



Request for Qualifications

Redevelopment Opportunity for

Landmark

School Sites



REQUEST FOR QUALIFICATIONS

Landmark School Sites Redevelopment Opportunities

- I. **Audubon School** – Ward 3 (3.1 acres)
- II. **Mount Auburn School** – Ward 3 (1.6 acres)
- III. **Central School** – Ward 5 (4.5 acres)
- IV. **Empire School** – Ward 9 (2.1 acres)

Project teams must indicate if their response is for more than one site.



FOR RELEASE May 6, 2026

RFQ Released:

May 6, 2026

Question Period:

May 13–May 25, 2026

FAQ Released:

May 25, 2026

RFQ Responses Due:

June 10, 2026

Final Selection:

July 22, 2026

CONTACT

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City of Cleveland,
Dept. of Development
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320 Cleveland, OH
44114



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Mission and Vision Statements

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.

Asset Redevelopment Office Mission Statement

The Asset Redevelopment Office is dedicated to fostering community-centered neighborhood investment through proactive, equitable, and place-based development strategies. We aim to preserve and enhance all Cleveland neighborhoods by increasing access to development opportunities through collaborative partnerships with residents and stakeholders.

Southeast Side Promise Mission Statement

Mayor Bibb's Southeast Side Strategy is a multi-faceted plan to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side. Our mission is to revitalize the area, providing residents with safe, equitable, and vibrant community they deserve.

Central and Kinsman Community Health Needs Assessment

A community-engaged approach was adopted to conduct a neighborhood-level Community Health Needs Assessment with the primary goals of raising awareness of the drivers of neighborhood health trends and informing decision-making that can improve community health by responsively addressing neighborhood specific drivers of health opportunities.

myGlenville Neighborhood Revitalization Master Plan

A neighborhood revitalization plan that focuses on the entire Glenville neighborhood, beyond the Cleveland City Council ward boundaries. Through collaboration with residents and stakeholders, key themes were developed, which include maintaining Glenville's cultural identity, making Glenville work for current residents as well as newcomers, returning a strong sense of community, promoting healthy lifestyles and restoring economic vitality.



CITY OF CLEVELAND
Mayor Justin M. Bibb

Letter from Director Joevrose Bourdeau Small

Dear Project Teams,

On behalf of the City of Cleveland, the Department of Development is pleased to present this Request for Qualifications seeking professional real estate development teams to enhance four (4) former Cleveland Metropolitan School District Schools, in Cleveland's Central, Kinsman, Mount Pleasant and Glenville neighborhoods.



Building upon initiatives like the Mayor's Southeast Side Promise and the City's renewed commitment to creating opportunities for neighborhood-based investment, we welcome responses that bring new life to these important landmark school buildings. In recent years, the City of Cleveland has supported the redevelopment of former Cleveland Metropolitan School District buildings into affordable and market-rate housing, as well as the new MAGNET headquarters. We aim to continue this momentum by creating long-lasting assets that strengthen the neighborhood fabric surrounding the Audubon, Mount Auburn, Central and Empire school buildings. We envision an exciting future for neighborhoods across the City, one that expands opportunities and invites more individuals to call Cleveland "home".

Thank you for your interest in the Landmark School Sites 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,

Joevrose Bourdeau Small
Director of Development, City of Cleveland



Letter from Councilwoman Deborah Gray

Dear Project Teams,

Ward 3 blends historic character with major new investment, making it one of Cleveland's most promising areas for growth. Landmarks like Mt. Auburn School and Audubon Junior High reflect a strong legacy of community-centered design in Woodland Hills—one that continues to shape the neighborhood today.




That legacy is being actively strengthened through strategic improvements led by my efforts, including upgrades to Zelma George Recreation Center and the 116-acre Luke Easter Park, now featuring new amenities like an amphitheater, dog park, and expanded recreation facilities.

At the same time, significant development is driving momentum. The Opportunity Corridor is enhancing access and attracting investment, while projects like Woodhill Choice Apartments, CHN Housing Partners' and Greater Cleveland Habitat for Humanity's new homes in Buckeye are bringing new residents and revitalizing housing stock. Cultural anchors like the Moreland Theater will create space for youth arts and engagement.

The city's Southeast Side Promise \$15 million initiative is supporting initiatives such as commercial corridor revitalization, and home repair and rehabilitation.

With strong transit access via the RTA Blue and Green rapid transit lines running along Shaker Boulevard, which is a destination for retail, dining and shopping. And key corridors like MLK Boulevard and Kinsman Avenue and Buckeye Road, and retail centers such as Buckeye Plaza, Ward 3 offers connectivity, stability, and convenience. Anchored by institutions like Benedictine High School, the ward combines history, investment, and opportunity—making it an ideal place to live, work, and invest now.

Sincerely,



Councilwoman Deborah A. Gray
Ward 3, Cleveland City Council

Letter from Councilmember Richard Starr

Dear Project Teams,

As a graduate of Central Middle School, I see that redeveloping Central School is not just about real estate; it's about honoring Cleveland's history and looking toward the future of Ward 5.

This historic school has shaped leaders like Mayor Carl Stokes and Congressman Louis Stokes. It represents the potential for making a positive change in our community. The new chapter for Central School needs to carry that same vision.




Ward 5 is moving forward with development rather than waiting. We have over \$300 million in current and planned projects that are changing our neighborhoods. Key projects include:

- The Warner & Swasey redevelopment in Midtown, which will create mixed-income housing and revitalize a historic site that has been vacant for years.
- The Sankofa Phase IV development in partnership with Pennrose and CMHA is increasing access to affordable and quality housing in our community.
- Investments in home repairs, new housing construction, and improving commercial areas in neighborhoods like Central, Kinsman, and Slavic Village.

This is not just hope for growth; it is growth already happening with the support of our community. Central School is at the center of this development, offering a unique chance for developers who want to be part of this vision. We need partners who understand that successful development in Ward 5 is about more than just completing projects; it is about improving the neighborhood by delivering high-quality, sustainable development, respecting the historical importance of the site, creating jobs, housing, and economic opportunities for Cleveland residents, and working with existing investments for lasting positive impact. We seek the right development partner, not just any partner. Ward 5 has many strengths, including its location near Downtown, key community institutions, rising housing demand, and a history of successful public-private partnerships. For developers who care about making a real impact, this is a great opportunity to help shape Cleveland's future.

Central School is not just another project; it represents our values and goals for what we want to achieve. Ward 5 is ready for progress.

Sincerely,

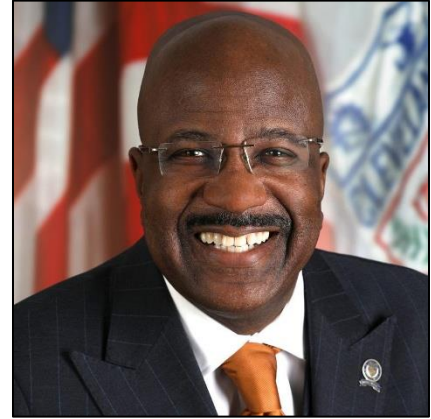
A handwritten signature in blue ink, appearing to be 'Richard A. Starr', with a large star symbol to the right.

Councilmember Richard A. Starr
Cleveland City Council Ward 5

Letter from Councilman Kevin Conwell

Dear Project Teams,

The Empire School building is located in one of Cleveland's oldest and most historic neighborhoods, Glenville, which features stable and historic housing stock surrounding the site. Situated less than two blocks from the Cultural Gardens, a half a mile from Rockefeller Park and Greenhouse, and one mile from the Lakefront, Empire's location provides access to significant public assets.



As a long-time representative of the Glenville neighborhood, Ward 9 continues to build on the significant investments and economic opportunities emerging in the area. Projects such as Glenville CircleNorth, GlenVillage and the \$21.5 million streetscape investment along East 105th Street exemplify the development currently underway in Ward 9.

The Empire Building's location near the lakefront positions it to benefit directly from the significant public and private investments underway in the area. The newly adopted Cleveland Harbor Eastern Embayment Resilience ("CHEERS") plan aims to reconnect Glenville and surrounding neighborhoods to the waterfront. A roughly \$300 million plan will look to make 80 acres of parkland near the lakefront more accessible.

Investments are happening throughout the Glenville neighborhood, and the revitalization of the Empire School Building will add to this growing momentum. With the proximity to historic assets such as the Cultural Gardens and growing neighborhoods like University Circle, the Empire School Building is uniquely positioned for reinvestment at a moment when interest in the neighborhood has never been stronger.

Sincerely,



Councilmember Kevin Conwell
Cleveland City Council Ward 9

Landmark School Sites Redevelopment RFQ: Context

Introduction

The City of Cleveland (“City”) is releasing a Request for Qualifications (“RFQ”) seeking professional real estate development project teams (“Project Teams”) to reinvest in the former Audubon School (3.1 acres), Mount Auburn School (1.6 acres), Central School (4.5 acres) and Empire School (2.1 acres). The Project Teams are invited to submit their qualifications, along with brief, site-specific redevelopment visions for consideration by an evaluation team comprised of representatives from the City.

The City will facilitate the RFQ and selection process. Upon selection, Project Teams will be required to purchase and take ownership of the site(s) they will redevelop and then conduct site due diligence. The City reserves the right to accept or reject any or all submissions, or to discontinue the RFQ process at any time.

Background

The Former Audubon, Mount Auburn, Central and Empire school buildings were previously included in the *Adaptive Reuse and Redevelopment of Surplus Cleveland Metropolitan School District Sites* RFQ published in March 2021. The 2021 Surplus School Sites RFQ included 19 former Cleveland Metropolitan School District (“CMSD”) school properties across Cleveland as potential redevelopment opportunities. Although project teams were selected for many of the buildings, including the four buildings in this RFQ, changes in state funding and market dynamics prevented the projects from advancing, and all four sites remain available for redevelopment. Additionally, all four buildings are designated local landmarks.

In 2023, Burten, Bell, Carr (“BBC”) completed a neighborhood-level [Community Health Needs Assessment](#) (“CHNA”) that covers the Buckeye, Central and Kinsman neighborhoods. Developed in partnership with community stakeholders, the CHNA is intended to guide future neighborhood-based and health-related programming aligned with community needs and aspirations. The Central School site is located within the Central neighborhood, and the Audubon School site is located within the Kinsman neighborhood—both areas included in the CHNA.

Mayor Justin Bibb’s [Southeast Side Revitalization Plan](#), aims to address disinvestment by strengthening the safety, equity, and vibrancy of Cleveland’s southeast neighborhoods. This initiative focuses on the Lee-Harvard, Union-Miles, Lee-Seville and Mount Pleasant neighborhoods and includes the Audubon and Mount Auburn School sites.

The Glenville neighborhood has completed a neighborhood revitalization master plan, known as the myGlenville plan. Developed in collaboration with residents and stakeholders, the plan identifies key themes intended to guide future neighborhood improvements and development projects. In addition, the Cleveland Metroparks' \$300 million Cleveland Harbor Eastern Embayment Resilience Strategy ("CHEERS") was recently approved by the Cleveland City Planning Commission. CHEERS aims to transform the east side lakefront to become more natural and accessible to residents living in Glenville and St. Clair Superior. The CHEERS planning area is located less than one mile from the Empire School building, positioning the site to benefit from this major public investment.

Previous CMSD building-reuse projects include the Margaret Ireland building in the Hough neighborhood, Nathaniel Hawthorne building in the Jefferson neighborhood, and Henry W. Longfellow building in the Collinwood-Nottingham neighborhood. The Margaret Ireland building now serves as the headquarters for MAGNET, which continues to support CMSD students and helps community members access manufacturing-career opportunities. Two additional examples of successful reuse are the Henry W. Longfellow building, which has been converted into 80 units of affordable senior housing, and the Nathaniel Hawthorne building, which was transformed into 37 units of market-rate housing. An example of the successful reuse of vacant CMSD property is The Davis in Glenville, a \$14.7 million, 52-unit affordable housing community that includes a University Hospitals Wellness Center.

The four buildings included in this RFQ are intended to be reused. The City recognizes the importance of transforming the Audubon, Mount Auburn, Central and Empire school buildings into assets that serve their neighborhoods. Former CMSD buildings and vacant land have been successfully redeveloped in ways that reflect community priorities, demonstrating the potential for these sites to support new uses. We welcome submissions that re-envision these buildings as new housing, nonprofit or community space, greenspace, or other community-centered uses.

Additionally, the City of Cleveland envisions that these redevelopment opportunities will advance other key initiatives including [15-Minute City](#), [Transit-Oriented Development](#), [Vision Zero](#), the [Cleveland Climate Action Plan](#), [Health Equity & Social Justice](#), and the [Cleveland 2030 Housing Plan](#). More broadly, these projects aim to support Vision Recommendations identified through the collaborative [Vibrant NEO 2040](#) framework.

The selected Project Team(s) will be responsible for leading the development process, including creating a site plan and designing a development package, securing project financing, managing all permitting submittals and approvals,

assuming all costs, and administering construction on the site leading to a Certificate of Occupancy. The Project Team(s) must be committed to working collaboratively with the City and neighborhood partners to meet project benchmarks and will be responsible for conducting community and stakeholder engagement throughout the design and development of the project site. Community partners, including NuPoint Community Development Organization (“NuPoint”), Burten, Bell, Carr Development, Inc. (“BBC”) and Famicos Foundation (“Famicos”), will support the selected Project Teams’ community engagement efforts.

Sites Information

Site context, neighborhood information, planning, zoning, utilities, recent investments, asset maps, and financial incentive information for the Former Audubon, Central and Mount Auburn buildings are available in individual site “One-pagers” located in the Appendix. These documents are included separately to provide detailed site information more clearly. Below is general information about each site.

School Name	Address	Ward	Est. Useable Building Area	Est. Site Acreage
Audubon School	3055 MLK Jr. Drive	3	122,936 sq ft	3.1 acres
Mount Auburn School	10110 Mount Auburn Ave	3	43,826 sq ft	1.64 acres
Central School	2225 East 40 th Street	5	154,227 sq ft	4.5 acres
Empire School	9113 Parmelee Ave	9	54,658 sq ft	2.1 acres

Landmark School Sites Redevelopment RFQ: Scope

Development Preferences and Requirements

The selected Project Teams will be responsible for all aspects of the project development, adhering to all City approval processes. Each of the four school sites has associated development preferences that should be addressed in Project Teams’ submissions. Project Teams will be required to collaborate with City and community partners in the design, negotiation and execution of the project components, which should include or address the following:

Audubon School Site Development Preferences

Project Teams should have an understanding of the goals identified in the [Southeast Side Revitalization Plan](#). Their plans should work to address key issues identified in the community, including increasing quality housing and homeownership, reversing concentrated disinvestment, revitalizing the area, and ensuring residents have the safe, equitable, and vibrant communities they deserve.

The Audubon School site sits at the entrance to Luke Easter Park, a 116-acre regional park featuring basketball courts, baseball fields, a swimming pool, playgrounds, soccer fields, tennis courts, and a recreation center. Luke Easter Park is a key component of the [City's Parks and Recreation Plan](#), particularly within the equity-based park prioritization strategy that directs capital investments to areas of greatest need, and is the only regional park included in the strategy's top ten priority parks. Project Teams should look to build on this significant proximate asset and redevelop the Audubon School site in ways that complement and strengthen the surrounding community.

Mount Auburn School Site Development Preferences

Project Teams should read the [Community Health Needs Assessment \("CHNA"\)](#) completed by BBC, focusing on the Kinsman neighborhood section of the CHNA. Through the CHNA, 484 adult residents were surveyed and they identified a grocery store and activated, improved green or recreational space as top priorities needed to help the Kinsman neighborhood flourish. Furthermore, the CHNA identifies that 59% of surveyed Kinsman residents believe Kinsman is changing for the better and over 70% of surveyed residents have lived in Kinsman for more than 3 years. These findings suggest strong community desire for investments that support long-term stability. The Former Mount Auburn School site is located roughly one half mile from Luke Easter Park, one of Ohio's largest urban parks at approximately 116 acres. Project Teams should repurpose the Former Mount Auburn Elementary School site to leverage the surrounding assets and respond to the community's desire for more activated and accessible green space. Insights from the CHNA further reinforce that redevelopment of the site should align with community priorities and contribute to long-term neighborhood vitality.

Additionally, Project Teams should familiarize themselves with the goals outlined in the [Southeast Side Revitalization Plan](#). Proposed development concepts should work to address the following issues: increasing quality housing and homeownership, concentrated disinvestment, revitalizing the area, providing residents with safe, equitable and vibrant communities they deserve.

Central School Site Development Preferences

Project Teams should read the [Community Health Needs Assessment \("CHNA"\)](#) completed by BBC, with particular attention to the Central neighborhood section. In the CHNA, 453 adult residents were surveyed, and they identified a grocery store and activated, improved green space or recreational space as top priorities to help the Central neighborhood thrive. One in four respondents in Central reported being unsatisfied with parks and recreational sites for children and seniors. The CHNA also found that while 69% of Central respondents felt a sense of connection and belonging in their neighborhood, 57% believed Central was not changing for

the better. Adjacent to the former Central School site is approximately 1.4 acres of vacant land that the City intends to include in the overall redevelopment area. This land should be incorporated in ways that build on residents' strong sense of connectedness while contributing to visible, meaningful improvements in the neighborhood.

Empire School Site Development Preferences

Project Teams should review the [myGlenville Neighborhood Revitalization Master Plan](#), with particular attention to the themes that emerged in the plan. The former Empire School Building is located in Glenville, a neighborhood with a rich history and many long-time residents. The myGlenville plan seeks to build on this history as the foundation for the neighborhood's revitalization while limiting displacement and strengthening the sense of community in the surrounding area. Residents and stakeholders emphasized the importance of promoting healthy lifestyles. Given the Empire building's close proximity to the lakefront and the Cultural Gardens, Project Teams are encouraged to incorporate this priority into their submission and explore opportunities that support wellness, community connection and neighborhood identity.

General Development Requirements

- **ADAPTIVE REUSE:** The sites included in this RFQ are intended to be adaptively reused. Responses should focus on plans to rehabilitate and/or reuse the existing buildings on each site. Structural additions to the sites or their buildings may be considered but should not detract from the preservation and reutilization of the existing structures.
- **ENGAGEMENT:** Community engagement is a key priority for these projects. Project Teams will be required to engage community partners and respective site(s) community. This engagement is intended to include an initial meeting with either NuPoint, BBC or Famicos and at least two additional community engagement events to deliver community and stakeholder engagement activities that inform the final proposed projects. The City, CDCs, and other community stakeholders will support the Project Team's engagement efforts.
- **SALE OF SITE(S):** Project Teams will be required to purchase the school site(s) following legislative approvals, with the transaction fully executed within four months of selection. Cleveland City Council must legislatively approve property sales and the City is actively engaging Councilmembers about these sites to streamline the sale process. Appraisals currently date to 2021 and can be used to determine a purchase price, appraisals will be ordered following the selection of a project team for updated land prices, and the 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](#).

- **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 Project Teams for this RFQ will share that commitment and will be expected to exhibit it in their contracting of firms for design, due diligence, and construction of the projects.
- **Other City Regulations Apply**

Development Preferences

In addition to the Development Requirements stated above, the following themes and concepts are preferred in order to generate optimal outcomes for the neighborhoods surrounding these sites and for the City of Cleveland.

- **COMMUNITY OWNERSHIP:** Create opportunities at the sites for community ownership, neighborhood co-ops, real estate investment trusts, land trusts, and/or opportunities for direct and accessible resident investment in commercial real estate projects.
- **PUBLIC AMENITY SPACE:** It is strongly preferred that Project Teams incorporate a public amenity space within the redevelopment that offers opportunities for community gathering.

Submission Requirements

To be considered for the adaptive reuse and redevelopment of the Audubon, Mount Auburn, Central, and/or Empire School Reuse sites, respondents must submit comprehensive qualifications that demonstrate both the technical capacity to execute historic rehabilitation and the financial stability and experience to navigate complex funding pathways and sustain long-term projects. Incomplete applications or those failing to provide verified proof of financial capacity will be disqualified from the evaluation process.

Comprehensive Qualifications Evaluation Criteria – June 10, 2026

Points	Category	Content
5 pts	Contact Information & Cover Letter	<ol style="list-style-type: none"> 1. Name, Address, and Website of Company; Name and contact information for all anticipated Project Team members 2. List of all partner firms (architects, contractors, consultants, etc.) and their intended roles. 3. 3 references with Contact Information (<i>references may not be from the City of Cleveland or Cleveland Metropolitan School District</i>) 4. Design a Mission Statement that will guide your Team's work on this project

10 pts	Executive Summary	<ol style="list-style-type: none"> 1. Site Selection: Clearly identify which site(s) the submission covers 2. Project Vision: A narrative describing how the proposed reuse aligns with the stated Development Requirements, and Preferences and the City's goals for neighborhood stabilization and historic preservation. 3. Mission Alignment: A description of the Project Team's approach to Diversity, Equity, Inclusion and Belonging and proposals for how the project will align with relevant City plans/initiatives mentioned in the Background section.
15 pts	Development Team Qualifications	<ol style="list-style-type: none"> 1. Key Team Member Roles: Resumes with headshots; outlined responsibilities related to this project 2. Completed Projects of Similar Scope: Outline 2 completed projects of similar scope and complexity with at least 1 having been adaptive reuse or historical preservation; include the following for each: <ol style="list-style-type: none"> a. Project Team's role, Project summary, Project Images, Innovative Practices (Construction, sustainability, social impact, financing, public health, etc.), Capital Stack and Proforma (including sources and uses with source names, award amounts, dates, and award letters)
10 pts	Project Narrative & Design Concept	<ol style="list-style-type: none"> 1. Adaptive Reuse Strategy: Describe the approach to preserving the building's character while meeting the needs of a new use case 2. Programmatic Use: Detailed description of the intended use (e.g., mixed-income housing, commercial/retail hub, community space) <ol style="list-style-type: none"> a. Clear explanation of how this use will align with existing neighborhood assets (<i>include proposed typologies, target market(s), and sales approach</i>)
15 pts	Community Impact	<ol style="list-style-type: none"> 1. Economic Inclusion: A plan for meeting CSB/MBE/FBE participation goals for construction and professional services 2. Community Benefit: Describe how the project serves the immediate neighborhood (e.g., affordable housing units, public meeting spaces, or local hiring commitments) 3. Engagement Strategy: Provide an engagement strategy with a timeline including clear benchmarks and deliverables outlining meaningful, collaborative engagement that informs the design and details of the project
35 pts	Financial Plan & Capacity	Financial Narrative: outline the approach to project funding including construction loans, senior lenders, tax credits (Historic and/or Low Income) and tax abatement.

		<ol style="list-style-type: none"> 1. Sources and Uses: Line-item budget detailing proposed funds for the total anticipated development costs <ol style="list-style-type: none"> a. <i>Project Teams should be prepared to cover at least 10% of the project's capital stack with their own equity.</i> 2. Conceptual Operating Pro Forma: A 10-year projection of income and expenses <ol style="list-style-type: none"> a. Justification for anticipated cost per square foot and proposed revenue b. 1.20 Debt service coverage of combined debt assumptions 3. Experience with Funding Sources: Demonstrated ability to secure financing for projects of this scale and complexity, including use of Historic Preservation Tax Credits, Low Income Housing Tax Credits, New Market Tax Credits, or HOME funds along with other financing methods <ol style="list-style-type: none"> a. Experience/relationships with local lenders and/or Cleveland Port Authority (if applicable) 4. Development Capacity: Confirmation of the company's financial capacity to deliver project <ol style="list-style-type: none"> a. Financing commitment letter or letters of creditworthiness showing sufficient equity for site acquisition and pre-development costs. b. Certificate of Good Standing: Evidence that the developer is not in default on any prior projects and is current on all property taxes 5. Project Teams should include financial statements for 3 years, tax returns for the previous two (2) years and proof of tax status.
10 pts	Implementation Schedule	<ol style="list-style-type: none"> 1. A detailed timeline from the date of Award through Project Closeout, including: Due Diligence/Feasibility Period, Design and Permitting, Financial Closing (include projections timelines for obtaining financing), Construction Phases, Lease-up or Occupancy 2. Outline 2 challenges the Team anticipates. Provide solutions to how the Team may approach or overcome them

Evaluation of Sufficiency

The City will perform an initial sufficiency review upon receipt. A proposal will be deemed insufficient and rejected if it lacks:

1. Verified Proof of Financial Capacity
2. Detailed experience in adaptive reuse



Submission Process

Project Teams are invited to submit Qualifications for any of the Landmark School Sites Redevelopment RFQ sites. Qualifications shall be sent electronically and formatted in a searchable .pdf format. Pages shall be 8.5 x 11 inches. Font size shall be no smaller than 10 point. Qualifications should not exceed 15 pages in length. Responses including more than one school site may add one additional pages per for each additional site included in the submission. Submissions must be emailed to AssetRedevelopment@clevelandohio.gov no later than **June 10, 2026**. Only emailed, PDF submissions will be accepted. Use **“Landmark School Sites Redevelopment RFQ”** followed by the Project Team Name in the subject line.

Evaluation Process

This RFQ invites professional real estate development project teams to submit responses describing in detail their technical, management, and financial qualifications to design, finance, permit, construct, and close out the future project. Site-specific Project Visions are also requested. The issuance of this RFQ is the first phase of the process. An Evaluation Team comprised of staff from the City of Cleveland will review all responses and rank them based on the Evaluation Criteria described below.

RFQ Schedule

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

RFQ Schedule	Relevant Dates
City of Cleveland Releases RFQ	May 6, 2026
Question Period Submit via email to AssetRedevelopment@clevelandohio.gov	May 13 – May 25, 2026
Frequently Asked Questions Responses Published	May 25, 2026
Responses Due Submit via email to AssetRedevelopment@clevelandohio.gov See “Submission Process” and “Evaluation Criteria” for more information	June 10, 2026
Evaluation Period	June 15 – July 22, 2026
Short List Notifications (<i>if necessary</i>).	June 29, 2026
Finalist Presentations (<i>if necessary</i>).	July 8 – July 17, 2026
Selection	July 22, 2026

Post-Selection Process

Upon selection, the Project Team(s) will be required to complete the purchase of their designated site(s). Details of the post-selection process for each development

site will be finalized in a Development Agreement or Memorandum of Understanding (MOU). Project Team(s) will be required to complete a streamlined engagement process that will include an initial meeting with the designated community development corporation (NuPoint, BBC or Famicos) and at least two community meetings intended to gather feedback on proposed site designs.

CMSD intends to transfer fee simple title to the subject property to the City of Cleveland pursuant to a property exchange authorized under Ohio Revised Code § 3313.40, subject to satisfaction of all statutory requirements, approvals, and execution and recording of appropriate conveyance instruments, and CMSD shall retain ownership until such exchange is completed, at which time CMSD shall have no further right, title, or interest in the property; if the exchange is not completed, CMSD will continue with the schedule for demolition as outlined in the May 2025 resolution to between the state of Ohio (OFCC) and the District in order to stay on the timeline of completion of the Phase II of the project.

Contact Information

The Landmark School Sites Redevelopment RFQ is being facilitated by the City of Cleveland's Department of Development. Other Departments are also engaged in the process. Questions related to the RFQ should be directed to AssetRedevelopment@clevelandohio.gov.

Media Inquiries should be directed to mzickefoose@clevelandohio.gov.

Disclaimers

Communications – Project Teams 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, the Evaluation Team, or other project representatives outside of the formal process outlined in this RFQ.

Expenses – The City accepts no liability for the costs and expenses incurred by firms or project teams 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

1. Audubon School One-Pager
2. Mount Auburn School One-Pager
3. Central School One-Pager
4. Empire School One-Pager





Audubon School Adaptive Reuse



SITE CONTEXT

The site is rectangular in shape with frontage of 519 ft along both Martin Luther King, Jr. Dr. and E 111th St. It formerly housed the **Audubon Middle School** building, which still stands and is a designated local landmark. Cuyahoga County’s property valuation is \$1,393,000.

- 3055 Martin Luther King, Jr. Dr.
PPN 128-24-001
- Ward 3
Councilperson Deborah Gray
- Built: 1922 | Local Landmark: 2005
Owner: Cleveland Metro. School District
- Site: 3.13 ac
Building: 154,277 Sq. Ft.
- 14,951 AADT at Kinsman and MLK
9,131 AADT at Buckeye and E 116th
- 2,625 jobs within 1 mile
39.8% Health Care and Social Assistance

DESIGN REVIEW

The site is located in the **Euclid Corridor/Buckeye Design Review Region**. Learn more about the design review process and requirements [here](#).

ZONING

The parcel is zoned **2F-B1**, in a **Two Family Use District**. Cleveland’s Zoning Code can be found [here](#).

UTILITIES

138kV overhead lines exist adjacent to the property. Approx. **1,825 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



SOUTHEAST SIDE PROMISE

A Vision for Hope. A Plan for the Future.

Mayor Bibb's Southeast Side Strategy is a multi-faceted plan to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side. Our mission is to revitalize the area, providing residents with safe, equitable, and vibrant community they deserve. Mayor Bibb's Southeast Side Revitalization Plan, aims to:

- Address Blight and Deterioration
- Increase Quality Housing and Homeownership
- Change the Narrative

To learn more about the Southeast Side Revitalization Plan visit the City's Southeast Side Promise webpage [here](#).

MOUNT PLEASANT NEIGHBORHOOD INFO



Greater than 95.0% of Mount Pleasant residents identify as **Black**. 5.0% are under 5 years of age, 13.6% are age 5-17, **58.9% are age 18-64**, and 22.5% are age 65 and older.



About **6 in 10 (61.2%)** working age residents (16-64) in Mount Pleasant have **worked at all in the last 12 months** compared to 70.1% in Cleveland.



About **5 in 10** houses in Mount Pleasant are **owned**, and **5 in 10** houses are **rented**. About 66.8% of homeowners live in housing that is affordable to them compared to 67.1% of renters.



9.1% of residents in Mount Pleasant have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

RECENT INVESTMENTS

- \$4.5 million investment into Buckeye Road Refresh
 - Includes repaving, revamped streetscapes, mixed income housing, and an arts, culture, and technology focus
- \$1.2 million for Burten, Bell, Carr Development Inc. to invest in commercial corridor between the E. 116th St and E. 130th St
- Redevelopment of the Buckeye Woodhill Choice Neighborhood Transformation
 - \$114.4 million investment into Phase 1, Phase 2 and Phase 3
- \$1.3 million investment into Zelma George Recreation Center
- \$5 million Shaker Square investment precedes Vision Plan for infrastructure and retail improvements

INCENTIVE TOOLKIT

The City's Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: AssetRedevelopment@clevelandohio.gov

ASSET MAP







For more information about the assets near the Audubon School, please visit: [Audubon School Site Asset Map](#)



Mount Auburn Adaptive Reuse

SITE CONTEXT

The site is rectangular in shape with frontage of 242 ft. along Mount Auburn Ave., 281 ft. along E 102nd St., and 241 ft. along Parkview Ave. It formerly housed the **Mount Auburn Elementary School** building, which still stands and is a designated local landmark. Cuyahoga County's property valuation is \$236,600.

-  10110 Mount Auburn Ave.
PPN 128-18-001
-  Ward 3
Councilperson Deborah Gray
-  Built: 1922 | Local Landmark: 2005
Owner: Cleveland Metro. School District
-  Site: 1.64 ac
Building: 45,306 Sq. Ft.
-  14,951 AADT at Kinsman and MLK
9,131 AADT at Buckeye and E 116th
-  2,603 jobs within 1 mile
36% Health Care and Social Assistance

DESIGN REVIEW

The site is located in the **Euclid Corridor/Buckeye Design Review Region**. Learn more about the design review process and requirements [here](#).

ZONING

The parcel is zoned **2F-B1**, in a **Two Family Use District**. Cleveland's Zoning Code can be found [here](#).

UTILITIES

138kV overhead lines exist adjacent to the property. Approx. **291 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property**. No easements exist.



SOUTHEAST SIDE PROMISE

A Vision for Hope. A Plan for the Future.

Mayor Bibb's Southeast Side Strategy is a multi-faceted plan to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side. Our mission is to revitalize the area, providing residents with safe, equitable, and vibrant community they deserve. Mayor Bibb's Southeast Side Revitalization Plan, aims to: Address blight and deterioration, increase quality housing and homeownership and change the narrative.

To learn more about the Southeast Side Revitalization Plan visit the City's Southeast Side Promise webpage [here](#).

COMMUNITY HEALTH NEEDS ASSESSMENT

A [Community Health Needs Assessment](#) was completed to inform future neighborhood-based and health-related program development to align with community needs and desires for change. To learn more about the Community Health Needs Assessment visit Burten, Bell, Carr's webpage [here](#).

KINSMAN NEIGHBORHOOD INFO

 **Greater than 95.0%** of Kinsman residents identify as **Black**. 12.5% are under 5 years of age, 19.2% are age 5-17, **53.7% are age 18-64**, and 14.6% are age 65 and older.

 About **6 in 10 (63.6%)** working age residents (16-64) in Kinsman have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **3 in 10** houses in Kinsman are **owned**, and **7 in 10** houses are **rented**. About 81.4% of homeowners live in housing that is affordable to them compared to 54.1% of renters.

 **10.3%** of residents in Kinsman have a **bachelor's degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

RECENT INVESTMENTS

- \$4.5 million investment into Buckeye Road Refresh
 - \$1.2 million for Burten, Bell, Carr Development Inc. to invest in commercial corridor between the E. 116th St and E. 130th St
- Redevelopment of the Buckeye Woodhill Choice Neighborhood Transformation
 - \$114.4 million investment into Phase 1, Phase 2 and Phase 3
- \$1.3 million investment into Zelma George Recreation Center
- \$5 million Shaker Square investment precedes Vision Plan for infrastructure and retail improvements

INCENTIVE TOOLKIT

The City's Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: AssetRedevelopment@clevelandohio.gov

ASSET MAP

For more information about the assets near the Mount Auburn School, please visit: [Mount Auburn School Site Asset Map](#)



Grant Park

7 min

Cleveland Public Library - Rice Branch

19 min

Portland-Outhwaite Rec. Center

14 min



Central School Adaptive Reuse

SITE CONTEXT

The site is rectangular in shape with frontage of 551 ft along East 40th Street and 560 ft along East 43rd Street. It formerly housed the **Central High School** building, which still stands and is a designated local landmark. Cuyahoga County's property valuation is \$739,100.



2250 East 40th Street
PPN 103-23-078



Ward 5
Councilperson Richard Starr



Built: 1939 | Local Landmark: 2016
Owner: Cleveland Metro. School District



Site: 4.5 acres
Building: 122,936 sq. ft.



2,574 AADT on East 40th Street
4,790 AADT on Central Avenue



11,428 jobs within 1 mile
19.9% Health Care and Social Assistance

DESIGN REVIEW

The site is not located in a design review district. Learn more about the design review process and requirements [here](#).

ZONING

The parcel is zoned **MF-D2**, in a Multi-Family Use District. Cleveland's Zoning Code can be found [here](#).

UTILITIES

13.8kV overhead lines exist adjacent to the property. Approx. **582 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property.** No easements exist.



ADJACENT VACANT LAND

There is a total of five vacant Board of Education and City of Cleveland Land Reutilization Program parcels nearby the Central School Site. Together, these parcels total approximately 1.4 acres and are intended to be incorporated into the overall Central School Building development site. Through the Community Health Needs Assessment, residents identified activated and improved green spaces as a key neighborhood priority. For more information, please visit: [Central CHNA One Pager](#).

COMMUNITY HEALTH NEEDS ASSESSMENT


Burten, Bell, Carr Development Inc. completed a neighborhood-level [Community Health Needs Assessment](#) (“CHNA”) that covers the Buckeye, Central and Kinsman neighborhoods. The CHNA was developed in partnership with community stakeholders and is intended to inform future neighborhood-based and health-related program development to align with community needs and desires for change.

To learn more about the Neighborhood-Level Community Health Needs Assessment visit the Burten, Bell, Carr’s webpage [here](#).

CENTRAL NEIGHBORHOOD INFO

 **83.0%** of Central residents identify as **Black**. 13.5% are under 5 years of age, 24.7% are age 5-17, **54.9% are age 18-64**, and 6.9% are age 65 and older.

 About **5 in 10 (50.4%)** working age residents (16-64) in Central have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **1 in 10** houses in Central are **owned**, and **9 in 10** houses are **rented**. About 66.8% of homeowners live in housing that is affordable to them compared to 59.8% of renters.

 **8.8%** of residents in Central have a **bachelor’s degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

RECENT INVESTMENTS

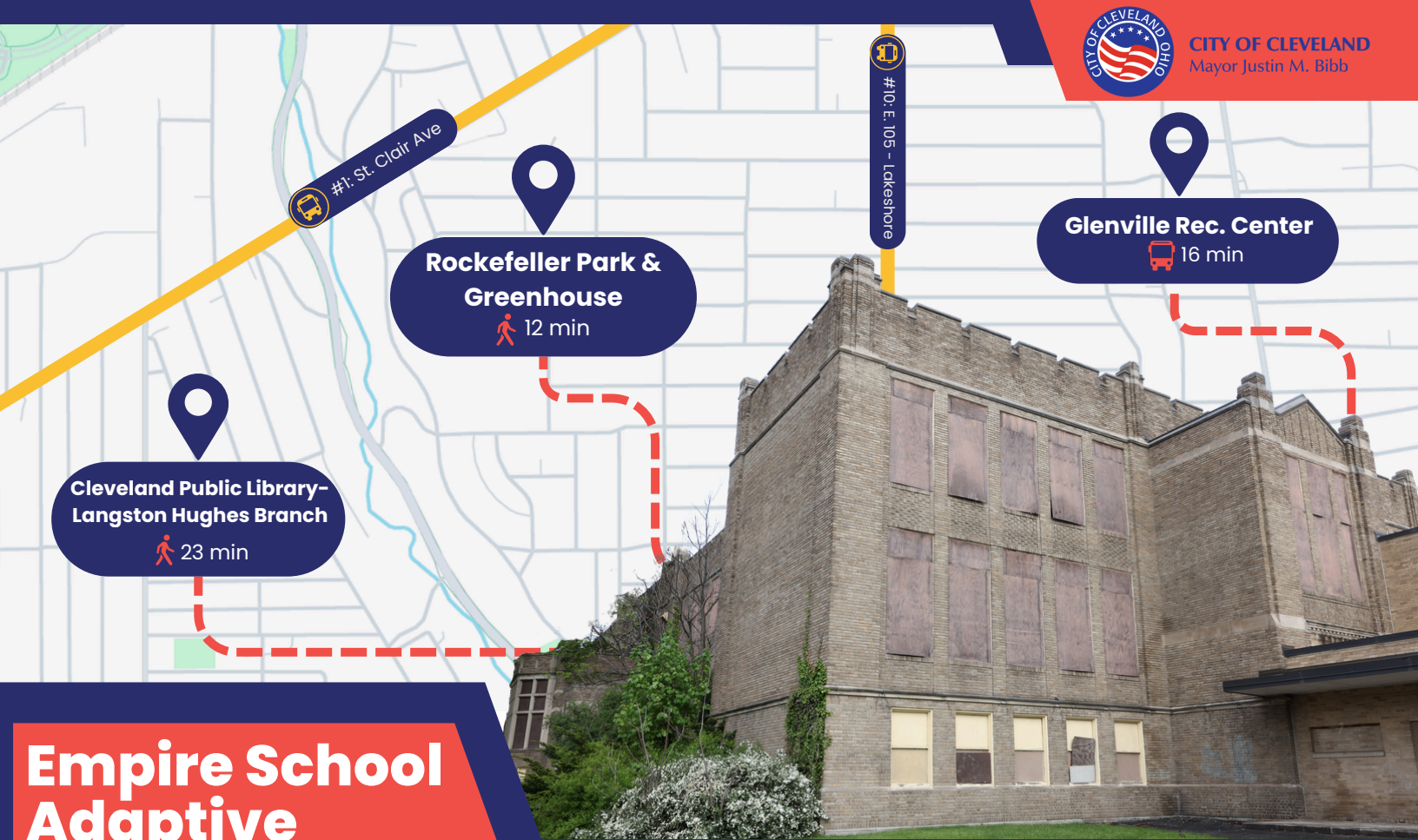
- 7000 Central Site Readiness for Good Jobs Fund Site brownfield cleanup
 - 183,000-square-foot structure and its surrounding 10-acre site
- \$8 million Birthing Beautiful Communities Birthing Center in the Hough neighborhood
 - Designed to improve birth outcomes for Black women and other people of color
- \$64 million redevelopment of the old Warner and Swasey Building in MidTown
- Completion of Sankofa Village IV which was the final phase of the over \$115 million Cedar Extension Transformation Plan
 - Sankofa Village IV added an additional 50 affordable rental homes to the 186-unit community.

INCENTIVE TOOLKIT

The City’s Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: AssetRedevelopment@clevelandohio.gov

ASSET MAP

For more information about the assets near the Central School, please visit: [Central School Site Asset Map](#)



Empire School Adaptive Reuse

SITE CONTEXT

The site is rectangular in shape with frontage of 188 ft. along Empire Ave. and Parmelee Ave. It formerly housed the **Empire Junior High School** building, which still stands and is a designated local landmark. Cuyahoga County's property valuation is \$209,600.



9113 Parmelee Ave.
PPN 108-19-065



Ward 9
Councilperson Kevin Conwell



Built: 1915 | Local Landmark: 2012
Owner: Cleveland Metro. School District



Site: 2.1 acres
Building: 54,658 square feet



29233 AADT at MLK Jr. Dr
14811 AADT at St. Clair Ave



1,314 jobs within 1 mile
33.8% Health Care and Social Assistance

LANDMARKS COMMISSION

The site is a local landmark building. Learn more about the landmarks commission review process and requirements [here](#).

ZONING

The parcel is zoned **MF-F2**, in a **Multi-Family Use District**. Cleveland's Zoning Code can be found [here](#).

UTILITIES

CPP operates overhead transmission lines adjacent to the property. Approx. **492 GPM excess capacity** is available at water mains surrounding the property. **Existing public sewers can service the property.** No easements exist.



myGlenville

Neighborhood Revitalization Master Plan

myGlenville neighborhood revitalization master plan is a plan that focuses on the entire Glenville neighborhood, beyond the Cleveland City Council ward boundaries. Through collaboration with residents and stakeholders, key themes were developed, which include maintaining Glenville’s cultural identity, making Glenville work for current residents as well as newcomers, returning a strong sense of community, promoting healthy lifestyles and restoring economic vitality.

To learn more about the myGlenville Neighborhood Revitalization Master Plan visit the Cleveland City Planning Commission’s webpage [here](#).

GLENVILLE NEIGHBORHOOD INFO

 **94.9%** of Glenville residents identify as **Black**. 6.4% are under 5 years of age, 21.3% are age 5–17, **55.3% are age 18–64**, and 17.0% are age 65 and older.

 About **6 in 10 (64.5%)** working age residents (16–64) in Glenville have **worked at all in the last 12 months** compared to 70.1% in Cleveland.

 About **5 in 10** houses in Glenville are **owned**, and **5 in 10** houses are **rented**. About 68.3% of homeowners live in housing that is affordable to them compared to 42.6% of renters.

 **13.1%** of residents in Glenville have a **bachelor’s degree** or more, compared to 20.3% in Cleveland.

Source: [Center for Community Solutions Neighborhood Fact Sheet](#)

RECENT INVESTMENTS

- \$21.5M streetscape investment along East 105th Street, including new bike lanes and delivered through the Thrive 105–93 Initiative
- \$14.7M redevelopment of a former CMSD school site into The Davis
 - 52-unit affordable housing community that also includes a University Hospitals Wellness Center
- \$16M investment in Glenville CircleNorth
 - 63 units of mixed-income housing paired with new commercial space

INCENTIVE TOOLKIT

The City’s Department of Development may be able to provide subsidy resources to support successful redevelopment projects via soft loans, forgivable loans, tax abatement, grants, and tax incentives. Please direct inquiries to: AssetRedevelopment@clevelandohio.gov

ASSET MAP

For more information about the assets near the Empire School, please visit: [Empire School Site Asset Map](#)