:

A. Pre-Construction Services

1. Participate in regularly-scheduled design progress meetings with the Design Professional, the various consultants, and the Owner. The CMR shall provide on-going input with respect to constructability, construction costs, material selection/evaluations, construction duration and phasing, sequence of construction, and other scheduling services, along with construction means and methods.
2. Coordinate/participate in meetings with the Owner and Design Professional, utility companies, and regulatory agencies to expedite the design/permit process.
3. Identify and detail construction phasing and scheduling that will minimize interruptions to Owner operations, if applicable.
4. Identify long-lead procurement items and develop strategies to minimize effects of same.
5. Develop comments, suggestions and cost estimates throughout the phases of design.
6. Develop constructability and value engineering suggestions at all design phases – considering different design/material/life cycle elements.
7. Assist with permit acquisition/approval.
8. Develop prequalification criteria for subcontractors and prequalify subcontractors for the Work, in accordance with Ohio law.
9. Develop potential subcontractor bidders' lists.

10. Develop a detailed, open book cost model and updates based on interim submittals for the Guaranteed Maximum Price (GMP) proposal based on the nearly complete Construction Documents.

B. Construction Services

1. Coordinate with the Owner, the Design Professional, and other stakeholders as necessary.
2. Bond and insure the construction per Ohio law and the Contract Documents.
3. Procure materials.
4. Schedule and manage construction operations.
5. Bid, award (with Owner input, per Ohio law), and manage all construction-related subcontracts.
6. Provide quality control and construction supervision.
7. Provide progress scheduling, monitor/enforce compliance with Schedule.
8. Conduct regular progress meetings.
9. Address all construction related permitting requirements.
10. Maintain safe work site.
11. Perform project closeout including documentation (final wage reports, lien releases, O&M manuals, as-builts, etc.)
12. Provide prevailing wage reporting/accounting.

C. Post-Construction Services

1. Fulfill warranty obligations.
2. Perform other post-construction services.

Procurement Process:

As defined in the Ohio Revised Code and Ohio Administrative Code, the selection process will be conducted in two phases.

1. RFQ. The first phase includes review and evaluation of qualifications submitted by firms interested in providing the required CMR services by the Owner's Evaluation Committee, in accordance with Ohio law. The Evaluation Committee will review and evaluate the qualifications received. A minimum of three short-listed firms that are determined to be qualified to provide the required CMR services will be identified, unless it is determined that there are less than three qualified firms.
2. RFP. Technical and pricing proposals will be requested from the short-listed firms, using a request for proposals. The technical and pricing proposals received will be reviewed and evaluated and, considering both qualifications and

technical/pricing information, the firm determined to provide the best value for the Project will be selected.

Pre-Submittal Site Visit:

During the RFQ phase, Respondents may visit the site, after submitting a written request that is approved in advance. Such written request must be made by email to Cynthia Leis, President/CEO, at leisc@aedg.org. Visits will only be allowed from the general public’s perspective. The Owner reserves the right to have a representative present.

Anticipated Procurement Schedule:

RFQ PHASE	DATE
Short-List of Qualified Firms Announced	December 22, 2025
RFP PHASE	DATE
Request for Pricing and Technical Proposals issued to Short-Listed Firms	December 22, 2025
Optional Pre-Proposal Submission Meeting(s)	TBD
Deadline for Submitting Pricing and Technical Proposals	January 9, 2026
Interviews	January 14, 2026
Selection of “Best Value” Proposal	January 16, 2026

All dates subject to change in Owner’s sole discretion.

Rights of the Owner:

This RFQ constitutes only an invitation to present qualifications. The rights reserved by the Owner, which shall be exercised in its sole and absolute discretion, include without limitation the right to:

1. Require additional information from one or more Respondents to supplement or clarify the SOQs submitted including, but not limited to, conducting interviews with Respondents if Owner, in Owner’s sole discretion, deems such interviews to be helpful.
2. Conduct investigations with respect to the qualifications and experience of each Respondent.
3. Visit and examine any of the facilities referenced in the SOQs and to observe and inspect the operations at such facilities.
4. Waive any defect or technicality in any SOQ received.
5. Determine which Respondents are qualified to be short-listed to receive the RFP and submit Proposals in response to the RFP.

6. Eliminate any Respondent that submits an incomplete or inadequate SOQ or is not responsive to the requirements of this RFQ.
7. Supplement, amend, or otherwise modify this RFQ, prior to the date of submission of the SOQs.
8. Issue one or more amendments to this RFQ extending the due date for the SOQs.
9. Receive questions concerning this RFQ from Respondents and to provide such questions, and the Owner's responses, to all Respondents.
10. Cancel this RFQ or the RFP in whole or in part with or without substitution of another RFQ or RFP if determined to be in the best interest of the Owner.
11. Take any action affecting the RFQ process, the RFP process, or the Project that would be in the best interest of the Owner.
12. Make public any and all documents associated with the Project, including documents submitted to the Owner by Respondents.

SOQ Format and Qualifications Criteria, & Evaluation Process:

The Owner's Evaluation Committee will review the qualifications received and notify firms if they are included on the short-list of qualified firms. Each Respondent's SOQ will be evaluated according to the following qualifications criteria. It is the responsibility of each Respondent to provide sufficient information demonstrating how the Respondent fulfills each particular criterion.

The format of the SOQ must be as outlined below. Narrative pages are to be 8-1/2 inches by 11 inches. All information provided shall be bound into a single volume. The SOQ must be separated into tabbed sections corresponding to the subparts in Section B below.

A clear and concise presentation of information is encouraged with a maximum page limit of 50 single-sided pages (or 25 double-sided pages), not including resumes of key staff, standard brochures, and financial information and supporting data. Audiovisual materials will not be accepted. Sales brochures are not desired unless directly related to the response and referenced in the text. Below is additional information about the submission requirements to this RFQ.

Only those persons or firms who have obtained an official copy of this RFQ from the Owner will receive any official addenda to this RFQ. Receipt of all addenda shall be acknowledged by Respondents in a transmittal letter with the SOQ.

A. Conformance Review

Respondent shall be considered responsive if the SOQ responds to the RFQ in all material respects and contains no irregularities or deviations from the RFQ. Each Respondent whose SOQ is rejected as nonresponsive will be notified of the finding that it was nonresponsive.

B. Qualifications Criteria

Provide the following information for consideration by the Owner as part of the evaluation of Respondent's qualifications. The SOQ must be separated into tabbed sections as follows:

1. **Competence and Services.** When providing the following information, if the firm is a national firm with a branch office in Ohio, provide information limited to the firm's Ohio office projects and experience.
 - a. Provide a summary of the firm's history and philosophy. What is the firm's approach to the CMR delivery method? What is it that makes the firm unique? How long has the firm been in business, and how long have key employees and principals been associated with the firm?
 - b. Identify the CMR team (the firm's proposed employees who would be assigned to perform services for the Project) including key consultants, if any.
 - c. Describe the proposed CMR team in more detail – i.e., credentials, technical training, experience with BIM, education, and experience of the CMR team, in-house, full-time employees and in-house professional disciplines. Provide bios for Project Executive/Project Manager, Project Administrator (Site Level), and Construction Technical Staff (Estimating, Budgeting, Scheduling) only. Include consultants to be used for the Project and the firm's experience with each on past projects. Limit bios to one page in length.
2. **Ability to Provide the Required Services.**
 - a. What is the capacity of the firm and members of the CMR team to provide the required services for the Project in terms of workload and availability? Include a list of current projects and the status of each and relevant information (i.e., budget, type of work, stage of completion, committed staff, and consultants).
 - b. Identify the firm's and CMR team members' representative project experience and CMR delivery method on similar projects, with an emphasis on public projects in the State of Ohio:
 - (1) List the firm's relevant projects within recent history with an emphasis on historic preservation projects and other projects of any type that are similar in size or budget, if any. Include a brief description of the project, including size of project (e.g., square footage) and project delivery model (e.g., general contractor, construction manager at risk, design-build, etc.). Describe experience with use of space, technology, and systems that support historic preservation functions.
 - (2) Identify projects on which a significant number of the individual team members have collaborated previously.
 - c. Proximity of the firm's primary office where the majority of the Project work will be managed/performed to the Project site – List distance in miles, straight-line method.

3. Past Performance.

- a. Demonstrate budget management success on projects with similar construction costs for which original estimates/pricing were prepared by the firm. Show comparison of original estimates versus actual final construction costs and variance in percentage only, up to 10 projects may be listed.
- b. Demonstrate schedule management success on projects with similar construction costs for which actual completion dates were significantly shortened versus original contracted completion date or original completion dates were held despite a challenging, unexpected schedule issue that occurred. List a brief summary for each of the circumstances, up to 5 projects may be listed.
- c. References for the firm with an emphasis on historic preservation experience providing:
 - (1) Project name, location, completion year
 - (2) Project owner, owner contact name, owner contact phone number/email
 - (3) Design Professional and Owner's Representative, if any
 - (4) Brief description of the project and its relevance to this RFQ – include construction budget, project size (e.g., square footage), and project delivery model (e.g., general contractor, construction manager at risk, design-build, etc.)
 - (5) Individual team members associated with project and their role on the project
 - (6) Construction budget, change order amounts, and actual construction cost
 - (7) Quality of Work performed
 - (8) Dispute Resolution (dealing with subcontractor and supplier issues)
 - (9) Management of subcontractors and suppliers
 - (10) The initial scheduled completion date and the actual date services were completed or the current anticipated completion date

4. Financial Responsibility. Demonstrate firm's bonding capacity as evidenced by a recently dated letter from the firm's surety agent listing current available bonding capacity, as well as total maximum bonding capacity. The letter should also state the surety agent's commitment to provide the required payment and performance bonds in accordance with OAC 153:1-4-02, if the firm is determined to be the firm that will provide the best value for the Project.

5. [Not Used.]

6. Other qualifications consistent with the scope and needs for the Project.

a. Firm's Average Revenue.

- (1) Firm's annual revenue associated with similar construction projects for the past 7 years.
 - (2) Firm's total annual revenue for each of the past 7 years.
- b. **Insurance Coverage & Claims History.**
- (1) Identify the Professional Liability coverage of the firm, including claims history for the last 10 years.
 - (2) Identify Commercial General Liability coverage of the firm, including claims history for the last 10 years.
 - (3) Provide specific information about any claims asserted by or against the firm within the last 10 years, including the resolution of the claim(s).
 - (4) Identify any claims asserted against the firm's performance or payment bond(s) on other projects within the last 10 years, including the resolution of the claim(s).
- c. **Value Added Experience.** Demonstrate the firm's/team's past success in providing past construction manager at risk projects with value added components through the firm's/team's creative or innovative value engineering, construction technique or other similar methods. For each example, provide a brief one paragraph summary. Include recommendations that enhanced the cost effectiveness and functionality of similar facilities.
- d. **Prior Performance with the Owner.** Has the firm or any of CMR team ever worked on Projects for the Owner in the past? Was the relationship successful?
- e. **Familiarity with Local Area.** Discuss any knowledge of the local area and working relationships with local subcontractors and suppliers.

Additional Instructions:

All SOQs and subsequent Proposals received in response to the procurement documents will become the property of the Owner and will not be returned. Note that all information submitted in response to this RFQ and to any subsequent RFP for CMR services is a public record, which will be made available for inspection as required by ORC 149.43 upon request at the conclusion of the selection process. Respondents recognize and agree that the Owner will not be responsible or liable in any way for any losses that the Respondent may suffer from the disclosure of information or materials to third parties.

Each CMR firm submitting qualifications or any other information as part of this selection process is responsible for all costs associated with preparing the submission and participating in the selection process.

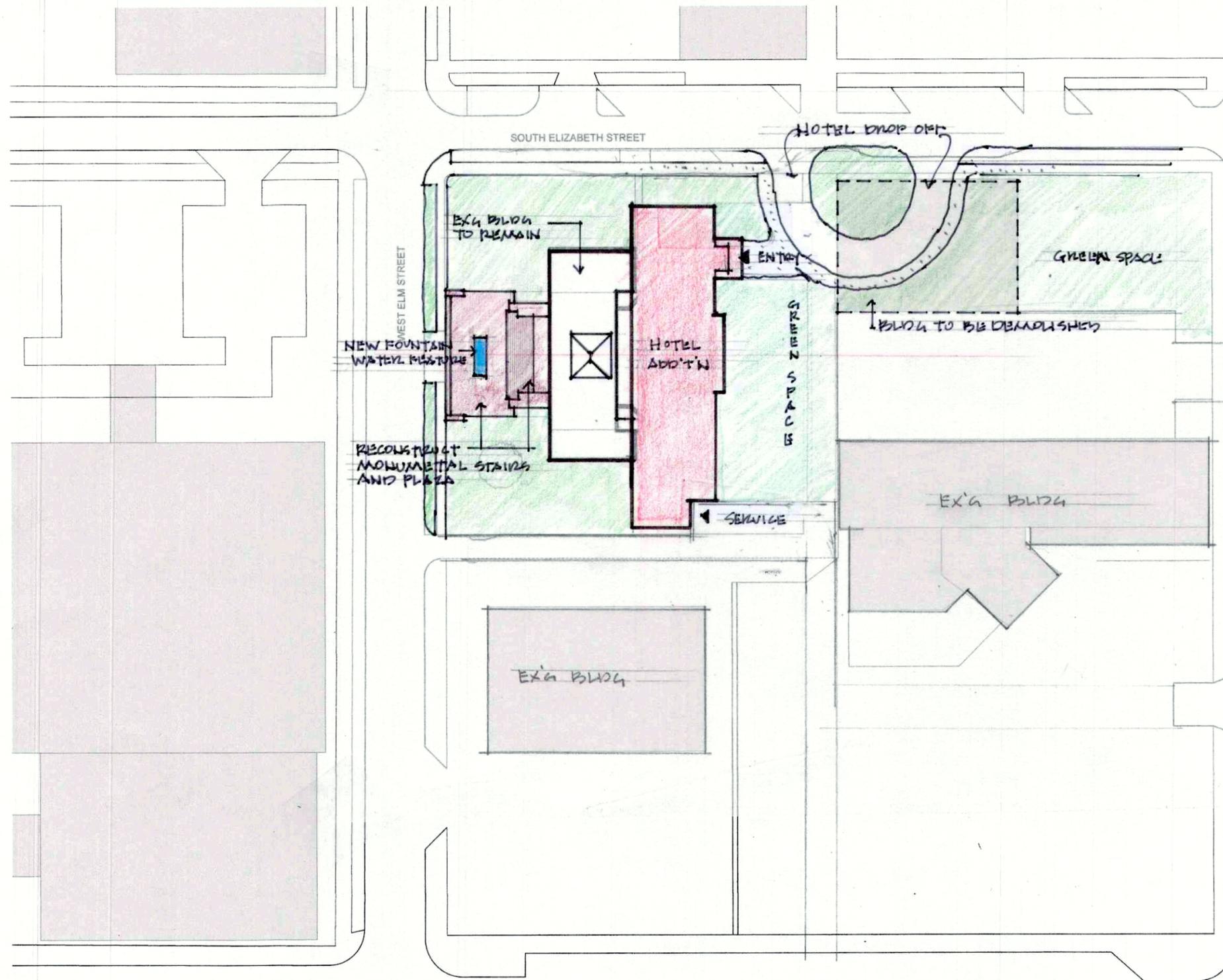
The Owner may reject any or all qualification statements received or cancel this process at any time for any reason and the Owner will have no liability for taking such action. The Owner reserves the right to waive minor variations in the selection process.

The Owner appreciates your interest in the Project and looks forward to reviewing your qualifications for the Project.

Attachments:

Exhibit A – Reference Documents

Exhibit A



1 SITEPLAN
SD4 SCALE: 1" = 30' 00"-0"



PLOT DATE: 1/20/25 @ 10:40 AM LAYOUT: SD4 Floor Plans - Layout FILENAME: Allen County Memorial Hall Study.pln FILE PATH: \Volumes\host\Projects\2024\Projects\General\Projects\2024\Allen County Memorial Hall Study.pln

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FEASIBILITY STUDY
LIMA MEMORIAL HALL
RENOVATIONS AND ADDITIONS
FOR
BOUTIQUE HOTEL/EVENT CENTER
LIMA, OH. 45801
130 W ELM ST

These designs and all items depicted herein, whether in writing or graphically, as instruments of professional service, may not be altered or changed, in any way, without the prior knowledge, and written consent of the Architect. Any change made without the Architect's written approval will void all such documents and instruments and the Architect will not be personally liable for any damage, harm or loss caused thereby.

REVISIONS

OPTION 3
4/15/2025

COMM NUMBER	DATE
2404	1/20/2025
DRAWN BY AF	CHECKED BY DF

A1.0

GROUND FLOOR SCHEDULE

ROOM IDENTIFICATION	AREA
VEST	205 sf
LOBBY	696 sf
OFF	178 sf
LOBBY EXTENSION+CORR	2204 sf
FITNESS CENTER	401 sf
SMALL MEETING RM	362 sf
HOTEL SERVICES 1	297 sf
HOTEL SERVICES 2	492 sf
HOTEL SERVICES 3	1607 sf
HOTEL SERVICES 4	384 sf
HOTEL SERVICES 5	230 sf
WOMEN'S TOILET RM	239 sf
MEN'S TOILET RM	214 sf
BACK CORR.	1179 sf
LARGE CONF. RM	622 sf
UNASSIGNED MECH.	3182 sf
NEW STAIR	
NEW ELEVATOR	

ADDITION 1,210 SF
 EXISTING 14,320 SF
 TOTAL AREA 15,530 SF

KEY NOTES

- SEE ARCH/STRUCT NARRATIVE FOR ADDITIONAL INFORMATION
- OMIT
 - NEW ASPHALT DRIVE, CONCRETE CURB CUT
 - NEW CONCRETE SIDEWALK
 - REPOINT AND REPLACE DAMAGED BRICK AND STONE. REFER TO NARRATIVE
 - NEW THERMAL ALUMINUM FRAME, GLAZED ENTRY DOORS WITH TRANSOM TO FIT EXISTING OPENING
 - MAIN ENTRY/LOBBY ADDITION - CONCRETE FOOTING/FOUNDATION, STRUCTURAL STEEL FRAME, STRUCTURAL METAL STUD FRAMING, INSULATION, MCM PANEL SIDING, METAL DECK/CONCRETE/INSULATION/WATERPROOFING MEMBRANE AND PEDESTAL ROOF DECK
 - KITCHEN ADDITION - CONCRETE FOOTING/FOUNDATION, MASONRY BEARING WALL, RIGID INSULATION AND METAL SIDING, STEEL BAR JOIST/METAL ROOF DECK, INSULATION AND MEMBRANE ROOFING
 - OMIT
 - NEW MONUMENTAL STAIR WITH TERRAZZO TREADS/RISERS AND DECORATIVE METAL RAILING SYSTEM
 - CLEAN/REPAIR EXISTING TERRAZZO FLOOR/BASE AND STAIRS
 - CLEAN/REPAIR EXISTING COLUMNS/BALUSTRADE/TRIM TO MATCH IN KIND AND FINISH
 - NEW FLOORING AND BASE
 - NEW ALUMINUM STOREFRONT SYSTEM W/GLAZED ALUMINUM ENTRY DOOR
 - OMIT
 - NEW ELEVATOR
 - OMIT
 - NEW STRUCTURAL STEEL COLUMN AND BEAM FLOOR FRAMING, COMPOSITE METAL DECK AND CONCRETE SLAB HOTEL FLOOR SYSTEM
 - NEW HOTEL ROOM CONSTRUCTION
 - NEW ALUMINUM CURTAIN WALL
 - OUTLINE OF NEW SKYLIGHT
 - NEW WALL OPENING FOR THERMAL ALUMINUM FRAME WINDOW WITH INSULATING GLASS
 - NEW WALL CONSTRUCTION
 - INFILL OPENING TO MATCH ADJACENT SURFACES IN KIND AND FINISH
 - NEW COLUMN FOOTING REFER TO STRUCTURAL
 - NEW THERMAL ALUMINUM FRAME WINDOW WITH INSULATING GLASS
 - OMIT
 - NEW STRUCTURAL STEEL FLOOR FRAMING SYSTEM WITH CONCRETE SLAB
 - NEW EXIT STAIR AND ENCLOSURE INCLUDING RAILING SYSTEM
 - NEW PLUMBING FIXTURES, TOILET COMPARTMENTS, SOLID SURFACE VANITY AND LAVATORIES
 - NEW FOUNTAIN/WATER FEATURE
 - PLANTS IN CONTAINERS
 - EXISTING ELEVATOR AND EQUIPMENT TO BE REMOVED FOR FUTURE DUCT SHAFT

LEGEND

LEGEND	NOTE: REFER TO NARRATIVE FOR ADDITIONAL INFORMATION
[Pattern]	ADDITION OR NEW CONSTRUCTION REQUIRING FLOOR/CEILING/STRUCTURAL DEMOLITION
[Pattern]	ROOM RENOVATION. REFER TO NARRATIVE
[Pattern]	CORRIDOR RENOVATION (SAME LEVEL OF FINISH AS ROOM RENOVATION)
[Pattern]	UNFINISHED SPACED
[Pattern]	GREEN ROOF
[Line]	NEW 2 1/2" INSULATED STUD WALL (TYP. AT PERIMETER OF EXTERIOR WALL)
[Line]	NEW STUD WALL CONSTRUCTION. REFER TO NARRATIVE
[Line]	EXISTING WALL WITH NEW FINISH OR REPAIR
[Symbol]	NEW DOOR AND FRAME
[Symbol]	NEW STRUCTURAL COLUMN AND GRID

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REVISIONS
 OPTION 3
 4/15/2025

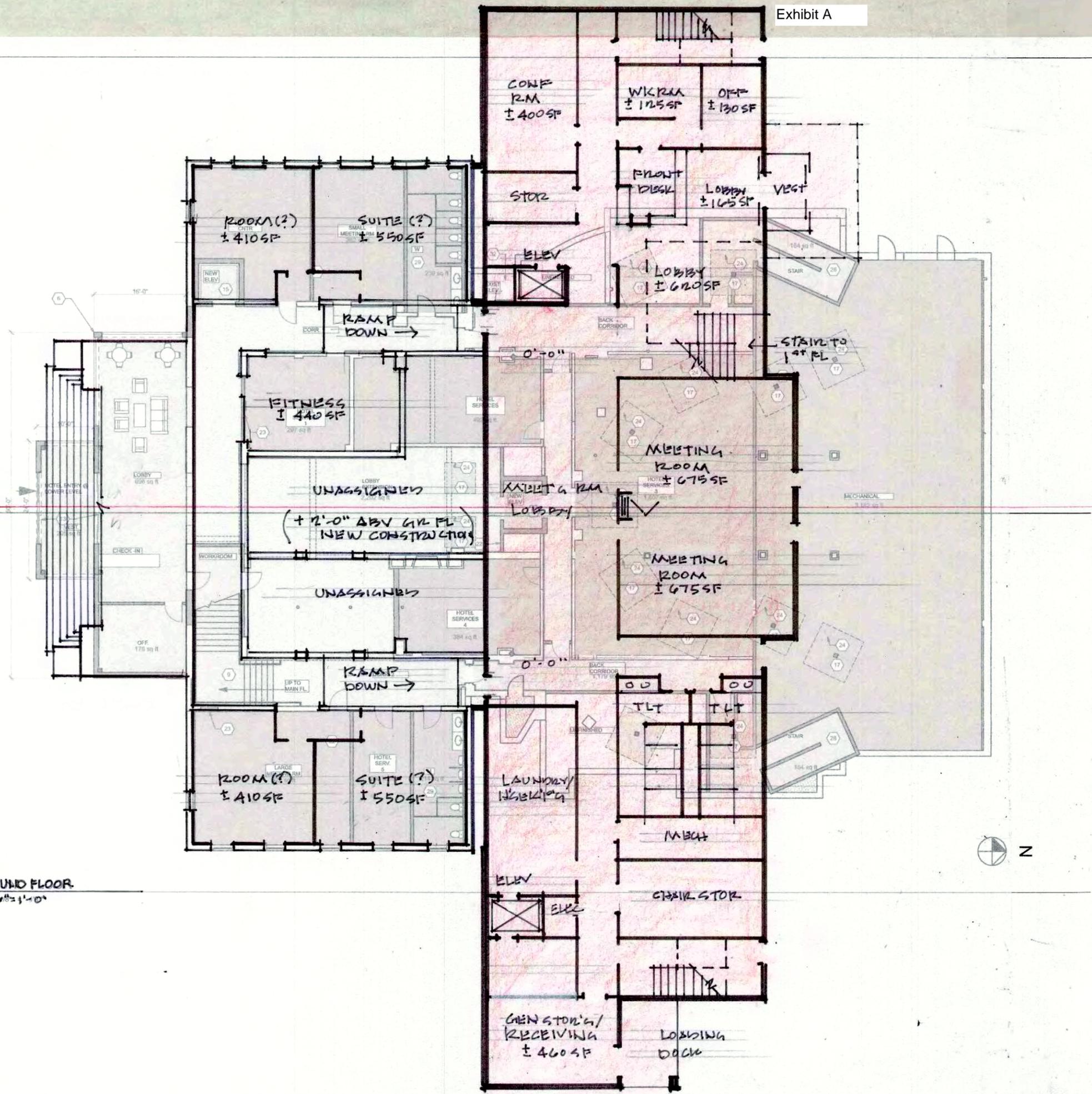
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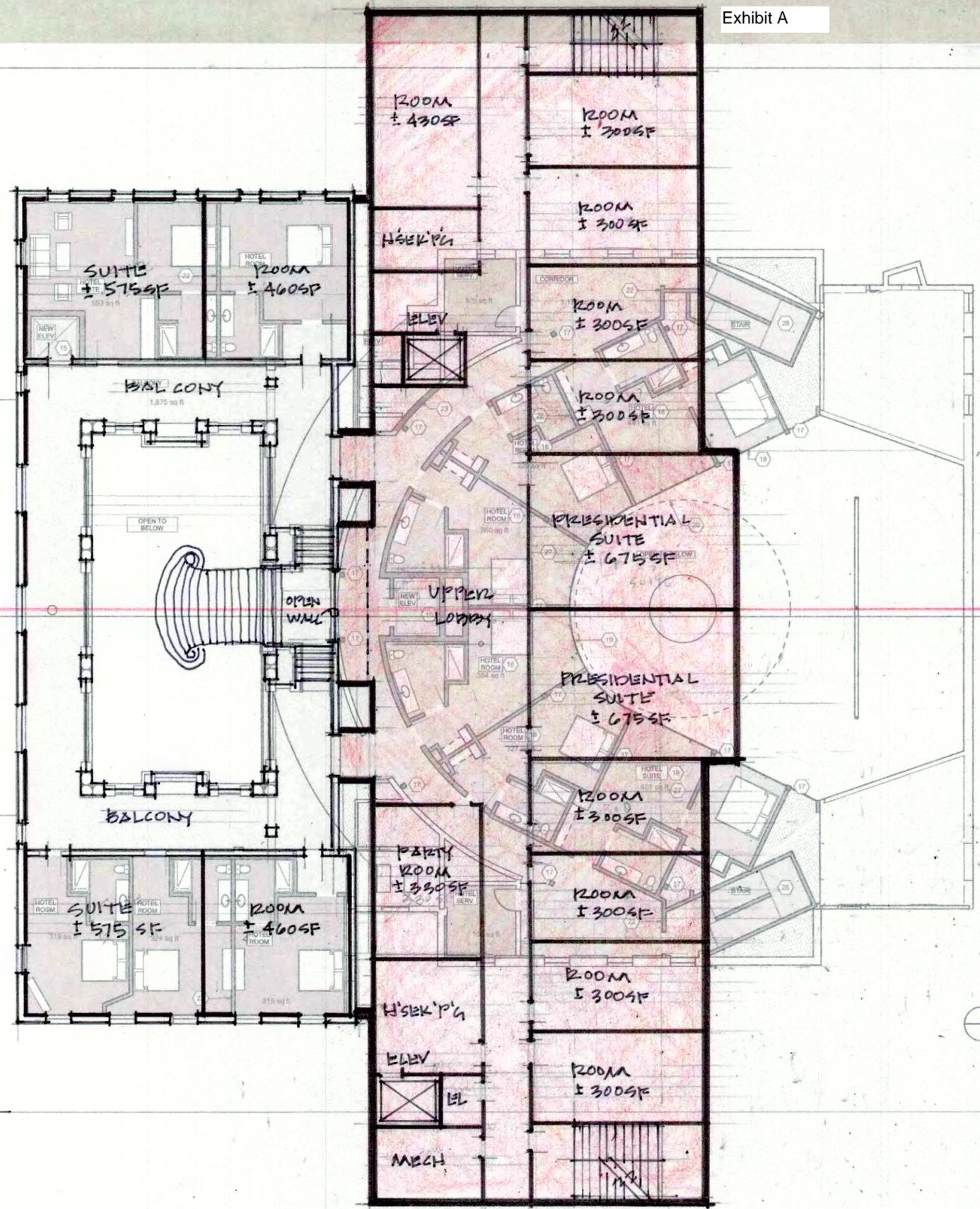
Ground Floor plan

A1.1

PLOT DATE: 9/5/24 @ 3:42 PM LAYOUT: A1.1 Floor Plans - Ground Floor plan FILENAME: MP - Allen County Memorial Hall.rvt FILE PATH: U:\external\Documents\AMP - Allen County Memorial Hall.rvt

1 GROUND FLOOR
 A1.1





SECOND FLOOR SCHEDULE	
ROOM IDENTIFICATION	AREA
BALCONY	1875 sf
HOTEL SUITE	553 sf
HOTEL SUITE	441 sf
HOTEL SUITE	451 sf
HOTEL ROOM	367 sf
HOTEL ROOM	319 sf
HOTEL ROOM	324 sf
HOTEL ROOM	315 sf
HOTEL ROOM	349 sf
HOTEL ROOM	367 sf
HOTEL ROOM	371 sf
HOTEL ROOM	355 sf
HOTEL SERVICES	105 sf
HOTEL SERVICES	105 sf
CORRIDOR	1176 sf
NEW STAIR	sf
NEW ELEVATOR	sf
TOTAL AREA 15,051 SF	

KEY NOTES

SEE ARCH/STRUCT NARRATIVE FOR ADDITIONAL INFORMATION

1. OMIT
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3. NEW CONCRETE SIDEWALK
4. REPOINT AND REPLACE DAMAGED BRICK AND STONE. REFER TO NARRATIVE
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- NEW STUD WALL CONSTRUCTION. REFER TO NARRATIVE
- EXISTING WALL WITH NEW FINISH OR REPAIR
- NEW DOOR AND FRAME
- NEW STRUCTURAL COLUMN AND GRID

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FEASIBILITY STUDY
LIMA MEMORIAL HALL
 RENOVATIONS AND ADDITIONS
 FOR
BOUTIQUE HOTEL/EVENT CENTER
 LIMA, OH. 45801
 130 W. ELM ST.

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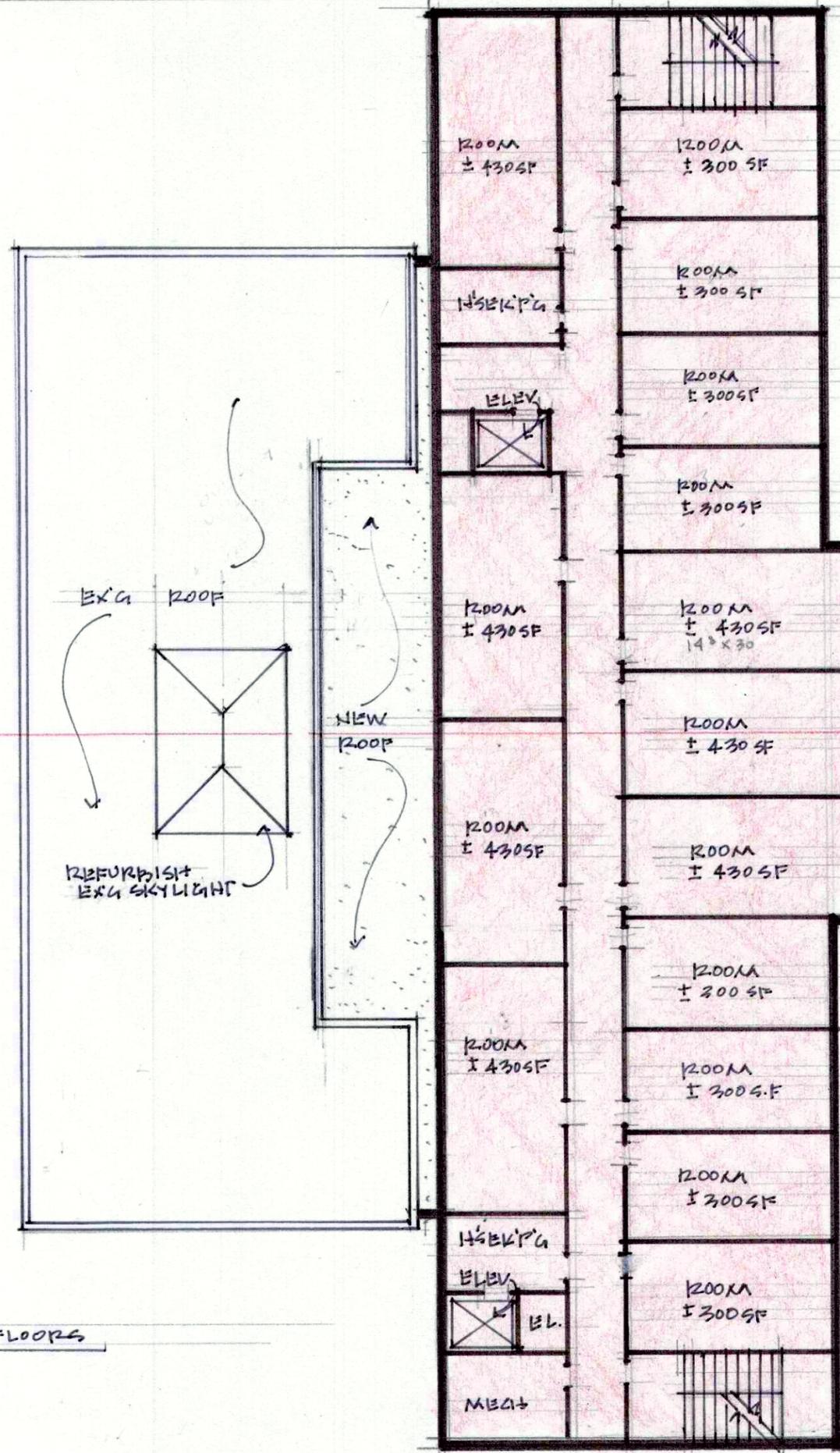
REVISIONS
OPTION 3
4/15/2025

COMM. NUMBER	DATE
2404	2/23/2024
DRAWN BY	CHECKED BY
AF	DF

Second Floor Plan
A1.3

1
A1.3
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Exhibit A

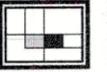


3RD / 4TH FLOORS
1/16" = 1'-0"

NUMBER OF HOTEL ROOMS

HOTEL RMS/SUITES PER FLOOR			
		SUITES	ROOMS
GRD	4(?)	2(?)	2(?)
1ST	3	0	3
2ND	15	4 (2 PRESID)	11
3RD	15	0	15
4TH	15	0	15
TOTAL	52	6	46

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FEASIBILITY STUDY

LIMA MEMORIAL HALL
RENOVATIONS AND ADDITIONS

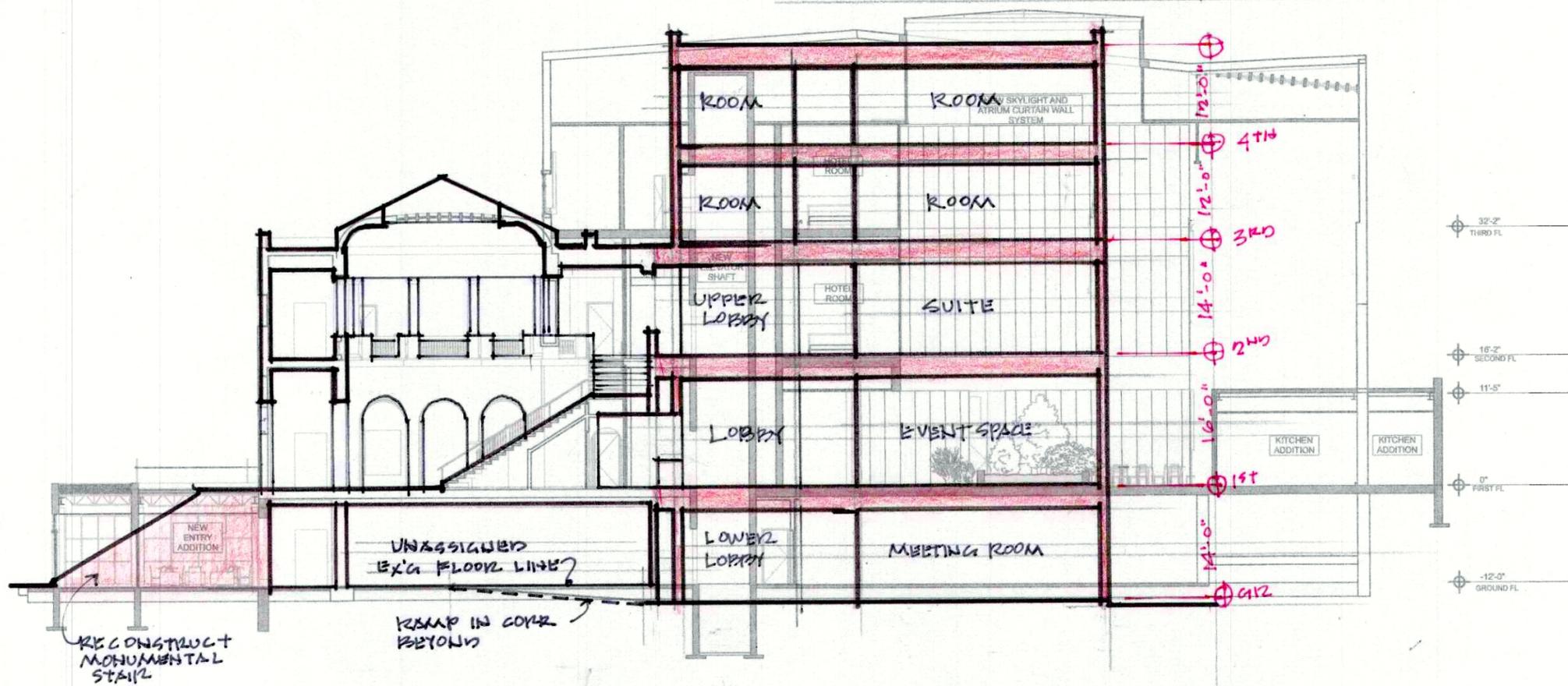
FOR
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A1.4



1 BUILDING SECTION STUDY
A2 SCALE: 1/8" = 1'-0"

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FEASIBILITY STUDY
LIMA MEMORIAL HALL
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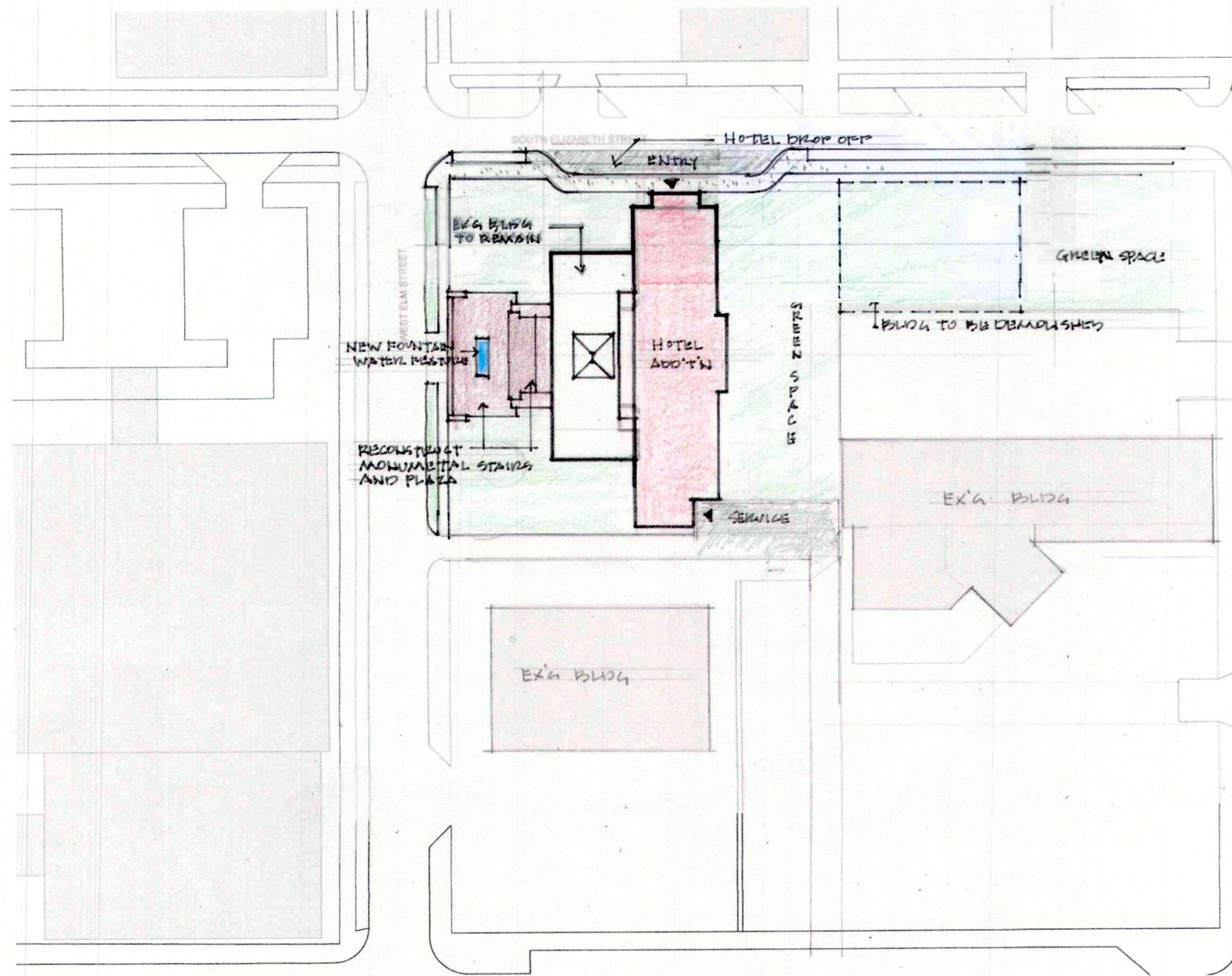
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SECTION
A2



PLOT DATE 1/20/25 @ 10:40 AM LAYOUT: SD4 Floor Plans Layout FILENAME: Allen County Memorial Hall Study.pln FILE PATH: \Volumes\Work\Projects\2024\Projects\General\Projects\2024\Allen County Memorial Hall Study.pln

1 SITEPLAN
SD4 SCALE: 1" = 30'-0"



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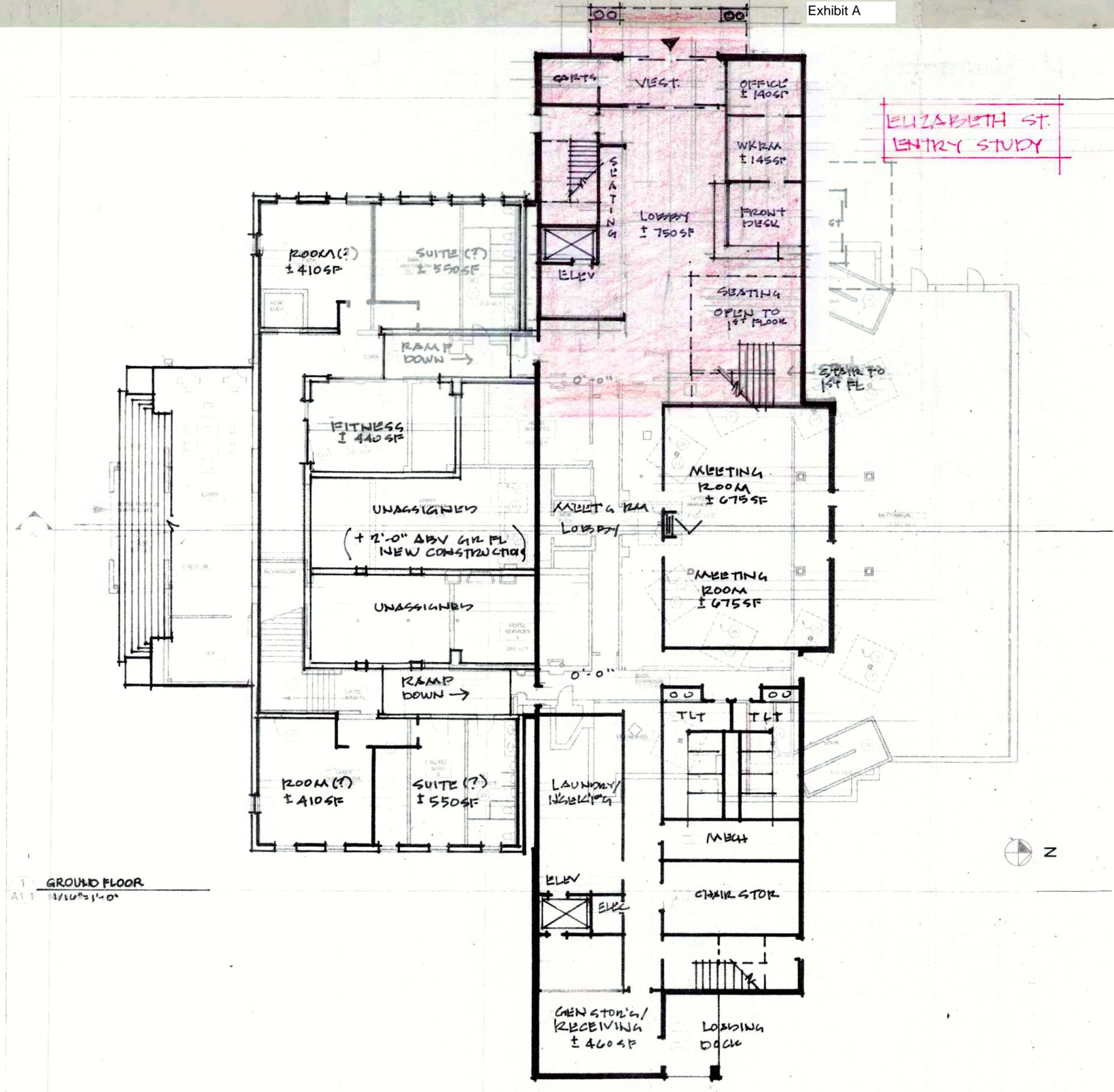
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A1.0

ELIZABETH ST.
ENTRY STUDY



GROUND FLOOR SCHEDULE	
ROOM IDENTIFICATION	AREA
VEST	205 sf
LOBBY	696 sf
OFF.	178 sf
LOBBY EXTENSION+CORR	2204 sf
FITNESS CENTER	401 sf
SMALL MEETING RM	362 sf
HOTEL SERVICES 1	257 sf
HOTEL SERVICES 2	492 sf
HOTEL SERVICES 3	1607 sf
HOTEL SERVICES 4	384 sf
HOTEL SERVICES 5	230 sf
WOMEN'S TOILET RM	239 sf
MEN'S TOILET RM	214 sf
BACK CORR.	1179 sf
LARGE CONF. RM	622 sf
UNASSIGNED MECH.	3182 sf
NEW STAIR	
NEW ELEVATOR	
ADDITION 1,210 SF EXISTING 14,320 SF TOTAL AREA 15,530 SF	

KEY NOTES

- SEE ARCHITECT NARRATIVE FOR ADDITIONAL INFORMATION
- OMIT
 - NEW ASPHALT DRIVE, CONCRETE CURB CUT
 - NEW CONCRETE SIDEWALK
 - REPOINT AND REPLACE DAMAGED BRICK AND STONE. REFER TO NARRATIVE
 - NEW THERMAL ALUMINUM FRAME, GLAZED ENTRY DOORS WITH TRANSOM TO FIT EXISTING OPENING.
 - MAIN ENTRY/LOBBY ADDITION - CONCRETE FOOTING/FOUNDATION, STRUCTURAL STEEL FRAME, STRUCTURAL METAL STUD FRAMING, INSULATION, MCM PANEL SIDING, METAL DECK/CONCRETE/INSULATION/WATERPROOFING MEMBRANE AND PEDESTAL ROOF DECK.
 - KITCHEN ADDITION - CONCRETE FOOTING/FOUNDATION, MASONRY BEARING WALL, RIGID INSULATION AND METAL SIDING, STEEL BAR JOIST/ METAL ROOF DECK, INSULATION AND MEMBRANE ROOFING
 - OMIT
 - NEW MONUMENTAL STAIR WITH TERRAZZO TREADS/RISERS AND DECORATIVE METAL RAILING SYSTEM
 - CLEAN/REPAIR EXISTING TERRAZZO FLOOR/BASE AND STAIRS.
 - CLEAN/REPAIR EXISTING COLUMNS/BALUSTRADE/TRIM TO MATCH IN KIND AND FINISH.
 - NEW FLOORING AND BASE
 - NEW ALUMINUM STOREFRONT SYSTEM WITH GLAZED ALUMINUM ENTRY DOOR
 - OMIT
 - NEW ELEVATOR.
 - OMIT
 - NEW STRUCTURAL STEEL COLUMN AND BEAM FLOOR FRAMING, COMPOSITE METAL DECK AND CONCRETE SLAB HOTEL FLOOR SYSTEM.
 - NEW HOTEL ROOM CONSTRUCTION.
 - NEW ALUMINUM CURTAINWALL
 - OUTLINE OF NEW SKYLIGHT.
 - NEW WALL OPENING FOR THERMAL ALUMINUM FRAME WINDOW WITH INSULATING GLASS.
 - NEW WALL CONSTRUCTION
 - INFILL OPENINGS TO MATCH ADJACENT SURFACES IN KIND AND FINISH.
 - NEW COLUMN FOOTING REFER TO STRUCTURAL
 - NEW THERMAL ALUMINUM FRAME WINDOW WITH INSULATING GLASS.
 - OMIT
 - NEW STRUCTURAL STEEL FLOOR FRAMING SYSTEM WITH CONCRETE SLAB.
 - NEW EXIT STAIR AND ENCLOSURE INCLUDING RAILING SYSTEM.
 - NEW PLUMBING FIXTURES, TOILET COMPARTMENTS, SOLID SURFACE VANITY AND LAVATORIES
 - NEW FOUNTAIN/WATER FEATURE
 - PLANTS IN CONTAINERS.
 - EXISTING ELEVATOR AND EQUIPMENT TO BE REMOVED FOR FUTURE DUCT SHAFT

LEGEND

- NOTE: REFER TO NARRATIVE FOR ADDITIONAL INFORMATION
- ADDITION OR NEW CONSTRUCTION REQUIRING FLOOR/CEILING/STRUCTURAL DEMOLITION
 - ROOM RENOVATION. REFER TO NARRATIVE
 - CORRIDOR RENOVATION (SAME LEVEL OF FINISH AS ROOM RENOVATION)
 - UNFINISHED SPACED
 - GREEN ROOF
 - NEW 2 1/2" INSULATED STUD WALL (TYP. AT PERIMETER OF EXTERIOR WALL)
 - NEW STUD WALL CONSTRUCTION, REFER TO NARRATIVE
 - EXISTING WALL WITH NEW FINISH OR REPAIR
 - NEW DOOR AND FRAME
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Ground Floor plan

A1.1

PROJECT: 191123-0001 - Lima Memorial Hall - Feasibility Study - Ground Floor Plan - A1.1
 DATE: 02/23/2024
 DRAWN BY: AF
 CHECKED BY: DF
 PROJECT LOCATION: 130 W ELM ST, LIMA, OH 45801
 CLIENT: FREYTAG & ASSOCIATES INC.

Design and Concept “Memorial Legacy Hotel”

Concept - Provide a quality Boutique Hotel/AirBNB and Business and Professional Center. The facility would have event rooms, 100 seat business/conference hall, Veteran’s Museum, 6 Suites and 46 Rooms (52 total keys). This would enhance the present Veterans Memorial grand entranceway, demolish the present Auditorium and add-on hotel rooms, business conference space and event center.

The additional build-on space must keep the integrity of the present Veterans Memorial Hall. The new would be attached to the old front section and look as though it has been there since 1908. Some of the features of the old auditorium would carry over into the new. Some of the interior features of the old are to be brought into the new.

There would be a theme to the facility of honoring Veterans, the Legacy of Lima, historic structure of Veterans Memorial Hall. Features would be incorporated in the building. The theme would continue through the building naming of rooms honoring Lima’s past.

Key People Mart Armstrong – First soldier of the Civil war to lose his life in 1862
Benjamin Faurot – Pioneer, first oil well, Banks, Opera House – 1881
Elizabeth MacDonald – Alexander MacDonald – pioneer Philanthropy – 1865
Benjamin Shay – The Shay Locomotive – 1839
Furl Williams – Grandson of a runaway slave – Ohio Steel Foundry - 1937
John Van Dyke – Lima Solar Refinery/Standard Oil Co. first president

Key Industry

Oil and Refinery – First oil well – 1885
John D. Rockefeller – 1870 Lima Solar Refinery - founded Standard Oil Co.
Solar Refinery – 1886-1903 Standard Oil/SOHIO 1931 -1985
British Petroleum 1985-1993 Clark USA 1993-2003
Premcor 2003-2005 Valero 2005-2007
Husky 2007 – 2021 Cenovus 2021-present
Lima Agriculture Works – Carnes & Harper & Co. – Lima Machine Works – Lima
Locomotive – Baldwin-Lima-Hamilton – Clark Equipment
Benjamin Shay – The Shay Locomotive - 1839
Superior Coach – 1930 – 1969
Ohio Steel – 1904 – 1930’s
Westinghouse – 1936 – 1979
Ford Motor – 1957 to present
Proctor and Gamble – 1970 to present
Lima Memorial Hospital
St. Rita’s/Mercy Health

Key Timelines Founding of Lima – 1830
 First Gas & Oil – 1885

This would provide opportunities for the business community, with an AirBNB, boutique hotel approach for quality stays overnight to longer term, used for short to long-term arrangements. Could be used for:

- Business stays
- Traveling Doctors and Nurses
- Corporate arrangements
- Business retreats
- Team-building activities
- Client entertainment
- Corporate gathering
- Weddings
- Baby showers
- Engagement parties
- Gender-reveal parties
- And more

Lounge / Small Restaurant
Continental Breakfasts /Breakfast Room
Smaller Bar & Lounge Space

2 Smaller Conference Rooms

Business Room with office equipment

100 -Seat event banquet hall

Outdoor Relaxation Area

Comparable Boutique Hotel/AirBNB Products

The Toledo Club – 235 14th St., Toledo, Ohio

- Luxurious private club experience
- Events, weddings
- Athletics
- Dining
- No overnight stay

The Armory Arts & Event Center (AirBNB) – Napoleon, Ohio

- Business events
- Private events
- Corporate meetings and parties
- Workshops
- 5 Suites available for overnight stay
 - o 3 Suites at the Emporium
 - Full bath, 300 sq. ft.
 - Dinette
 - o 2 Suites in the Armory
 - Full bath, 1,500 sq. ft.
 - Dinette

The Hancock Hotel – Findlay

- Corporate/Private events
- 99 Room
- 12 Luxury Suites

The DeFord - Ottawa

- 7 Self-service Hotel Rooms
- DeFord Common area

The Gibson - Tiffin

- 23 Room Boutique Hotel
- Commercial space

The Findlay Inn & Conference Center – Findlay

- 80 Rooms
- 16 Suites
- Reception/banquet hall
- 10 meeting rooms
- Restaurant
- Continental Breakfast
- Bar/lounge

The Millhouse Bed & Breakfast – Grand Rapids, OH.

- 4 Large Suites Guestrooms
- Home Cooked breakfasts

Hotel Versailles - Versailles, Ohio

- 30 Room Boutique Hotel
- Silas Creative Kitchen/Restaurant

The Second Story - Defiance

- Venue, Business Retreats, Corporate gatherings
- Short to Long-term arrangements
- 3 Suites Bedrooms
- Holds about 50 people
- The Inn on Third – Defiance
 - 4 Suites Bedrooms
- Chicago Suite
 - Studio
- The Jefferson Suite
 - A stand alone
 - 2 Bedrooms
- Jack Olshan – operator/manager