



CITY OF CLEVELAND  
Mayor Justin M. Bibb

*Request for Qualifications*

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Redevelopment Opportunity for the

# Former Fullerton School Site

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601 Lakeside Ave. E | Room 320 | Cleveland, OH 44114 | [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov)





**TIMELINE**

**RFQ Released:**  
2/5/2024

**Questions Due:**  
2/23/2024

**RFQ Responses Due:**  
3/25/2024

**Short List Notifications:**  
4/16/2024

**Final Selection:**  
4/25/2024

**CONTACT**

[AssetRedevelopment@  
clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov)

City of Cleveland, Dept. of  
Community Development  
601 Lakeside Ave., Rm. 320  
Cleveland, OH 44114

# REQUEST FOR QUALIFICATIONS

## Former Fullerton School Site Redevelopment Opportunity

2.6 Acres of Vacant Land Available for Redevelopment  
*Demolition slated for completion in Spring 2024*  
5810 Fullerton Avenue  
Cleveland, Ohio 44105



FOR RELEASE FEBRUARY 5, 2024



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### City of Cleveland Mission Statement

We are committed to improving the quality of life in the City of Cleveland by strengthening our neighborhoods, delivering superior services, embracing the diversity of our citizens, and making Cleveland a desirable, safe city in which to live, work, raise a family, shop, study, play and grow old.

### Department of Community Development Vision Statement

The Department of Community Development envisions a Cleveland where stakeholders are empowered to build the pathway to equity. This vision is realized by creating quality housing and vibrant neighborhoods that serve as the foundation for generational wealth and community prosperity.





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**COMMUNITY DEVELOPMENT**

## Letter from Director Alyssa Hernandez

Dear Project Teams:

On behalf of the City of Cleveland, the Department of Community Development is pleased to present this Request for Qualifications seeking professional real estate development teams to enhance a former school property in Cleveland's Broadway-Slavic Village neighborhood.



Recent public infrastructure improvements along Fleet Avenue and various multimodal trails, alongside all-hands-on-deck stewardship of the neighborhood's existing residential fabric through home repair and vacant lot greening programs, have set the stage for expanded community-centered investment in Slavic Village. Our hope now is to build upon Slavic Village's existing assets to attract development projects that support the enduring neighborhood while expanding opportunities for more individuals to call Slavic Village "home." We envision an exciting future for neighborhoods across the City, and Slavic Village's unique identity that marries cultural heritage, industrious residents and stakeholders with creative can-do attitudes, is at the heart of the neighborhood's past, present and future.

Thank you for your interest in this Request for Qualifications process. We look forward to answering your questions along the way and to reviewing your submissions in the weeks to come.

Sincerely,

Alyssa Hernandez

Director of Community Development, City of Cleveland





CITY OF CLEVELAND  
Office of the Council

[www.clevelandcitycouncil.org](http://www.clevelandcitycouncil.org)

**Rebecca Maurer** COUNCIL MEMBER, WARD 12

COMMITTEES: Health, Human Services & the Arts • Municipal Services & Properties • Transportation & Mobility • Rules

## Letter from Councilwoman Rebecca Maurer

Dear Project Teams:

The Fullerton School site presents a unique and exciting opportunity in the heart of Slavic Village.

These 2.6 acres are part of our neighborhood's storied history. They have seen generations of children playing, families coming and going, homes being built and businesses opening. These 2.6 acres are a short walking distance from a rich bowl of chicken noddle soup at the Red Chimney or a chance to browse books at the Fleet Avenue Library. In the summer, music rings out from the Iron Ward Festival at Dan Kane Park and you are almost able to hear the splashing and laughter from the outdoor Warsaw Pool a few blocks away.

These 2.6 acres are part of our neighborhood's history and now they will be part of our future. We have the chance to remove the old school site and start fresh with clean, green land. What we will see at this location is part of the next chapter in our history. From community programming to housing and beyond, I could not be more excited.

I welcome you to read the details of this proposal and imagine alongside the City of Cleveland and our residents a thriving Slavic Village. Join us!

Rebecca Maurer  
Cleveland City Council, Ward 12



## Former Fullerton School Site Redevelopment Opportunity: Context

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### Opportunity

The City of Cleveland (“City”), in partnership with the Cleveland Metropolitan School District (“CMSD”), is releasing a Request for Qualifications (“RFQ”) seeking professional real estate development project teams to reinvest in the former Fullerton Elementary School site, now vacant land, in Cleveland’s Broadway-Slavic Village (“Slavic Village”) neighborhood. Teams are invited to submit their qualifications, alongside brief site-specific redevelopment concepts for consideration by an evaluation team comprised of representatives of the City and CMSD. Upon selection, development teams will be invited to commence due diligence for the site. The RFQ and selection process will be facilitated by the City of Cleveland. The City and CMSD are permitted to accept or reject any or all submissions, or to discontinue the RFQ process at any time.

The Fullerton Site Redevelopment Project (“Fullerton Project”) creates an important opportunity to reinvest in Cleveland’s historic, resilient and vibrant Slavic Village neighborhood. The preferred redevelopment project will complement the surrounding neighborhood, building off existing assets and strengths while addressing current housing needs and/or other identified market gaps, and will bring a community-centered investment to fruition ideally within two years.

The selected development team(s) will be responsible for developing the final design development package, managing all permitting submittals and approvals, assuming all costs and administering construction on the site leading to a Certificate of Occupancy. The development team(s) will be committed to working collaboratively with the City, meeting project benchmarks, and will be responsible for delivering a community and stakeholder engagement process throughout the design and development of the project.

### Site Overview

The development site is comprised of approximately 2.6 acres of vacant land where the former Fullerton Elementary School building and adjacent facilities previously stood. All improvements, including structures and surface parking, are in the process of being abated and demolished, and demolition will be completed by Spring 2024. The site is being made available as clean, graded and seeded vacant land.



The boundaries of the project site are defined by parcels 132-12-043 through -048, and Parcels 132-12-053 through -057. The mid-block site is rectangular in shape, with frontage of approximately 440 feet along Fullerton and Gertrude Avenues, and a depth of approximately 260 feet.



## Design Review

The site is located in the Southeast/Central Design Review Region. The site is immediately south of the Broadway Design Review District. New construction proposals will be required to go through local design review and Cleveland Planning Commission for project approvals. Project Teams can learn more about the design review process and requirements here: [Cleveland Planning Commission: Design Review](#).

## Zoning

The current zoning of the Fullerton Site is 2F-B1 in a Two Family Use District. Project Teams proposing to build multifamily housing must submit a zoning appeal in order to obtain a permit, and can learn more about the process here: [Cleveland Planning Commission: Zoning Appeals](#). Development Team(s) will work with the City's planning staff on any necessary zoning changes, appeals or variances during the design and due diligence phase of the project.

## Utilities

- The City of Cleveland, Water Division (CWD) will work with the development team to add new water connections to the existing main. 1,000 GPM Fire Flow is currently available at the water main. Water service for properties that are not 1- to 4-family, owner-occupied structures will complete a commercial service application. Developers can learn more here: [CWD Construction Permits](#)
- Cleveland Public Power (CPP) has overhead primary and secondary electrical distribution poles in the north treelawn of Fullerton Avenue and the north treelawn of Gertrude Avenue. CPP will work with the development team to discuss options for providing electrical service to a new development.
- The City of Cleveland's Division of Water Pollution Control (WPC) will provide information on existing and proposed sewers/discharge. Existing public sewers in the area are combined; there are no public sewers or associated easements on the property. The existing public sewers are expected to be able to accommodate all storm and sanitary flow generated by the new development; however, WPC may require stormwater management based on the amount of sewer discharge associated with a proposed project.

## Site Context

The development site is located one block south of Fleet Avenue, Cleveland's only "Complete and Green Street." Fleet Avenue is anchored by community gardens, green infrastructure and a dense "main street" design that boasts multiple local businesses.

The site is located 0.5 miles from an onramp to Interstate-77, connecting drivers directly to downtown Cleveland. The Greater Cleveland RTA E. 55<sup>th</sup> Street Rapid Station is located approximately 2 miles north, and high-frequency bus lines run along Broadway Avenue and Union Avenue. A new Bus Rapid Transit line is under predevelopment along Broadway Avenue, about half a mile from the project site.

## Additional Site Due Diligence

A Phase I Environmental Site Assessment was completed on the Fullerton Site in December 2022 and is available for review. A Topographical and Boundary Survey is also included in the Appendix of this RFQ. Survey documents detail the demolition-grading plan and provide additional utility information.

Engineering analysis, additional environmental studies, test borings and other due diligence will be the responsibility of the selected developer.





## Broadway–Slavic Village Neighborhood

Neighborliness, pride, legacy, resilience and diversity are key characteristics of Broadway–Slavic Village’s rich history. The land was originally home to the Mississauga, Kaskaskia, and Erie nations.<sup>1</sup> Irish and Welsh immigrants settled in the area around 1796, followed by large groups of Polish, Czech, and Slovak immigrants in the 1880s, thus the name Slavic Village.<sup>2</sup> Since then, Slavic Village’s ethnic and racial diversity has continued to grow, adding to the neighborhood’s rich cultural fabric.

The first immigrant settlers moved into what is now known as the historic Broadway–East 55<sup>th</sup> District.<sup>3</sup> They invested into the Broadway commercial corridor and built businesses and churches that spoke to the culture and religions they brought to the area. The District was at its peak in the 1920s, rivaled only by downtown Cleveland and the E. 105<sup>th</sup> Street corridor.<sup>4</sup> Today, original historic buildings remain on all five corners of this historic intersection.

More recently, many know of Slavic Village as the epicenter of the national foreclosure crisis of 2007–2010. However, the continuing story of the neighborhood’s comeback is even more compelling. With over \$154 million in recent investments along commercial corridors, in housing developments, and in recreational infrastructure, Slavic Village continues to be a resilient, evolving and thriving community.

Immediately surrounding the Fullerton site are prevailing examples of the community’s pride and creativity. Vacant lots on either side of the site have been reclaimed by community groups and converted into vibrant and welcoming greenspaces that showcase public art. A program named *Rooms to LET* transforms vacant structures into temporary art exhibits.<sup>5</sup> Fleet Avenue, one block from the site, recently received over \$18M in streetscape, CSO reduction, and rehab investments, and is home to a number of cornerstone businesses committed to investing in the neighborhood.<sup>6</sup> These testaments are just of sampling of the commitment that residents and leaders have to the legacy and the future of Slavic Village.

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<sup>1</sup> Native Land Digital. <https://native-land.ca/>

<sup>2</sup> Rose, “Broadway and East 55th St.,” *Cleveland Historical*.  
<https://clevelandhistorical.org/items/show/727?tour=50&index=3>

<sup>3</sup> Rose, “Broadway and East 55th St.,” *Cleveland Historical*.  
<https://clevelandhistorical.org/items/show/727?tour=50&index=3>

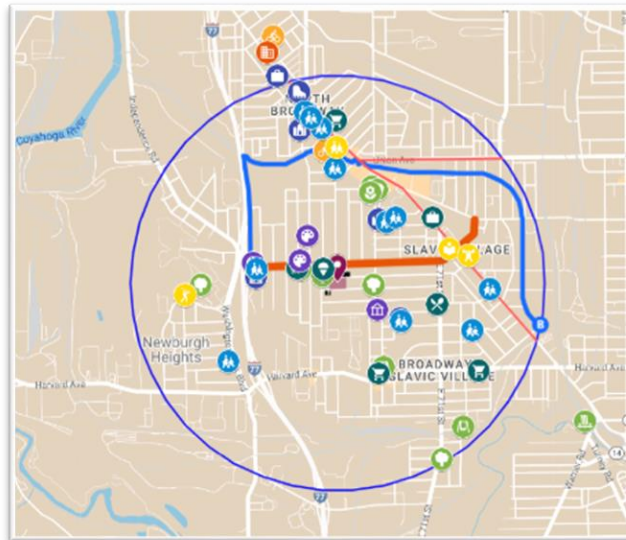
<sup>4</sup> Slavic Village Development, “A microcosm of Cleveland,” *Slavic Village*.  
<https://www.slavicvillage.org/visit/culture-and-history/>

<sup>5</sup> Slavic Village Development. <https://www.slavicvillage.org/visit/public-art/>

<sup>6</sup> Core, “What makes a successful city block? Fleet Avenue looks for answers,” *The Land*.  
<https://thelandcle.org/stories/what-makes-a-successful-city-block-fleet-avenue-looks-for-answers/>

### Building from Existing Assets

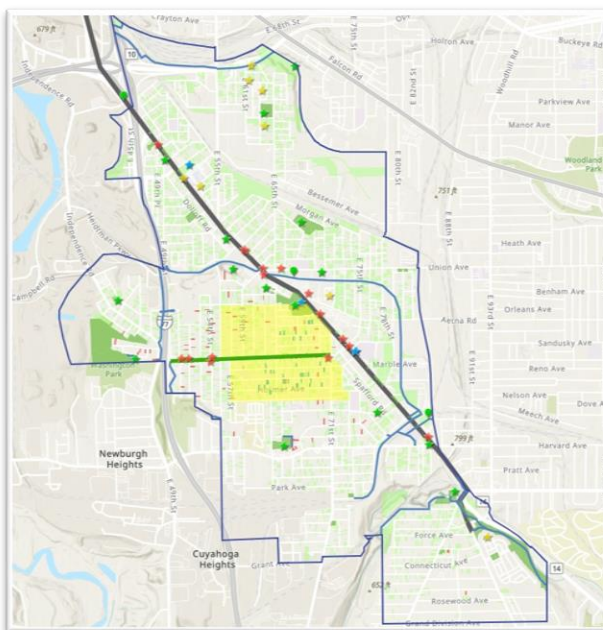
In collaboration with Slavic Village residents, the City of Cleveland has created an asset map containing information within a 1-mile radius surrounding the Fullerton site. This map may be used to provide context of existing assets within the area and supplement the information in this RFQ.



<https://www.google.com/maps/d/edit?mid=IDQZksdYjtr0AYARhxS-DMcrEtgkdel8&usp=sharing>

### Recent and Proposed Investments

Our partners at Slavic Village Development generated an ArcGIS Map highlighting recent, in process and proposed investments and development sites across their service area. Project Teams can learn more about those projects and congruent investments at the link below.



<https://www.arcgis.com/home/webmap/viewer.html?webmap=6cc8fc64c6334ac5a6dc72aaf14ef654>

Northeast Ohio Regional Sewer District, "Fleet Avenue Green Infrastructure".

[https://www.ohioewa.org/docs/330\\_PM-05012017\\_FLEET\\_GI\\_OWEA\\_FINAL.pdf](https://www.ohioewa.org/docs/330_PM-05012017_FLEET_GI_OWEA_FINAL.pdf)

## Transportation and Connectivity

- **Traffic Counts:** The Ohio Department of Transportation recorded the annual average daily traffic count (AADT) along Fleet Avenue at East 54<sup>th</sup>, one block north of the Fullerton Site, as 12,248 in 2022.<sup>7</sup>
- **Interstate-77:** Site is located half a mile west of I-77, which provides easy access from Slavic Village to Downtown Cleveland. As of 2022, On- and Off-Ramps from I-77 to Fleet Avenue have AADT's ranging from 2,584 to 4,646.
- **Fleet Avenue:** One block north of the Fullerton site, this major commercial corridor runs east to west through Slavic Village and terminates at the Cleveland Metroparks' Washington Reservation.
- **Broadway Avenue:** Broadway Avenue is a major corridor that connects Slavic Village to Downtown. Concurrent with State Route 14, Broadway extends southeast into the neighboring cities of Garfield Heights and Maple Heights.
- **Public Transit:** Two high-frequency transit lines run along Broadway Avenue and Union Avenue. Plans are in development to bring additional high frequency transit service to the area.
- **Trails:** Morgana Run Trail and the Ohio & Erie Canal Towpath Trail are multipurpose recreational trails that traverse Slavic Village and create connections to unmatched natural resources including Mill Creek Falls and the Cuyahoga Valley National Park. Investments are planned to connect these two major trails, and create new multipurpose trails that converge downtown.<sup>8</sup>
- **Other Major Corridors:** Union Avenue, Harvard Avenue, East 55<sup>th</sup> Street, and East 71<sup>st</sup> Street are major corridors within Slavic Village that increase connectivity to other neighborhoods throughout the city and beyond.

## Resident Demographics<sup>9</sup>

The population of Slavic Village is 20,150, consisting of 5,060 residents under the age of 18; 12,855 ages 18-64; and 2,235 over the age of 65. The racial and ethnic makeup consists of 42% White, 49.9% African American/Black, 0.4% Asian-American/Pacific Islander, 7.7% Other race reported, and 8.1% Hispanic/Latino (of any race). The Median Household Income is \$26,407 with a labor force participation rate of 55.7%. The poverty rate of Slavic Village is 39.8%.

<sup>7</sup> Ohio Department of Transportation, Transportation Data Management System. <https://odot.public.ms2soft.com/tcds/tsearch.asp?loc=Odot&mod=TCDS>

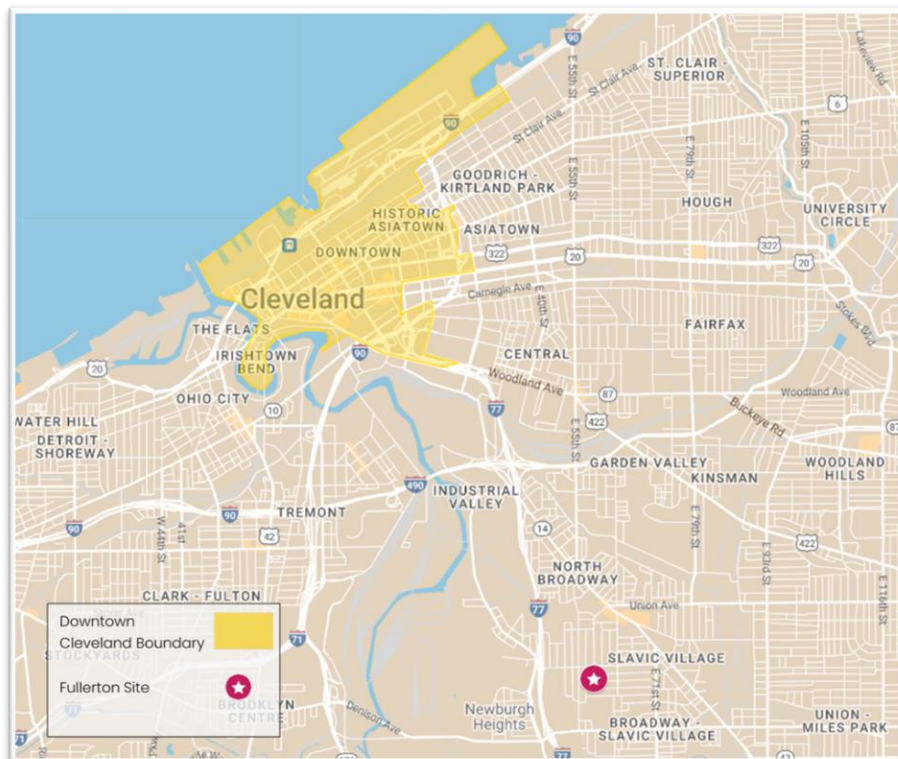
<sup>8</sup> Cuyahoga Greenways Plan. <https://www.countyplanning.us/projects/cuyahoga-greenways/#:~:text=Interactive%20Map,-full%2Dscreen%20view>

<sup>9</sup> Demographic information was retrieved from The Center for Community Solutions and the US Census Bureau. <https://www.communitysolutions.com/resources/community-fact-sheets/cleveland-neighborhoods-and-wards/>



## Investing in Cleveland, OH

The Fullerton Site is located four miles from Cleveland’s downtown core. Regional and national assets including Lake Erie, the Rock & Roll Hall of Fame and three professional sports venues are within a ten minute drive from the site, while “Eds & Meds” institutions including the Cleveland Clinic, University Hospitals, Case Western Reserve University and arts and culture institutions at University Circle are all less than six miles away. Each of these assets are easily accessible by various modes of transportation including public transit infrastructure and Slavic Village’s direct access to Interstate-77 and the newly opened Opportunity Corridor.



As of the 2020 Census, the population of the City of Cleveland is 372,624 residents.<sup>10</sup> The population of Cuyahoga County is 1,264,817.<sup>11</sup> Median household income in the County is \$55,105, while the City’s is \$33,678. As of 2019, 197,421 private, primary jobs were located in the City with 53.5% of the workforce aged 30 – 54 years. 55.5% of workers employed in the City earned more than \$3,333 per month.<sup>12</sup>

Downtown Cleveland has experienced 62% population growth since 2010. In that time, nearly \$9 billion in investment has transformed the central business district into a diverse and thriving urban neighborhood. Between 2015–2020, over 1,500 new apartments were added. Current developments include: the 36-story Sherwin-Williams Global Headquarters; the new corporate headquarters for Cross Country Mortgage; an expansion of the Rock & Roll Hall of Fame; redevelopment of 55 Public

<sup>10</sup> United States Census Bureau Quick Facts, Cleveland city, Ohio – Census Data as of April 1, 2020.

<sup>11</sup> United States Census Bureau Quick Facts, Cuyahoga County, Ohio – Census Data as of April 1, 2020.

<sup>12</sup> United States Census Bureau OnTheMap, Cleveland city, Ohio – Work Area Profile Analysis as of 2019.

Square to include 205 apartments and six floors of office suites; the Erieview Tower rehabilitation to include a 210-room W Hotel and 227 new apartments; the redevelopment of the Centennial (formerly Huntington Building) to include nearly 850 new apartments, a 61-room hotel, retail and office; and the 304-unit City Club Apartments. A 2022 midyear market update for downtown Cleveland is available through the Downtown Cleveland Alliance [here](#).

## Incentive Toolkit

Through the Departments of Community Development and Economic Development, the City of Cleveland can provide subsidy resources to support a successful redevelopment project at the Fullerton site. Tools listed below are designed to reduce cost and risk to a development team, and improve efficiency and quality of a project through the pre-development, construction and closeout phases of the development. Project Teams will be responsible for submitting applications to each incentive or entering into direct negotiation with the City as needed.

- **REDUCED LAND VALUE:** Through this competitive process and in compliance with the Ohio Revised Code, the sale of land may be negotiated below fair market value. Special consideration will be given to affordable housing projects and projects that align with Cleveland’s 2030 Housing Plan. Value is subject to approval by Cleveland City Council and the City’s Board of Control.
- **RESIDENTIAL TAX ABATEMENT:** Parcels are located in an “Opportunity Market” zone, and are eligible for 100% Tax Abatement for all housing types, for a term of up to 15 Years and a unit cap of \$450,000 on single-family. Green Building Standards are required. To learn more, visit [Residential Tax Abatement’s webpage](#).
- **CONSTRUCTION GAP FINANCING:** This program may subsidize up to \$75,000 of total development and construction costs. It is available to both new construction and rehabilitation projects and prioritizes projects that make a strong, positive visual impact in a neighborhood. To learn more, visit [Housing Development’s webpage](#).
- **HOUSING TRUST FUND COMPETITIVE FUNDING:** Loans and grants are available to support affordable housing projects that serve low- and moderate-income households, including market-rate projects that contain affordable housing units. This program can provide support for projects in the form a low interest, soft loan for 20% of the total development costs of a given project (8% for LIHTC projects). An annual RFP through the City’s Department of Community Development is circulated to determine which projects will receive funding. To learn more, visit [Housing Development’s webpage](#).



## Former Fullerton School Site Redevelopment Opportunity: Scope

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### Development Requirements

The selected Development Team(s) will develop the final scope of work, budget, design timeline, and construction phasing of the project, adhering to all City approval processes. Through project conceptualization, the selected Development Team(s) will be required to participate in the design, negotiation and execution of the following project components:

- **SALE OR GROUND LEASE.** The Development Site may be offered as a direct sale to a developer or structured as a long-term ground lease, with the City maintaining ownership of the land while the developer(s) enter into a long-term lease to construct, manage and own the development. Cleveland City Council must legislatively approve property transfers and ground leases. The cost of land may be negotiated below fair market value with special consideration for affordable housing projects and projects that align with [Cleveland's 2030 Housing Plan](#).
- **ENGAGEMENT & COMMUNITY COLLABORATION.** Team(s) must address community priorities defined in the attached Engagement Report. Teams will be responsible for developing and delivering a comprehensive community and stakeholder engagement process throughout the design and development phases to inform the final proposed project(s).
- **PUBLIC AMENITY SPACE.** Team(s) will be responsible for designing, constructing and maintaining an amenity space that provides opportunities for the public to gather. The amenity space should be collaboratively designed with input from residents.
- **CSB/MBE/FBE Participation.** The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) by providing and enhancing economic opportunities in City contracts. The successful Team(s) for this RFQ will share that commitment.
- **Other City Design Requirements & Regulations Apply.**

### Land Value

The City of Cleveland intends to make the land available for sale or ground lease following a due diligence process with the selected Development Team(s). An appraisal conducted on August 21, 2020 determined the market value of a fee-



simple title of the subject property, if vacant, to be \$167,500. Cost of land may be negotiated below fair market value with special consideration for affordable housing projects that are aligned with [Cleveland's 2030 Housing Plan](#), but is subject to approval by Cleveland City Council and the Board of Control. Approval from the Board of Education may also be required.

## RFQ Schedule

The City anticipates it will, but neither promises nor is obligated to, process proposals received according to the following schedule:

City of Cleveland Releases RFQ.	2/5/2024
Questions Due. <i>Submit Questions via email to <a href="mailto:AssetRedevelopment@clevelandohio.gov">AssetRedevelopment@clevelandohio.gov</a></i>	2/26/2024
FAQ Responses Published.	3/4/2024
<b>Proposals Due.</b> <i>Submit via email to <a href="mailto:AssetRedevelopment@clevelandohio.gov">AssetRedevelopment@clevelandohio.gov</a></i>	<b>3/25/2024 by 4:00 PM EST</b>
Evaluation Period.	3/26/2024 - 4/26/2024
Short List Notifications ( <i>if necessary</i> ).	4/16/2024
Finalist Presentations ( <i>if necessary</i> ).	4/17/2024 – 4/24/2024
Final Selection.	4/26/2024

## Submission Process

Development Teams are invited to submit Qualifications for the Fullerton Site Redevelopment Opportunity. Qualifications shall be sent electronically and formatted in a searchable .pdf format. All pages shall be 8.5 x 11 inches. Font shall be no smaller than 10 point. Submissions may not exceed 25 pages in length.

Submissions must be emailed to [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov) no later than **Monday, March 25, 2024 at 4 PM EST**. Only emailed, PDF submissions will be accepted. When emailing submissions, use "Fullerton RFQ" followed by the Development Team Name in the subject line.

## Evaluation Process

An Evaluation Team comprised of representatives from the City of Cleveland and Cleveland Metropolitan School District will review all proposals and rank them based on the Evaluation Criteria described below. If necessary, a short-list of no more than three project teams will be invited to interview.



## Evaluation Criteria

Points	Category	Content	Max. Length
0	Cover Letter	<ul style="list-style-type: none"> <li>Summarize Interest and Goals for Site</li> <li>Contact Information</li> <li>3 References with Contact Information <i>(references cannot be City of Cleveland staff)</i></li> </ul>	1 Page
5	General Firm Information	<ul style="list-style-type: none"> <li>Team Structure including brief overview of each firm included in project team and their proposed role</li> <li>Firm's approach to Diversity, Equity, Inclusion and Belonging</li> </ul>	1 Page
5	Project Team Organization	<ul style="list-style-type: none"> <li>Brief Resumes of Firm Principals</li> <li>Brief Resumes of Key Team Members expected to work on project and one paragraph of anticipated responsibilities</li> </ul>	4 Pages
25	Benefit to the Neighborhood	<ul style="list-style-type: none"> <li>Explain why the Project Team is best suited for the Fullerton Site Redevelopment Opportunity</li> <li>Define what Equitable Development and Community Benefits mean to the Project Team, and provide examples of how that was implemented from completed projects</li> <li>Identify specific strategies to incorporate Community Priorities from the Engagement Report into the project</li> <li>Affirm the Project Team's willingness to meet the City's stated Development Requirements</li> </ul>	3 Pages
25	Completed Projects of Similar Scope & Complexity	<ul style="list-style-type: none"> <li>Describe Project Team's work on recent projects with a similar scope and complexity, including a clear explanation of Project Team's specific role on the project</li> <li>Describe Project Team's past performance in managing design processes, experience with cost and constructability planning, energy efficiency, sustainability</li> <li>Highlight projects that required strong coordination and integration of multiple design and construction professionals alongside city government staff</li> <li>Images of completed projects</li> <li>Highlight innovative practices</li> <li>Review any issues or problems experienced in similar projects, and how they were resolved</li> </ul>	6 Pages
10	Project Vision	<ul style="list-style-type: none"> <li>Describe Team's vision for the Fullerton Site. Renderings are not required.</li> <li>Review Community Engagement report, the City's 2030 Housing Plan, previous neighborhood plans and the City's Climate Action Plan in order to develop a comprehensive vision that aligns with community priorities</li> </ul>	3 Pages





10	Community Engagement Strategy	<ul style="list-style-type: none"> <li>Describe how the Project Team will build from findings in the Engagement Report, specifically connecting in meaningful collaboration with residents and stakeholders to inform the design and details of the project</li> <li>Provide a communications and engagement plan with clear benchmarks and deliverables</li> </ul>	3 Pages
15	Current Firm Capacity	<ul style="list-style-type: none"> <li>Provide Project Team's ability to perform on this project. Include a proposed phasing plan and timeline</li> <li>Identify Project Team's potential sources of funding, creditworthiness, and amount of equity the Team intends to bring to the project</li> <li>State Team's ability to raise capital with examples from completed projects. Include sources, dollar amounts and dates that each funding mechanism was secured.</li> </ul>	3 Pages
5	Challenges	<ul style="list-style-type: none"> <li>Outline expectations of challenges the Project Team anticipates facing in undergoing this project, and how the Team will overcome them</li> </ul>	1 Page

### Post-Selection Process

The City anticipates it will, but neither promises nor is obligated to, proceed with the following post-selection process steps. Details of the post-selection process will be finalized in an MOU with the selected project team(s). The City of Cleveland and Cleveland Metropolitan School District reserve the right to discontinue the RFQ/post-selection process at any time.

#### Phase I – Due Diligence

*May 2024 – June 2024*

The selected Development Team(s) will have the opportunity to enter into a Memorandum of Understanding (MOU) and 12-Month Site Access Agreement with the City (or CMSD) within 60 days of final selection.

*June 2024 – June 2025*

Development Team(s) will perform Due Diligence at their own cost for up to 12 Months, including:

- Perform standard Real Estate Development Site Due Diligence (environmental testing, engineering reports, etc.)
- Coordinate and facilitate no less than three community engagement sessions, surveys and/or activities to inform the conceptual project design. Engagement should provide meaningful and accessible opportunities for residents and stakeholders to participate in and understand the project



scope, and provide meaningful input that will help lead to equitable project outcomes and neighborhood-specific community benefits.

- Coordinate with Integrated Development Staff on community benefits and on Conceptual Designs for Site, leading to schematic approval from the Cleveland Planning Commission by the end of the Due Diligence Period.
- Submit a proposed construction-phasing plan detailing key items including construction staging, notification to residents, etc.
- Apply for and begin to secure project financing.
  - Where appropriate, City to provide Support Letters for Project Team's funding applications
  - Team will submit updated Sources & Uses analyses and updated project timelines every 4<sup>th</sup> month

#### *July 2025*

At the end of the 12-Month Due Diligence Period, the City of Cleveland and Development Team(s) will determine if the project is feasible and can proceed into additional predevelopment work, or be terminated.

### **Phase II – Predevelopment Leading to Groundbreaking**

#### *August 2025*

Following the Due Diligence Phase, and pending legislative approval from Cleveland City Council, the Development Team and the City of Cleveland may enter into a Development Agreement for the project. City of Cleveland will maintain control of the Site(s) until the approved Development Team(s) closes on a majority of financing (approx. 70% funding secured) and has received Final Approval from the Cleveland Planning Commission.

#### *September 2025 – Spring 2026*

Development Team(s) will be responsible for completing Final Design approvals from the Cleveland Planning Commission, submitting Construction Plans and applying for Zoning and Permitting approvals through Building & Housing, and commencing Construction.

### **Contact Information**

The Fullerton Site RFQ is being facilitated by the City of Cleveland's Department of Community Development. Other Departments are also engaged in the process. The Cleveland Metropolitan School District remains the owner of the site at this time. Questions and inquiries related to the Fullerton Site RFQ should be directed to [AssetRedevelopment@clevelandohio.gov](mailto:AssetRedevelopment@clevelandohio.gov).



## Disclaimers

**Communications** - Firms considering responding to this RFQ are required to conduct preparation of their submissions with professional integrity and are prohibited from communicating with any member of City staff, representatives or consultants outside of the formal process outlined in this RFQ.

**Expenses** - The City accepts no liability for the costs and expenses incurred by firms responding to this RFQ.

**City Rights** - The City reserves the right to cancel the RFQ process at any time and reject any and all submissions. The City shall have no liability to any firm arising out of such cancellation or rejection. The City reserves the right to waive minor variations in the selection process. The City reserves the right to contact references who are not listed in the firm's submission and investigate the qualifications of the firms or individuals identified in the submission

**Public Disclosure** - All documentation and submittals provided to the City may be considered public documents under applicable laws and may be subject to disclosure. Firms recognize and agree that the City will not be responsible or liable in any way for any loss firms may suffer from the lawful disclosure of information or materials to third parties.

## Appendix

- I. Fullerton Community Visioning – Engagement Report
- II. Site Survey and Demolition/Grading Plan
- III. Phase I ESA
- IV. 2020 Site Appraisal

