



REQUEST FOR STATEMENT OF INTEREST AND QUALIFICATIONS

RFQ 5039ME

REUSE OF WOLSTEIN CENTER OR REDEVELOPMENT WOLSTEIN CENTER SITE (Carnegie Avenue at E.18th Street, Cleveland, Ohio 44115)

RFQ Issued Date: March 7, 2025

Questions due by: March 26, 2025 by 2:00pm EST via email with the RFI # in the subject line

Response Due Date /Time: May 2, 2025 by 2:00pm EST via email with the RFI # in the subject line

Contact:

Michael Eames

Purchasing Manager

bids@csuohio.edu

Responses must be received by the due date/time specified above.

Please refer to the attached sheets for Instructions & Information. Submissions are to be submitted in accordance with the enclosed Request for Statement of Interest and Qualifications Instructions and Specifications.

RFQ #5039ME

Cleveland State University (“CSU” or “University”) is accepting statements of interest and qualifications (“Responses”), from qualified developers or project teams for the reuse of the Wolstein Center or the redevelopment of the Wolstein Center site at E.18th Street and Carnegie Avenue, Cleveland, Ohio 44115. Any proposed reuse or redevelopment opportunity must enhance the campus environment, student experience, create economic value, and provide a forward-looking mixed-use design that aligns with CSU’s vision for academic, research, athletics, residential, and community engagement growth consistent with the University strategic plan Cleveland State United. Please see <https://www.csuohio.edu/uspc> for more information on Cleveland State United.

Responses are due and must be received via email no later than **May 2, 2025 by 2:00PM EST**, at which time they will be opened by:

Michael Eames
Purchasing Manager
Cleveland State University

In the event it becomes necessary to revise any part of this RFQ a revision will be provided by the Purchasing Department to all Proposers, in writing, via an addendum.

Each Proposer must submit via email to bids@csuohio.edu by the day and time posted.

RFQ Questions Due:

Proposers must submit questions by **March 26, 2025 at 2:00PM EST**. All questions are to be submitted via email to: bids@csuohio.edu with the RFQ# in the subject line. Questions will be answered and posted to the CSU Purchasing website within 48 hours after the questions due date/time. All Proposers are responsible for posted answers, which are incorporated into this RFQ by this reference.

RFQ #5039ME

RFQ SCHEDULE OF EVENTS

RFQ Issued:	March 7, 2025
RFQ Questions Due:	March 26, 2025 by 2:00pm EST
CSU Responds to RFQ Questions:	April 1, 2025
RFQ Due Date/Time:	May 2, 2025 by 2:00pm EST
Proposer Presentations (if applicable):	TBD

CLEVELAND STATE UNIVERSITY
REQUEST FOR STATEMENT OF INTEREST AND QUALIFICATIONS (“RFQ”)
INSTRUCTIONS AND INFORMATION

1. Instructions: Responses must be received by CSU no later than the date and time specified on the cover page of this RFQ (as determined by the date and time it **arrives in the email account bids@csuohio.edu**) by the method outlined on the cover page. The signature page and certification page must be signed by an authorized representative and dated. Original signatures must be included with the “original” copy. Responses received after the due date and time may not be considered. It is the responsibility of the Proposer to ensure that its Response is received via email by the RFQ due date/time.

2. Questions: Questions will be answered and posted to the CSU Purchasing website on **April 1, 2025**, in the form of an addendum. Other than the contact named on the cover page of the RFQ, Proposers are prohibited from contacting any individual at, or associated with, CSU. A Proposer’s failure to adhere to this prohibition may, at CSU’s sole discretion, disqualify the Proposer.

3. Additional Information: In the event that information submitted by the Respondent is unclear to the University, the University may request additional explanation from the Respondent for the purpose of evaluation and decisions. The respondent shall answer requests for additional information or clarification in writing, and these responses will become part of the company’s overall submission. Respondents failing to provide adequate information on any issue in a timely manner to allow a comprehensive evaluation by the University shall be considered unresponsive, and their submission subject to rejection.

4. Verbal Information: Respondents shall NOT base responses on verbal information from any employee of the University from the date and time the RFQ is received by the respondent, unless otherwise noted elsewhere in the RFQ.

5. Respondent Presentations: All Responses received by the RFQ due date/time will be evaluated by a committee designated by the University. Respondents submitting qualifications and letters of interest which meet the selection criteria, and which are deemed to be the most advantageous to the University, may be required, as set forth below, to give an oral presentation to the University selection team. Any such presentations will be scheduled through the Purchasing Department.

6. Reservation of Rights: The issuance of this RFQ does not constitute a commitment to issue a Request for Proposal, award a contract, or pay any costs incurred in preparation of a response to this RFQ. In the event that the University determines, in its sole discretion, to not move forward with any responses to the RFQ, the University shall have the right to: (i) cancel the RFQ and the Developer selection process outlined below; (ii) issue a new RFQ, an RFP, or other process to seek qualified applicants; (iii) to provide the services itself; (iv) to use another process in order to determine an appropriate reuse of the Wolstein Center or redevelopment of the Wolstein Center Site; (v) conduct discussions with Respondents after the RFQ due date/time; and (vi) request clarification from any Respondent on any or all aspects of its Response.

7. Proprietary Information Disclosure: All responses and accompanying documentation will become the property of the University at the time responses are opened. All submitted materials may be subject to disclosure under the Ohio Public Records Law (ORC 149.43). If you choose to submit documentation containing information your company considers trade secret, please be aware that the University may have a duty to release the documentation in response to a public record request. If you wish to claim that certain information contained in the materials is trade secret, your company bears the burden of identifying that information, as well as taking steps to demonstrate that it is subject to protection under the law.

8. Dun and Bradstreet Data: The University reserves the right to request data from Dun and Bradstreet concerning history of company's financial and payment statistics. Responses from companies failing to provide the requested data to Dun and Bradstreet will not be considered.

9. Withdrawn Responses: A Proposer may withdraw its Response at any time prior to the RFI Due date/time by written request to the University contact listed on the cover page of the RFI. Arrangements for the return of a withdrawn Response may be made with the Purchasing Department at the expense of the Proposer.

10. Ownership of Responses: All Responses and submitted materials shall become the property of CSU and will not be returned.

11. Expenses: The Proposer, by submitting its Response, agrees that any costs incurred by the Proposer in responding to this RFQ, or in support of activities associated with responding to this RFQ, is to be borne solely by the Proposer and shall not be billed to the University. The University will incur no obligation or liability whatsoever to anyone by reason of issuance of this RFQ, or action by anyone relative thereto.

12. Ohio Revised Code 9.24: Cleveland State University, a public institution of higher education and an instrumentality of the State Ohio Revised Code 9.24 prohibits the University from awarding a contract to any person against whom the Auditor of the State has issued a finding for recovery if the finding for recovery is deemed "unresolved" at the time of award. By submitting a Response, the Proposer warrants that it is not now and will not become subject to an "unresolved" finding for recovery under ORC 9.24 prior to or during the award of any contract arising out of this RFQ, without notifying the University of such finding. Furthermore, if the warranty is false any agreement resulting from this RFQ, is void *ab initio*, and the Proposer must immediately repay to the University any funds paid under any such agreement.

13. Evaluation Criteria and Process: A committee of University stakeholders will be assembled to evaluate Responses and make a recommendation to the University's Senior Administration on Responses that the committee deems qualified to proceed with direct negotiations with one or multiple Respondents or to proceed to an RFP phase with multiple Respondents.

Attachment A
RFQ# 5039ME

REQUIRED SUBMITTALS AND SIGNATURE PAGE

The following submittals must be included in the Response package by the RFQ due date/time. Failure to do so may disqualify the Response.

Attachment A	Required Submittals and Signature Page
Attachment B	Contact Information
Attachment C	References
Attachment D	Description of Request for Statement of Interest

Please return your Response via the instructions on the cover page of the RFQ.

By signing this document, I acknowledge and agree on behalf of my firm, to the specifications of this RFQ and accept without exception CSU's Instructions and Information, terms and conditions, and RFQ process, except as specified in my Response.

Company

Date

Address

Federal Tax ID Number

Signature

Telephone

Printed Name

Fax

Title

Email

Website

Attachment B
RFQ#5039ME

CONTACT INFORMATION

Please complete the following schedule of contacts. This information provides an efficient form for the lead members of this project and provides CSU information if subsequent communication is needed in the evaluation process.

Name: _____

Title: _____

Business Address: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Attachment C
RFQ#5039ME

REFERENCES

Provide at least three references (current customers having similar scope, institutions of higher education, or commercial accounts of similar size) for your services and/or materials that CSU may contact:

Reference 1

Institution/Company Name: _____

Address: _____

Contact Name: _____

Contact Title: _____

Telephone Number: _____

Email Address: _____

Project Name: _____

Project Value: _____

Project Description/Scope: _____

RFQ#5039ME

Reference 2

Institution/Company Name: _____

Address: _____

Contact Name: _____

Contact Title: _____

Telephone Number: _____

Email Address: _____

Project Name: _____

Project Value: _____

Project Description/Scope: _____

RFQ#5039ME

Reference 3

Institution/Company Name: _____

Address: _____

Contact Name: _____

Contact Title: _____

Telephone Number: _____

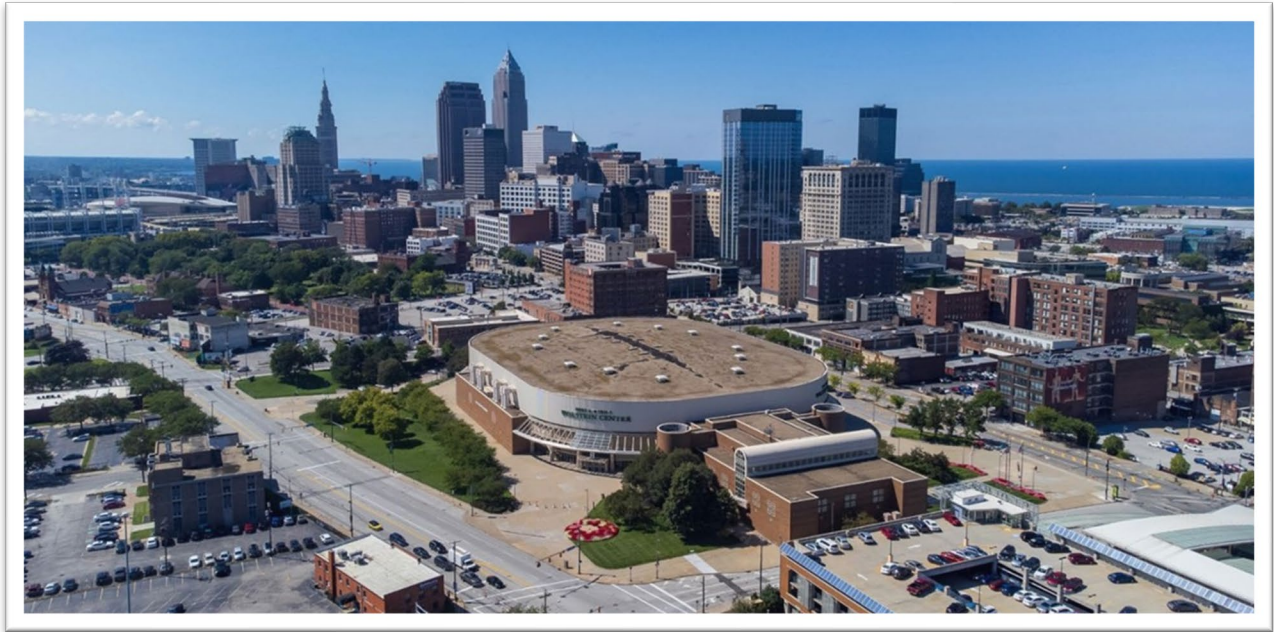
Email Address: _____

Project Name: _____

Project Value: _____

Project Description/Scope: _____

DESCRIPTION FOR REQUEST OF STATEMENT OF INTEREST



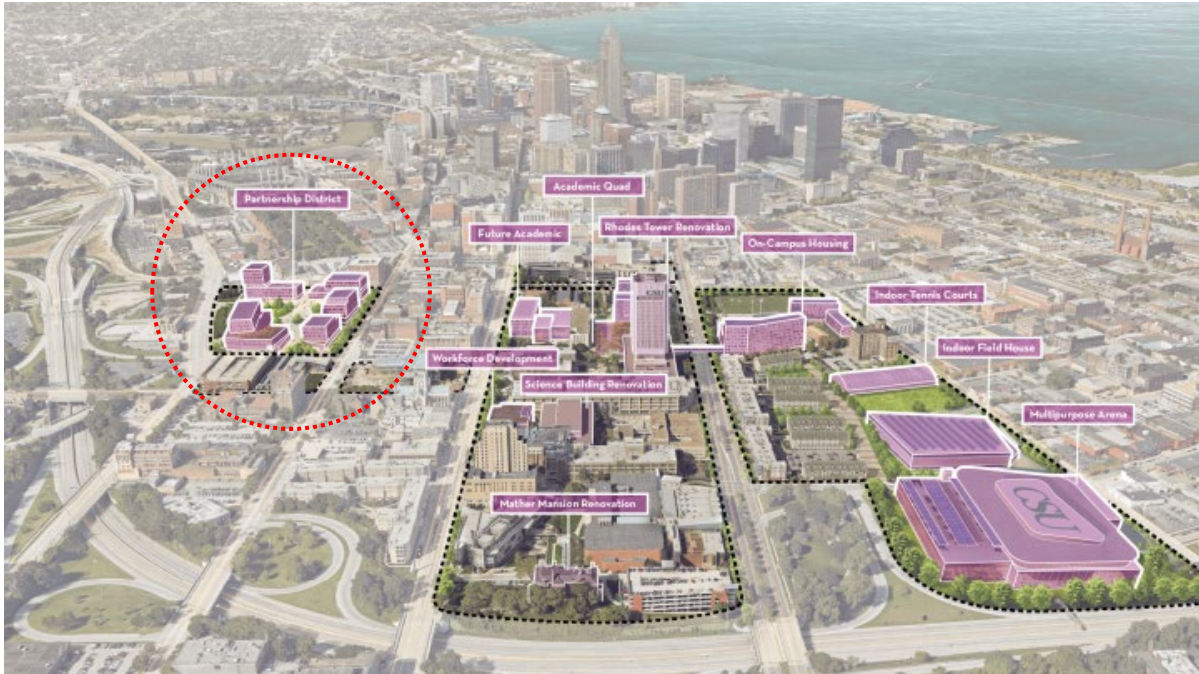
Overview

Cleveland State University (CSU) is inviting qualified development or project teams to submit a statement of interest for reuse of the Wolstein Center or to lead the redevelopment of the Wolstein Center site at Carnegie Avenue at 18th Street site, a 10-acre prime parcel located on the CSU campus in downtown Cleveland. This reuse or redevelopment opportunity seeks to enhance the campus environment, student experience, create economic value, and provide a forward-looking mixed-use design or use that aligns with CSU’s vision for academic, research, athletics, residential, and community engagement growth as outlined in the University’s strategic plan, Cleveland State United. More information on Cleveland State United is available at: <https://www.csuohio.edu/uspc>.

The Wolstein Center plays host to a myriad of special events, including contemporary concerts by international recording artists, CSU and other competitive basketball games, nationally acclaimed family shows, rodeos, motorsports spectacles, professional and amateur sporting events, equestrian events, trade shows and conventions, large celebrations or fund raisers in the Grand Ballroom, and a vast array of community and civic events. Wolstein is also home to offices for CSU Athletics and other associated uses like an auxiliary gym, training room and weight room.

The Wolstein Center is an active entertainment complex for the City of Cleveland, but the facility is 35 years old, has outdated equipment and deferred maintenance. [CSU’s 2022 Master Plan](#) identified the area on Carnegie Avenue and 18th Street on Prospect Avenue as the “Partnership District” and an

emerging project that envisioned a highly conceptual mixed-use development designed to drive economic development in the area and connect partners to the university.



CSU remains committed to those aspirations, but a redevelopment of the magnitude identified in the master plan would require the demolition of the Wolstein Center. CSU also recognizes there might be viable ideas for redevelopment of the site, which could include reusing, and/or working around the existing Wolstein Center structure with the anticipation of a longer-term goal to fully redevelop the site. Regardless, future use or redevelopment of the Wolstein site may include the creation of a strategic plan that provides or identifies the spaces and facilities for CSU's athletics, including CSU Men's and Women's basketball, that presently utilize the Wolstein Center.

THE REQUEST: CSU is seeking a development team or project team with a demonstrated record of delivering complex, sustainable, and innovative mixed-use projects to provide a statement of interest and qualifications along with a descriptive summary of the team's vision.

Wolstein Center Specifications

- 315,000 square foot facility
- Year Open: 1991
- Seating capacity: 13,610 for basketball, and with additional floor seating can hold 15,000 for concerts or other similar events.
- Parking: The CSU South Parking Garage, a four-story car parking garage with 611 spaces, is adjacent to, but not part of the site. The garage presently provides some parking for evening

and weekend events at the Wolstein Center, but the garage is also utilized by CSU students, faculty, and staff.

Site Description

- **Location:** Approximately 10-acre site located in the land area between East 18th and 21st Streets between Prospect and Chester Avenues in Cleveland, Ohio.
 - **Current Use:** The Wolstein Center currently serves as a venue for athletic events including CSU Vikings basketball, concerts, and other community gatherings. The area surrounding the center offers potential for integration with the broader CSU campus and adjacent urban spaces.
 - **Site Features:**
 - Prime downtown Cleveland location with close access to public transportation, commercial areas, and residential neighborhoods.
 - The future of the existing Wolstein Center is uncertain; it can be demolished or repurposed as part of a redevelopment project.
 - The site is well-suited for mixed-use development, including academic, research, healthcare, residential, commercial, and recreational spaces.
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Objectives for redevelopment of the site

The University's vision for redevelopment of the site includes:

- **Modern, Mixed-Use Development:** Strengthen opportunities to further academic research and education, residential, and commercial spaces to support the University's mission, enhance student experience, and foster community connections.
 - **Sustainability:** Incorporation of green building practices, energy-efficient design, and environmental stewardship in line with CSU's commitment to sustainability.
 - **Student and Community Engagement:** Spaces that foster student, faculty, and staff interaction, with a focus on creating a vibrant, pedestrian-friendly environment.
 - **Innovation and Design:** Any proposed redevelopment of the site should incorporate forward-thinking architectural and engineering designs that complement CSU's campus, enhance the urban environment, and provide long-term economic value to the City of Cleveland.
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Developer Qualifications

Interested developers or development teams should have experience in large-scale urban redevelopment projects with an emphasis on:

- Mixed-use developments that include academic, residential, athletics and/or commercial spaces.
 - Sustainable building practices and energy-efficient design.
 - Experience working in collaboration with educational institutions, research parks, municipalities, and community stakeholders.
 - Financial capability to undertake the project.
 - Proven project management skills to deliver on time and within budget.
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Submission Requirements

Developer or project teams interested in this opportunity must submit the following documents by **May 2, 2025**:

1. **Cover Letter** that outlines the developer or project team's interest and experience in the redevelopment of similar sites.
 2. **Development Concept** that provides a high-level vision for reuse of the Wolstein Center or the redevelopment of the Wolstein Center site, including proposed land uses, building types, and general design approach.
 3. **Team Qualifications** and relevant experience, including key personnel, partner firms, and any applicable certifications or recognitions.
 4. **Project Schedule** including estimated timelines for pre-development, construction, and project completion.
 5. **Financial Capability** to successfully fund or execute the project and information about CSU's expected financial or any other required contribution.
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Submission Deadline

All submissions must be received no later than **2:00pm EST on May 2, 2025**. Late or incomplete submissions will not be considered.

Next Steps

Following the submissions, CSU will review the information and invite selected developers or project teams to attend a meeting with CSU's Review Committee to further discuss interests in reuse or redevelopment of the site.

The University reserves the right in its sole discretion to issue a competitive Request for Proposal or design competition to shortlisted development or project teams, or in the alternative, the University may, in its sole discretion but subject to applicable law and University policy, enter into discussions with a development or project team based on their qualifications, project concepts, and ability to meet project objectives for the reuse of the Wolstein Center or redevelopment of the site.

Cleveland State University encourages developers and project teams to bring innovative ideas and collaborative solutions to this exciting project. We look forward to engaging with teams that are committed to enhancing CSU's campus, improving student experience, and contributing to the city of Cleveland's future.