

April 2, 2018

REQUEST FOR QUALIFICATIONS

For the Adaptive Use, Rehabilitation and Redevelopment of

Henry W. Longfellow School

650 East 140th Street, Cleveland, Ohio



**CLEVELAND
RESTORATION
SOCIETY**

April 2, 2018

REQUEST FOR QUALIFICATIONS

For the Adaptive Use, Rehabilitation and Redevelopment of the
Henry W. Longfellow School Building and Site
650 East 140th Street, Cleveland

INTRODUCTION

The Cleveland Restorations Society (CRS), along with our partner, City of Cleveland Council Member Michael Polensek, (Ward 8) is issuing a Request for Qualifications (RFQ) to select a real estate development firm for the redevelopment of the Henry W. Longfellow School building and property at 650 East 140th Street in the Collinwood neighborhood of Cleveland (PPN-112-01-125).

The deadline for RFQ responses is **5:00 pm on Friday, April 27, 2018.**

The RFQ process will identify a “short-list” of qualified real estate development firms that will be invited to submit redevelopment proposals for further review and consideration by a committee of community stakeholders. CRS will facilitate the RFQ/RFP process.

Cleveland Restoration Society

CRS uses the powerful tool of historic preservation to revitalize our diverse communities, strengthen the regional economy and enhance the quality of life in Greater Cleveland. As the voice for historic preservation in Northeast Ohio, CRS works to create vibrant, high-value neighborhoods in key historic areas; Encourages the preservation of Cleveland’s landmarks; Advocates for preservation-friendly public policies; and celebrates and communicates the positive role of preservation.

Longfellow School Taskforce

A CRS taskforce, comprised of design, construction, finance, real estate and development professionals, along with Michael Polensek, City Council Member, Jeffery Johnson, former City Council Member, and Patrick M. Zohn, Chief Operating Officer of the Cleveland Metropolitan School District (CMSD), have been working in partnership to achieve the redevelopment of the Longfellow School building and property. This effort resulted in a determination from the Ohio Facilities Construction Commission (OFCC) to allow a portion of the State



funds originally budgeted for the building demolition to be used for hazardous material abatement. The Board of Education of the CMSD is currently considering a resolution to provide the building to the City of Cleveland, subject to the selection of a qualified real estate development firm. A draft of the CMSD resolution is appended to this RFQ. It is anticipated that CMSD will conduct the hazardous material abatement concurrent with this RFQ/RFP process so that the remediation work is completed prior to transferring the building to the City of Cleveland and the selected real estate development firm.

LONGFELLOW SCHOOL - BUILDING AND PROPERTY

Exterior

Longfellow School, constructed in 1924, was designed by the renowned Cleveland school architect, Walter McCornack in the Dutch Baroque Revival Style. This grand two-story brick and stone edifice is highlighted by projecting parapets, a dramatic stepped gable and dominant chimney. The exterior of Longfellow is also distinguished by its copper clad cupolas and oriel window. Stone-carved owls, guarding the ornate entrances, are the school's signature architectural feature.

Interior

The virtually intact interior of the 50,000 square foot building maintains many of its historic features, including the quarry-tiled corridors, grand staircases and handsome woodwork. Glass-block floors on the second floor allow daylight to enter from roof monitors above down to the ground floor corridor. The twenty-three classrooms, flooded with an abundance of natural light, retain their hardwood floors, built-in cabinets, chalk boards and original fixtures. A proscenium-arched auditorium, detailed in buff brick, and a second-floor gymnasium with maple floors and exposed steel trusses, served as the school's primary assembly spaces. A partial basement contains a boiler, custodial and storage rooms.

Site

The building is located on an approximately 4.58-acre site with a broad front lawn to the east of the school along East 140th Street. To the west, there is an existing parking lot, play ground and play field that total approximately 3 acres.



Landmark Designation

The Longfellow school is a designated City of Cleveland Landmark and is eligible for listing on the National Register of Historic Places. As such, the rehabilitation of the existing building is eligible for Ohio Historic Preservation Tax Credits and Federal Rehabilitation Tax Credits.

Current Condition

The school building itself remains in generally good condition and maintains most of its significant historic features. The building envelope, including the roof, exterior masonry surfaces and wood windows are all in very good condition. Copper roof ventilators, removed for scrap salvage, allowed water to penetrate portions of the interior causing some damage to plaster walls and wood floors. These roof openings have recently been patched eliminating the water penetration.

Hazardous Materials

Phase I and Phase II environmental inspections and reports have been completed for the building and have identified the presence and location of asbestos-containing materials, fluorescent light bulbs and PCB ballasts along with contaminated furnishings and debris. Prior to turning the building over to a prospective developer, a qualified construction manager selected by the CMSD will, at its own expense, remove and properly dispose of visible friable asbestos-containing materials and contaminated debris. Concealed and inaccessible asbestos pipe wrap and insulation will remain in place and become the responsibility of the prospective developer. The existing wood windows were also identified to have asbestos containing glazing material and will become the responsibility of the prospective developer. All available environmental reports and contractor cost estimates for the removal of hazardous materials are available to prospective developers as part of the RFQ process.

LONGFELLOW SCHOOL - LOCAL CONTEXT

Neighborhood

The residential blocks surrounding Longfellow School retain much of their historic fabric and working-class character. The pre-WWII residential district that surrounds the school is comprised of single-family and two-family homes and is in a generally stable, well-maintained condition. The area serves as a transition between the mixed-use neighborhood to the north and the industrial core to the south and east. The neighborhood is located in the City of Cleveland Ward 8, Collinwood-Nottingham Statistical Planning Area.



Zoning

The parcel is currently zoned by the City of Cleveland as 2F-B1, two-family residential with a 35-foot building height restriction. The Ward 8 Council representative along with the City of Cleveland Planning Commission are currently developing legislation to rezone the property to MF, multi-family residential.

Access and Transportation

- **East 140th Street:** East 140th Street stretches from Lakeshore Boulevard at the north to St. Clair Avenue at the south. It is one of the few streets that spans the full north-south breadth of Collinwood, crossing both the rail lines and I-90/OH 2 Shoreway. East 140th Street links the City of Cleveland with both East Cleveland to the south and Bratenahl to the northwest.
- **I-90/OH 2 Shoreway:** The site is located just south of the East 140th Street exit from the I-90/OH 2 Shoreway, providing access to downtown Cleveland in less than fifteen minutes and easy access to University Circle institutions and hospitals.
- **Bus:** The Greater Cleveland Regional Transit Authority (RTA) No. 30, East 140 – Lakeshore Bus Line, provides service 7 days a week, 24 hours a day with a stop directly adjacent to Longfellow school. The RTA 30 connects the Louis Stokes Rapid Transit Station at Windermere (with connections to Downtown) to East 185th Street - Lakeshore Boulevard (Euclid Hospital). Some bus trips continue east on Lake Shore Boulevard to the Shoregate Shopping Center in Willowick, Lake County.

Nearby Amenities and Developments

- **Waterloo Arts and Entertainment District:** A vibrant neighborhood with over fifteen arts-related business including galleries, shops, performance venues, restaurants, bars and revitalized housing.
- **Shopping:** Dave's Market grocery store and multi-tenant retail center at Lakeshore Boulevard near East 156th Street.
- **Five Points:** The Five Points district at East 152nd Street and St. Clair Avenue is home to a public library, police station, fire



station, post office, retail shops, high school, and community health center along with several nearby churches of various denominations.

- **Schools:** Two recently constructed Cleveland Metropolitan School District elementary schools, Memorial and East Clark, are located within one mile of Longfellow. New Tech Collinwood High School is located one mile from the redevelopment site.
- **Parks:** Cleveland Metroparks at Euclid Beach, Villa Angela Beach and Wildwood feature sandy beaches, shaded picnic areas, observation and fishing pier, pavilion, scenic boardwalk, boat launch and marina. The parks are connected to the 17-mile Cleveland Lakefront Bike Trail that traces the Lake Erie shoreline.
- **Collinwood Yard:** A 48-acre light industrial and commercial redevelopment that houses Jergens Inc., a hardware manufacturing company, CSX Transportation intermodal transfer facility, the Cleveland Food Bank primary distribution facility, Sodexo industrial laundry facility and the United States Social Security Administration Office.
- **Jobs Corps:** The Cleveland Jobs Corps Campus is a no-cost education and career technical training program administered by the U.S. Department of Labor. Located at East 140th Street and Coit Road, it provides housing, recreation and education facilities for over 400 students ages 16 to 24.

DEMOGRAPHIC INFORMATION

Based on 2010 US Census information, the Collinwood-Nottingham Statistical Planning Area (SPA) has a population of 11,542 with 4,759 households. 87% of the population is black, 10% is white and 2% is Latino. The median household income is \$24,955 with a 17% unemployment rate. There are over 7,000 people that live within ½ mile of the East 140th Street Corridor. Additional demographic information can be obtained from the City of Cleveland Planning Commission: <http://planning.city.cleveland.oh.us/2010census/downloads/Collinwood-Nottingham.pdf>



DEVELOPMENT GOALS:

The redevelopment of the Longfellow School building and site is critical to the growth and revitalization of the broader Collinwood area. Community stakeholders along with the Ward 8 Council representative have determined the following development goals:

1. Adaptive use and rehabilitation of the Longfellow School building in accordance with established historic preservation standards
2. Development that complements the surrounding residential neighborhood and generates additional community revitalization
3. Sustainable and innovative development principles, including storm water management and green building practices (LEED or Enterprise Green Communities)
4. Redevelopment guided by principles of racial equity and inclusion with respect to the surrounding neighborhood context and/or neighborhood wealth-building initiatives
5. Possible redevelopment uses include but are not limited to the following:
 - Family affordable housing
 - Senior affordable housing
 - Market rate housing
 - Mixed income housing
 - Live-work artist lofts
 - Senior assisted and/or independent living
 - Senior center, community center, social services
 - Intergenerational housing for grandparents raising children
 - Corporate or non-profit office headquarters
 - Multi-tenant professional office space
 - Mixed use (residential/office/retail)



SUBMISSION REQUIREMENTS

Statement of Intent

Interested firms shall submit a *Statement of Intent* to respond to the RFQ on or before **2:00 PM on Friday, April 13, 2018** in order to be considered. Only serious respondents should provide a Statement of Intent and RFQ response submission. Please submit the statement of intent via e-mail to Kathleen Crowther at kcrowther@clevelandrestoration.org.

RFQ Response Submission:

Interested firms shall submit their qualifications as outlined below. Responses must include the following information:

1. Executive Summary
 - Why your team is the most qualified to be considered for the project?
 - Why your team is interested in the Longfellow School redevelopment initiative?
 - Unique features and benefits that your team provides
2. Relevant prior project experience. Provide up to five examples of recently completed projects that demonstrate the following:
 - Experience with the adaptive use and rehabilitation of historic buildings
 - Experience with phased development projects that incorporate historic structures with vacant land redevelopment
 - Demonstrated ability to execute projects of this scale and complexity
 - Demonstrated ability to navigate environmental, technical, political, or financial obstacles that may arise during the development process
 - Experience working with community stakeholders and facilitating community engagement
 - Experience completing projects incorporating sustainable design principals
 - Demonstrated commitment to diversity and inclusion
3. Development team members
 - Qualifications and experience of the individual project team members



- Team member roles and responsibilities
- Organizational Chart
- 4. Development team references
 - Past client/community references
 - Past lender references
- 5. Financial Capacity
 - Demonstrated ability to secure financing for projects of this scale and complexity, including use of Historic Preservation Tax Credits, Low Income Housing Tax Credits and New Market Tax Credits along with other financing methods
 - Lender relationships
 - Past performance
 - Current work-in-progress

Submission Requirements:

Responses should be no more than twenty-five (25) pages in length, including attachments. RFQ responses shall be submitted by **5:00 pm on Friday, April 27, 2018**. Please submit the response as a PDF file via e-mail to Kathleen Crowther at kcrowther@clevelandrestoration.org.

Questions and Requests for Information:

Questions regarding the RFP process should be submitted in writing, via e-mail to Kathleen Crowther at kcrowther@clevelandrestoration.org by **2:00 PM on Monday, April 16, 2018**. Responses will be sent to all parties interested in responding to the RFQ by the end of business on **Friday, April 20, 2018**.

SELECTION CRITERIA AND PROCESS

A Committee of community stakeholders, facilitated by CRS, shall determine a short-list of qualified real estate development firms based upon a qualitative review of each submission. The RFQ submissions will be evaluated according to the following criteria:

- Relevant (successful) project experience
- Relevant team member experience
- Financial capacity



RFQ respondents shall be notified of the Committee's short-list selections on May 11, 2018. The short-listed firms will then be provided 60 days to prepare and submit detailed development proposals for further review and consideration by the Committee. Following the selection process, CRS and our community partners will initiate a development agreement with the selected development firm and facilitate the transfer of the property from the CMSD, via the City of Cleveland, to the developer.

The RFQ/RFP process is non-binding, does not imply a commitment to move forward with the project and is subject to the rules and codified ordinances of the City of Cleveland and State of Ohio. The property owners reserve the right to discontinue the RFQ/RFP process at any time.

SITE VISITS

All RFQ respondents are ***strongly encouraged*** to visit the Longfellow School property to familiarize themselves with the building, site and adjacent context. Due to exposed hazardous material and debris in the existing school, interior tours of the building cannot be conducted at this time. After the hazardous material abatement is complete, short-list selected development firms will be provided opportunities to observe the existing conditions of the building interior and conduct reasonable due diligence.

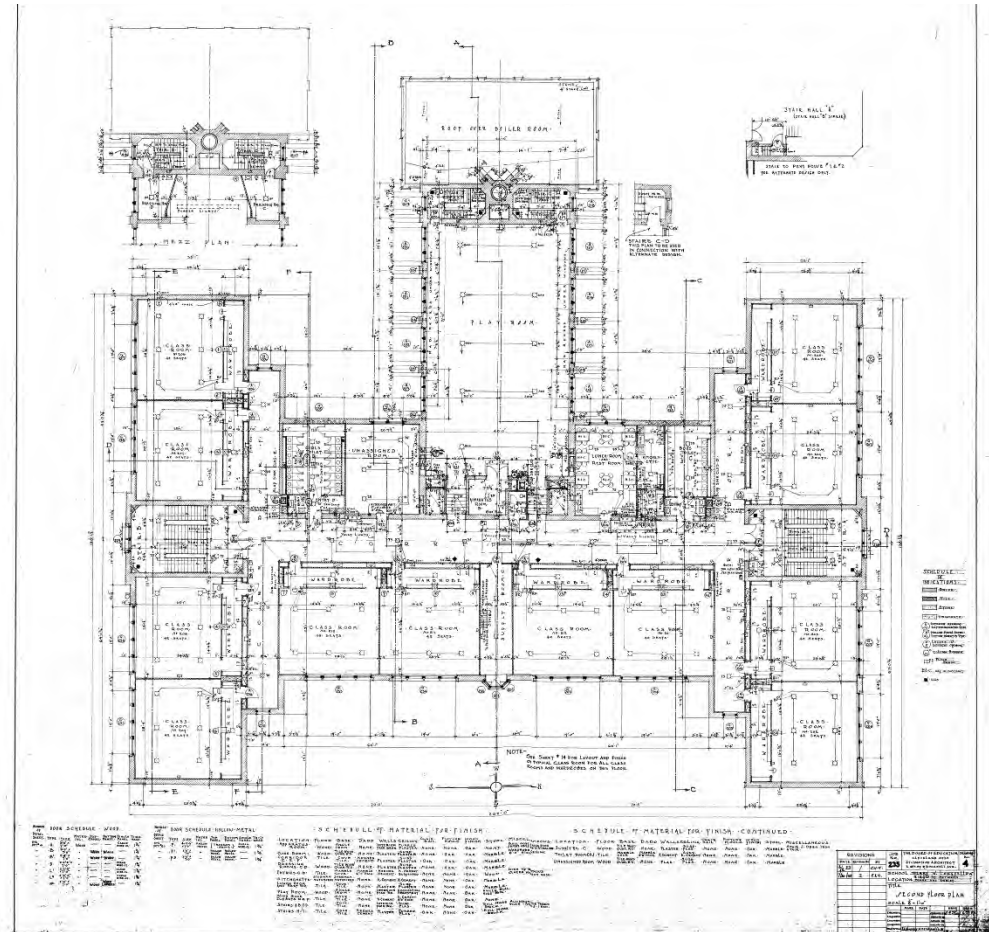
EXHIBITS

This request for Qualifications along with the following exhibits are available for download via Dropbox at <https://www.dropbox.com/sh/nnu5ffnw57scz5h/AAB0gOVYXOjKO8JXUDS850nCa?dl=0>.

1. Board of Education of the Cleveland Metropolitan School District Draft Resolution
2. Original construction drawings of the school building and site, prepared by the Cleveland Board of Education, dated 1922
3. Interior and exterior photographs depicting the existing conditions of the building and site
4. Photographs of the local neighborhood context
5. Aerial photograph of the site
6. Demolition Bid Documents for the Longfellow School, prepared by the Cleveland Education Design Alliance (CEDA) for CMSD, dated December 2015



7. Hazardous Material reports prepared for the Cleveland Metropolitan School District including:
- Demolition Asbestos, Lead Based paint and Visual Hazardous Materials Survey, prepared by PSI Engineering
 - Lead-Based Paint Survey, prepared by PSI Engineering
 - Report of Bulk Sample Analysis for Asbestos, prepared by PSI Engineering
 - Photographs of Asbestos Containing Materials, prepared by PSI Engineering



Second Floor Plan





Site Aerial Photo





Front (East) Elevation



South and West Elevations





Side (South) Elevation



South Entrance



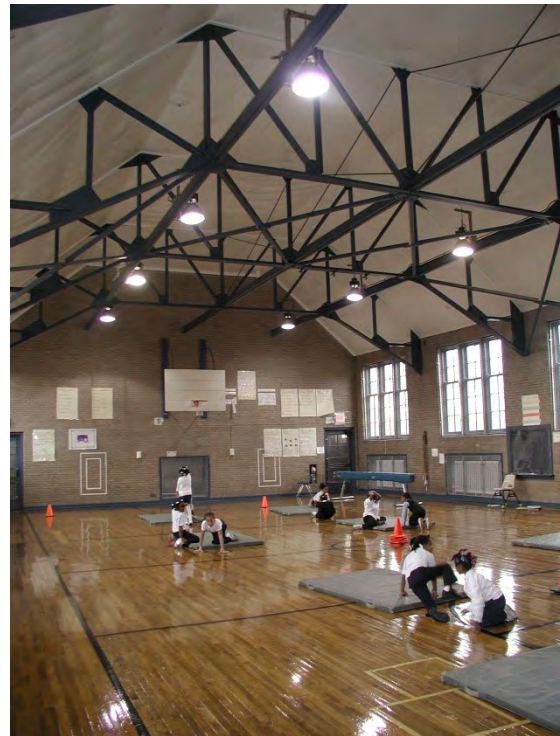


Corridor (Note: Photo taken when was school was in operation)



Corridor Existing Condition





Gymnasium
(Note: Photo taken when was school was in operation)



Auditorium (Note: Photo taken when was school was in operation)





Typical Classroom, existing condition



Typical Classroom, existing condition





Darley Avenue



Longfellow School parking and playground along Darley Avenue





School play field at East 136th Street looking east

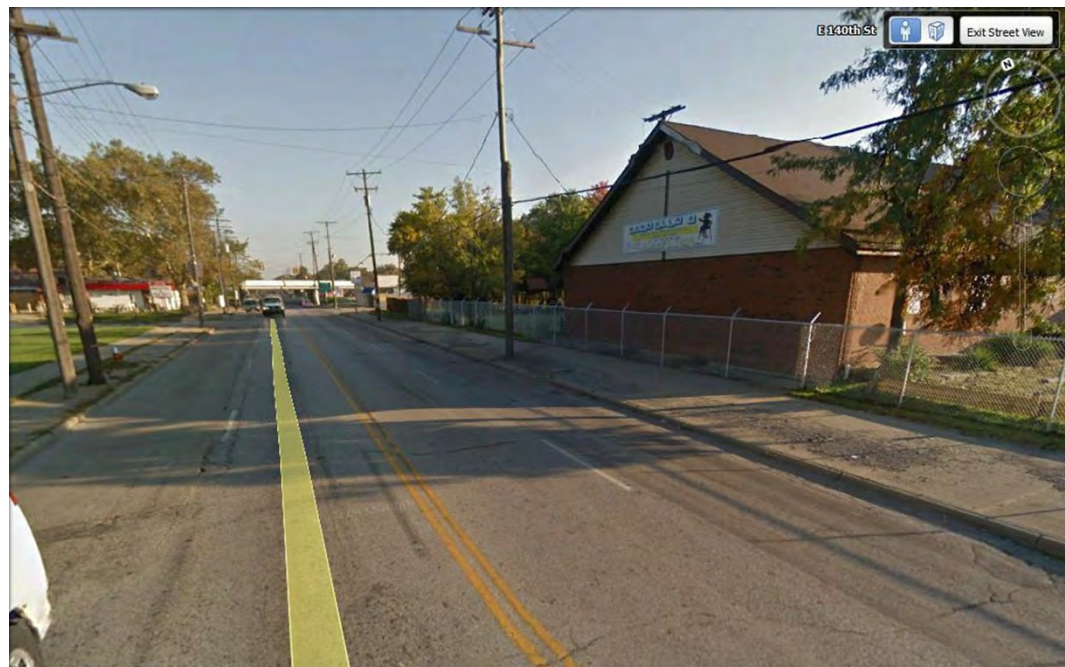


Diana Avenue





East 140th Street looking east



East 140th Street looking north

