



EUCLID AVE.
DEVELOPMENT CORPORATION

REQUEST FOR QUALIFICATIONS

DEVELOPMENT OF STUDENT HOUSING AND OTHER CAMPUS FACILITIES

On the Cleveland State University campus

May 23, 2016

Request for Qualifications
STUDENT HOUSING AND OTHER CAMPUS FACILITIES

Table of Contents

Project Overview	3
Scope of Services	4
Selection Process and Criteria	6
Format and Contents	9
General Standards	12
Instructions for Form and Submittal	14
Project Conceptual Description Site A	16
Project Conceptual Description Site B	19
Project Conceptual Description Site C	23
Cleveland State University Campus Map	25

Project Overview

Euclid Avenue Development Corporation (EADC) is issuing this Request for Qualifications (RFQ) in order to solicit responses from firms with demonstrated success, documented experience and the qualifications to provide for development of student housing and other campus facilities for EADC on the Cleveland State University (CSU) campus. Qualification Statements will be reviewed in a competitive process. EADC is seeking to prequalify development teams who will be invited to respond to a Request for Proposals for the development of student housing and other campus facilities on one or more of the locations listed in this document.

The Euclid Avenue Development Corporation (EADC) and Cleveland State University (CSU) anticipate developing approximately 750-1,000 new on-campus beds targeted at first year students in one or more phases. Phase 1 may begin as soon as possible and should include at least 500 beds. The unit mix should appeal to first year students with a combination of unit types. The unit styles will be considered based on the developer's understanding of market dynamics and appropriate rental rates. Additionally, EADC seeks to provide parking in support of the new housing capacity and to replace the existing 25-year old arena facility.

Cleveland State University's objectives in developing this project through Euclid Avenue Development Corporation [501c-3] are to provide its students with the best possible living-learning environment; and to provide strategically important facilities for student and campus life. Through this RFQ process, the EADC and the University desire to stimulate the development of student housing consistent with the CSU Master Plan <https://www.csuohio.edu/architect/csu-master-plan>, residential life programming objectives as developed by the Division of Student Affairs and the University's long-term capital plans. The University requires that the development of student housing not result in a negative impact on the University's credit profile, bond rating or debt capacity. Therefore, EADC is seeking a developer that will take on all financing, design and construction aspects of the project. The Proposer is to arrange for its own funding of the project. The Proposer's finance plan is to include, but will not be limited to, creative financing using one or more of the following tools: service concession agreement; or sale with right to repurchase agreement; or other means of interest to Proposer.

As a result of this effort, EADC intends to prequalify potential development partners to respond to a Request for Responses for Student Housing and Other Campus Facilities. The end result of this RFQ will be to identify a list of prequalified development teams.

Management and operation of the housing facility is to be handled under an existing contract between EADC and American Campus Communities (ACC). ACC's current housing management contract expires in June, 2020. At this time, EADC anticipates the arena and parking locations will be managed by the Division of Student Affairs, Cleveland State University through an agreement with EADC. However, other responses for management and operation of these non-housing facilities will be considered.

Scope of Services

The purpose of this Request for Qualifications is to prequalify the development teams most qualified to deliver this project. The overall project will consist of the following stages.

1. Developing, with input from the University, a plan for the delivery of new student housing in one or more phases consistent with the University's residence life objectives and the delivery of other campus facilities as identified. Phase one will involve housing for up to 500 first year students and other campus facilities depending on the site. ["Planning Phase"]
2. Designing, cooperatively with the University, plans for the development of the student housing project on one or more of the proposed site[s] on the CSU campus with other campus facilities depending on the site. Project will be on University property and will be subject to all applicable codes for building use and permitting by the State of Ohio. Additionally, EADC prefers to incorporate CSU's design guidelines and standards. <http://www.csuohio.edu/architect/oua-standards>. ["Design Phase"]
3. Financing and development to establish sufficient support for the student housing project and other campus facilities depending on the site[s]. ["Development Phase"] NOTE: The project must utilize the developer's equity and/or financing of the project such that the project remains off the University's balance sheet.
4. Constructing the student housing project and other program requirements as designed for the selected site[s] and within established project budget. ["Construction Phase"]

Respondents should include typical student-oriented amenities such as laundry facilities, study areas, social gathering areas as well as independent operational support and maintenance space(s) within the facility. The successful Proposer will be responsible for determining and recommending if retail is appropriate and at what scale.

Design of the student housing should assume a residential scale, and remain congruent to the surrounding urban area. The future campus arena's design should incorporate components for highly efficient facility operation and the dynamic urban setting. Finally, parking should be included for two of the site locations. The plan should accommodate pedestrian pathways and driveways to access the new facilities. When developing a Qualifications Statement response, particular attention should be paid to the existing and anticipated market dynamics and the University environment.

SPECIFIC PROFESSIONAL SCOPE:

1. Planning and Development
 - o Consideration of 3 sites (rank each site regarding market viability)
 - Site A: Wolstein Center
 - Site B: Krenzler Field , Softball field and Lot 14
 - Site C: Euclid Avenue south of the Music and Communications building
2. Design

- Consideration of the following components and the feasible synergies
 - 750-1,000 student beds on one or more sites [Site A, B, C]
 - Appropriate parking for this housing [Site A, B]
 - 5,000-8,000 seat arena and supporting locker rooms and staff space [Site A]
 - NCAA Division I soccer and softball fields; spectator seating, ticket booth, locker rooms and public restrooms [Site B]
 - Incorporation of Crime Prevention Through Environmental Design [CPTED]
 - Emphasis on sustainable design, efficient use of utilities, building envelope, and other resources

- 3. Financing and Development

- 4. Construction Management & Construction Services
 - The Proposer shall construct the Project pursuant to the construction documents developed out of the Design phase of the process and in accordance with schedule requirements.
 - The Proposer shall hold all subcontracts and shall be fully responsible for the means and methods of constructing, coordinating, and bidding multiple packages (fast track), coordination between themselves and their subcontractors, all permitting, project safety, project completion within the schedule agreed upon in the Design phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and State of Ohio prevailing wage compliance.
 - The Proposer shall have full-time, on-site supervision of the construction activities throughout the duration of the project.
 - Provide weekly team meetings to review progress and decisions.
 - Submit monthly reports of activities to EADC.
 - Construction contracts shall include:
 - Prevailing wage rates set by the Ohio Department of Commerce specific to construction.
 - A diversity plan for inclusion of local and minority workforce based on the following metrics: 20% Cuyahoga County Resident; 20% City of Cleveland Resident; 15% Minority Participation; and 6.9% Female Participation

SELECTION PROCESS AND CRITERIA

Firms interested in submitting a Qualifications Statement must register in order to receive timely updates and information about the RFQ process by submitting the following information to CSU Purchasing via FAX 216-687-9631. Registration information required: Name of Firm; Contact Person's name, title and email address.

Euclid Avenue Development Corporation will complete a selection process in order to identify the most qualified teams which could implement the project[s] on the Cleveland State University downtown campus. Please note – Only respondents selected [aka prequalified] as a result of this RFQ will be eligible to submit proposals in response to the future Request for Proposals for Student Housing and Other Campus Facilities.

EADC reserves the right, but is under no obligation, to request and require a formal presentation of a Qualifications Statement, by its Proposer, at a time and date to be determined by EADC. Should such presentation be required, a two (2) hour time frame is anticipated. No Proposer will be entitled to receive any information pertaining to presentations of any other Proposer, or be present for such presentations.

EADC reserves the right to thoroughly inspect and investigate the qualifications of the Proposer and any proposed subcontractors, including, but not limited to, the establishment, facilities, business reputation, and equipment. This right will continue throughout the life of Contract that may result from this RFQ. EADC may reject any response, regardless of cost to EADC, if it has been determined that the Proposer lacks any of the essentials to assure acceptable standards of performance.

EVALUATION PROCESS

1. **RFQ QUESTIONS DUE:** Potential respondents must submit any questions in writing via fax to 216-687-9631 on or before 2:00 p.m. June 9, 2016. Questions received, along with responses will be posted on the CSU Purchasing website at <http://www.csuohio.edu/purchasing/bids-proposals> on June 14.
2. **SUBMIT RESPONSE:** The deadline for submission of a Response to this RFQ is at or before 2:00 p.m. on June 20, 2016. All responses submitted must be consistent with the information provided in RFQ.
3. **PARTICIPATE IN INTERVIEW:** Upon review of responses, EADC representatives may choose to interview Proposer's development team. EADC intends to host campus interviews during the period from July 5-14, 2016. It is anticipated campus interviews will be approximately 2-3 hours in duration.

EVALUATION CRITERIA

- Proposer's demonstrated resources and capacity to meet the needs of this project related to one or more of the proposed sites.

- Proposer’s prior relevant experience in financing a student housing project. Proposer’s financial capacity
- Proposer’s Bonding & Insurance
- Team organization, shown by formal relationships between Owner and Consultants
- Proposer’s Administrative, Project Management, and Technical Staff members assigned to the project.
- A minimum of five (5) relevant projects of similar size and scope.
- Team’s past performance by providing reference letters from sample projects.

SUMMARY SCHEDULE FOR SELECTION PROCESS

Registration Information Submittal via FAX	Immediately.
Deadline for Submittal of Firms’ Questions via FAX	June 9, 2016
Responses to Firms’ Questions posted	June 14, 2016
Deadline for Submittal	June 20, 2016 at or before 2:00 p.m.
Campus Interviews - anticipated	July 5 -14, 2016
Notice to Selected Firms	To Be Determined

SELECTION COMMITTEE

The responses will be evaluated by a Selection Committee, which will make its recommendation to the Board of Directors of the Euclid Avenue Development Corporation. The Selection Committee is composed of the following individuals:

Dr. Boyd Yarbrough [chairperson]
 Vice President, Student Affairs, Cleveland State University

Ms. Stephanie McHenry
 Vice President, Business Affairs and Finance, Cleveland State University; and President, Euclid Avenue Development Corporation

Mr. Tim Long
 Associate Vice President, Business Affairs and Finance, Cleveland State University

Ms. Clare Rahm
 Associate Vice President, Student Affairs, Cleveland State University

Ms. Kathleen Murphy

Controller and Assistant Vice President for Business, Cleveland State University; and Vice President, Euclid Avenue Development Corporate

Mr. Bruce Ferguson

Director for Planning, Design and Construction, and University Architect, Cleveland State University

FORM AND CONTENTS

The Proposer must provide a Program Plan to support its Response. This Program Plan should describe the programs, assumptions, commitments, and expectations of the Proposer in providing the services required by EADC. The Program Plan should also include reporting commitments and specific suggestions regarding communication, planning and performance review.

The response must be submitted in the format outlined in the following sections, with each section and appendices completed in full.

Section 1: General Information

1. Signed letter of intent for submittal with the complete understanding of the RFQ requirements and standards.
2. Table of Contents.
3. Summary of Qualifications Information. The Proposer must include a detailed summary of the overall approach to the development of the project.
4. Identification of Contact Person for all communications related to this RFQ and selection process.
5. Contractor Preferences. EADC encourages the inclusion in your bid of female, minority and/or EDGE owned firms. Please list the Business Enterprises by name, which will participate in the delivery of the proposed professional services. EADC also strongly encourages all Respondents to use local (in-state) contractors within their responses.
6. Relevant Experience and Qualifications.
7. Company Information. The names, address, telephone, fax number, financial statements of the business entity and primary contact person of the company.
 - a. The company's most recent Annual Report and its financial statements for the past three (3) fiscal years, including Balance Sheets and Statements of Revenue and Expenses, or other documentation that demonstrates financial solvency.
 - b. Company background, including years in business, volume of clients, number of employees, areas of expertise, and a list of relevant services the company provides.
 - c. If the Proposer is a corporation, limited liability company, partnership, or limited partnership, the Qualifications Statement should include the names of the principals, officers, and directors, members and managers, partners or general partners, including a brief description of the participation of each.
 - d. If the Proposer is a subsidiary or affiliate or parent, the same information shall be given for the parent, affiliate or subsidiary as the case may be.
 - e. If applicable, the company's branch office addresses, telephone numbers, fax numbers, and contact persons, noting the branch office that would be used to provide the services outlined in this RFQ.
8. Proposed Project Team. An organizational staffing plan for the personnel who will perform the services outlined in this RFQ. The name, address, telephone number, name(s) of principal(s)

assigned to negotiate for Proposer and the individual who shall manage the construction of the project. Resumes and/or background information and experience of key management and operational staff who will be assigned to provide service outlined in the RFQ, including but not limited to:

- a. Technical training and education;
- b. General experience;
- c. Specific experience with services being requested; and
- d. Qualifications and abilities to perform the services being request.
- e. Statement of qualifications for all professional consultants and contractors. Include a list of projects of similar size and scope and resumes of key personnel. In order to be considered firms must be licensed to practice in the State of Ohio; and registered and authorized to do business in the State of Ohio.

9. References.

- a. List of three (3) references of current clients, including company name, address, telephone number, fax number, primary contact, and type of services the company is performing for these clients. The Proposer certifies that it is empowered to use the names of references it provides and agrees that EADC or its designee may contact these references.
- b. Non Renewals or Cancelled Contracts. List of three (3) recent references for contracts that were not renewed or were cancelled, if applicable, including company name, address, telephone number, fax number, primary contact, and type of services the company was performing at the time of nonrenewal or cancellation. NOTE: The Proposer certifies that it is empowered to use the names of references it provides and agrees that EAHC or its designee may contact these references.

Section 2: Site Recommendation and Proposed Plan

1. Site Recommendation[s]

- a. Identification of Proposer's recommended site[s] in rank order from those offered by EADC.
- b. Supporting information and/or rationale from Proposer's assessment of capacity of recommended site[s] to best meet goals and to leverage synergies with existing campus and private facilities.

2. Proposed Plan for Development on Site[s]

- a. Present plan to meet or exceed general goals presented in RFQ; and to address specific program goals for recommended site[s].

Identify challenges associated with the site[s]. **Section 3: Financial Engineering**

1. Certify in its Response that it is not barred from being awarded a contract with a State Agency. Statute prohibits any bidder from submitting a bid or entering into a contract with a State Agency if that bidder is knowingly delinquent in any payment of debt to the State, or the bidder certifies it has entered into a deferred payment plan to resolve the debt. The

Proposer also certifies that the EADC and the University may void any resulting award of this Bid/RFQ should the certification be deemed false.

2. Provide a detailed development and construction budget projection with the appropriate supporting materials and documentation for the projects.
 - a. Identify any specific terms and conditions requested of EADC for project.
3. Provide financing costs and debt service assumptions.
4. Provide a detailed cash flow analysis of revenues and expenses for the time period that you are proposing for the Project.
 - a. Include year by year projections of the following for student residence hall: gross rental income, vacancy rate, net rental income, other income, utility expense, and reserve for major repairs. Include assumptions for rental rates, and projected timing and magnitude of rental increases along with an appropriate vacancy factor. Also provide a breakdown of routine operating and maintenance expenses. Provide an estimate of major maintenance expenses over the life of the Project and describe how they will be funded via a maintenance reserve or other mechanism.
 - b. Include year by year projections of the following for arena facility: gross external rental income, university support for athletic use, net rental income, other income, utility expense, and reserve for major repairs. Include assumptions for external rental rates from scheduled events [i.e. high school graduations and concerts]. Also provide a breakdown of routine maintenance expenses. Provide an estimate of major maintenance expenses over the life of the Project and describe how they will be funded via a maintenance reserve or other mechanism.
5. Provide a description of cash and non-cash benefits accruing to the EADC and to Cleveland State University's campus.

Section 4: Construction Schedule

1. Provide a detailed project plan including phases, if applicable, and milestones.
2. Provide for a detailed Change Order Processing plan.
3. List potential obstacles for this type of project.

GENERAL STANDARDS

Financial terms of the submittal must remain firm for a minimum of one-hundred-twenty (120) days following the deadline for RFQ. Responses for periods of fewer than one-hundred-twenty (120) days may be considered non-responsive. The Proposer may choose a period of firm price that exceeds the minimum indicated here. If no period is indicated in the Response, the financial terms will be firm until written notice to the contrary is received from the Proposer, unless specified otherwise in this RFQ.

Oral communication with an EADC or a CSU employee or representative is not binding on EADC or CSU and in no way shall modify this RFQ or the obligation[s] of EADC or the obligation[s] of the Proposer.

The Proposer has the responsibility to read and thoroughly examine the entire RFQ document. The Proposer's failure to become fully acquainted with existing conditions relating to the amount of work involved and University standards related to construction and site development will not be grounds for requesting additional financial considerations.

EADC may modify the written RFQ, prior to the date published for submission of the responses by issuance of written addenda to all registered parties via email who duly reported their interest in writing to EADC.

Any supplemental instructions or interpretations of the meaning of the RFQ shall be made in the form of written addenda to the RFQ which, if issued, shall be sent via email no later than 72 hours prior to response deadline, excluding Saturday and Sunday. Return Receipt functionality will be incorporated into all email messages with addenda.

It is expected that the Proposer will comply with the true intention of this RFQ taken as a whole. The Proposer shall not take advantage of any errors or omissions to the detriment of the required services. The Proposer shall immediately notify EADC, in writing, should any discrepancies, errors, or omissions in the instructions or specifications be suspected. EADC shall address any such issues presented with written instructions to be followed by all Respondents. The Proposer is responsible for the contents of its Response and meeting the requirements in the RFQ.

EADC is responsible for the interpretation of the wording of this document; that interpretation is final.

From the issue date of the RFQ until the deadline, the Proposer is not permitted to make available or discuss its Qualifications Statement, or any part of it, with any agent or employee of EADC. Submitted materials marked proprietary, confidential, trade secret, or similarly, as well as any other part of the Response, can be protected no further than the extent permitted by Ohio Law.

Responses not conforming to the RFQ requirements may be rejected without further consideration or evaluation. Variations, if any, shall be implemented at the sole discretion of EADC, and will apply

equally to all prospective responses. Errors and omissions may be grounds for rejection, or may be interpreted in favor of EADC. EADC will have the right to waive formalities.

After the submission of a Response, EADC will not permit a Proposer to revise its Response.

Any costs incurred by a Proposer in preparation of its documents shall be at "no charge" to EADC. Relatedly, the Proposer will be responsible for any travel or per diem expenses required to respond to this RFQ.

EADC will not be obligated to return any documents submitted and such responses become the property of EADC. EADC reserves the right to reject any and all responses for any reason.

Qualification Statements submitted prior to the deadline may be withdrawn or modified as long as they are received by CSU Purchasing acting as an agent of EADC prior to the scheduled deadline.

INSTRUCTIONS FOR FORM AND SUBMITTAL

DEADLINE

Submittal shall be received no later than 2:00 p.m. [EDT] on June 20, 2016 in order to be considered.

QUESTIONS

Respondents may submit clarifying questions to Cleveland State University Purchasing Department, which is serving as an agent for the Euclid Avenue Development Corporation on this item. Questions will only be accepted by fax to 216.687.9361. The deadline for Respondents' questions is June 9, 2016 at or before 2:00 p.m. Responses from EADC will be posted on June 14, 2016.

SUBMITTAL PACKAGE

Submit one (1) original (clearly marked as "Original"; six (6) hard copies and a flash drive with a PDF copy of the Qualifications Statement in a sealed package clearly marked with "EADC'S RFQ for Development of Student Housing and Other Facilities". The following documents comprise the Technical Response.

- Section 1 information
- Section 2 information
- Section 3 information
- Section 4 information
- The Proposer is required to include its Taxpayer Identification Number (TIN) in the Response. Individuals and sole proprietors will enter their social security number. Other entities will enter their employer identification number. Federal Employer Identification Numbers (FEINs) cannot be used for sole proprietorships. If the Proposer does not have a TIN, one must be applied for immediately.

DELIVERY OF RESPONSE PACKAGE

The Response may either be delivered by hand or sent to Cleveland State University Purchasing Department, which is serving as an agent for the Euclid Avenue Development Corporation on this item, through U.S. Mail or available commercial courier services to the address shown on the Delivery section of the RFQ.

The Proposer remains responsible for insuring that its Response is received at the time, date, place, and office specified. CSU Purchasing and EADC assume no responsibility for any Response not so received, regardless of System, or some other act or circumstance. Responses received after the time specified in the RFQ, will not be considered. All Responses received after the specified time will be returned unopened.

All responses should be submitted to and with attention to Office of Purchasing Services, Cleveland State University.

For Hand and/or Courier Delivery:

Purchasing Services, Cleveland State University
Parker Hannifin Hall; Room 118
2258 Euclid Avenue
Cleveland OH 44115

For Mail Delivery:

Cleveland State University
Purchasing Services
2121 Euclid Avenue, PH 118
Cleveland OH 44115

UNIFORMITY

To create uniformity and facilitate the comparison of Qualifications Statements, all information must reference the specific section, page number, or other identifier contained in this RFQ. The information must also be presented in the same sequence in which it appears within this RFQ. EADC reserves the right to waive minor variances.

ACKNOWLEDGEMENT OF RECEIPT

EADC will acknowledge receipt of materials to individual Respondents within two [2] business days and will establish a regular schedule of general weekly updates to the designated contact person for all Respondents.

CANCELLATION AND REJECTION

EADC reserves the right to reject all responses and cancel at any time for any reason this solicitation, any portion of this solicitation, or any phase of the Project. EADC shall have no liability to any proposer arising out of such cancellation or rejection. EADC reserves the right to waive minor variations in the selection process.

PROJECT CONCEPTUAL DESCRIPTION FOR SITE A: Wolstein Center
STUDENT HOUSING, ARENA AND PARKING

SITE CHARACTERISTICS

The property is located at 2000 Prospect Ave and is approximately 405,790 square feet (9.31 acres). Included is Wolstein Center Arena and Pavilion, a five story structure totaling 289,000 gross square feet that was constructed in 1989. The property borders include: East 18th Street on the west; East 21st Street on the east; Prospect Avenue on the north; Carnegie Avenue on the south.

Legal Description: It includes multiple parcels (forty-one) No's: 103-110-08 to 103-110-19; 103-110-31; 103-110-35 to 103-110-423; 103-110-63; 103-120-01 to 103-120-05; and 103-120-45 to 103-120-58.

Select Planning Information: Demolition of existing Wolstein Center and site preparation required; Wolstein Center may require asbestos abatement prior to demolition; Brownfield location on site will limit excavation.

HOUSING GOALS

Number of Beds = 750-1,000

Number of Units = to be recommended by Proposer

Housing Type: residence hall

Additional spaces: residence hall director apartment; faculty in residence apartment; resident assistant rooms; shared kitchens; study areas; bike storage room

Classrooms: [3] flexible design classrooms to accommodate 35-50 students/room

Floor Plans: to be recommended by Proposer

ARENA GOALS

Seating Capacity = 5,000 to 8,000 seats;

Required Components: Public Assembly facility; basketball floor – removable; retractable seating; theatrical package for lights and sound; dressing rooms; load-in space; support spaces for men's and women's basketball programs [i.e. locker rooms, coach offices; training room; storage]; flexible use meeting rooms

PARKING GOALS

Number of spaces = to be recommended by Proposer; sufficient to support residence hall occupancy

GENERAL GOALS

Green space adjacent to residence hall

Pedestrian pathways to include sidewalks adjacent to existing streets ☐

Incorporation of Campus Safety through Environmental Design

Emphasis on efficient use of utilities and other resources

SCHEDULE

Design Development Start: Upon Award

Construction Start Date: To be recommended by Proposer

Housing Delivery: To be recommended by Proposer

Arena Delivery: To be recommended by Proposer

Parking Delivery: To be recommended by Proposer



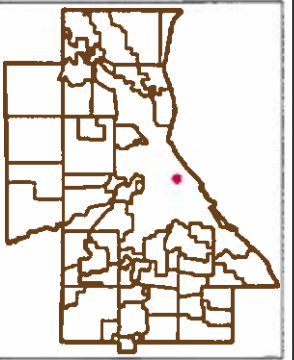
Cuyahoga MyPLACE



219
 Projection: WGS_1984_Web_Mercator
 Auxiliary_Sphere
 110
 219 Feet

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 THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,315



Date Created: 3/17/2016

Legend

- Address Points
- Cuyahoga County Facility
- Point Parcels
- Right Of Way
- Platted Centerlines
- Parcels
- Municipalities

CLEVELAND STATE UNIVERSITY
 Wolstein Site
 2000 Prospect Ave.



**PROJECT CONCEPTUAL DESCRIPTION FOR SITE B: Krenzler Soccer Field, Softball Field and Lot 14
STUDENT HOUSING, PARKING AND ATHLETIC FIELDS**

SITE CHARACTERISTICS

The property is located at 1842 Payne Ave. and is approximately 289,000 gross square feet (6.6 acres). The fields and out buildings were constructed in 1985. The property includes: Soccer field and bleachers; Softball diamond and lights; Field Locker building at 1842 Payne Ave (2,194 square feet constructed in 1985); and Field Service building at 1848 Payne Ave (1,305 square feet; constructed in 1985). A replacement location for athletic fields was identified in CSU Master Plan document.

Legal Description: It includes multiple parcel No's: 102-31-022 to 102-31-046; 102-31-001 to 102-31-003; and 102-31-047 to 102-31-062. NOTE: It does NOT include the Medical Mutual Tennis Pavilion (plats 102-31-063 to 102-31-071) or the Ohio Edison substation building located on plat 102-31-072.

Select Planning Information: Demolition of soccer and softball fields and site preparation required. Relocation of standard NCAA soccer and softball fields required with locker rooms and spectator seating required. The future campus location for athletic fields will be on Lot 50 and Lot 51.

HOUSING GOALS

Number of Beds = to be recommended by Proposer

Number of Units = to be recommended by Proposer

Housing Type: residence hall

Additional spaces: residence hall director apartment; faculty in residence apartment; resident assistant rooms; shared kitchens; lounges; bike storage room

Classrooms: [3] flexible design classrooms to accommodate 35-50 students/room

Floor Plans: to be recommended by Proposer

PARKING GOALS

Number of spaces = to be recommended by Proposer; sufficient to support residence hall occupancy

REPLACEMENT OF SOCCER AND SOFTBALL FIELDS

NCAA standards to apply to both soccer and softball field specifications

Locker Rooms and Public Restrooms – shared or distinct for soccer and softball

Number and type of spectator seating – to be recommended by Proposer

GENERAL

Incorporation of Campus Safety through Environmental Design

Emphasis on efficient use of utilities and other resources

SCHEDULE

Design Development Start: Upon Award

Construction Start Date: To be recommended by Proposer

Housing Delivery: To be recommended by Proposer

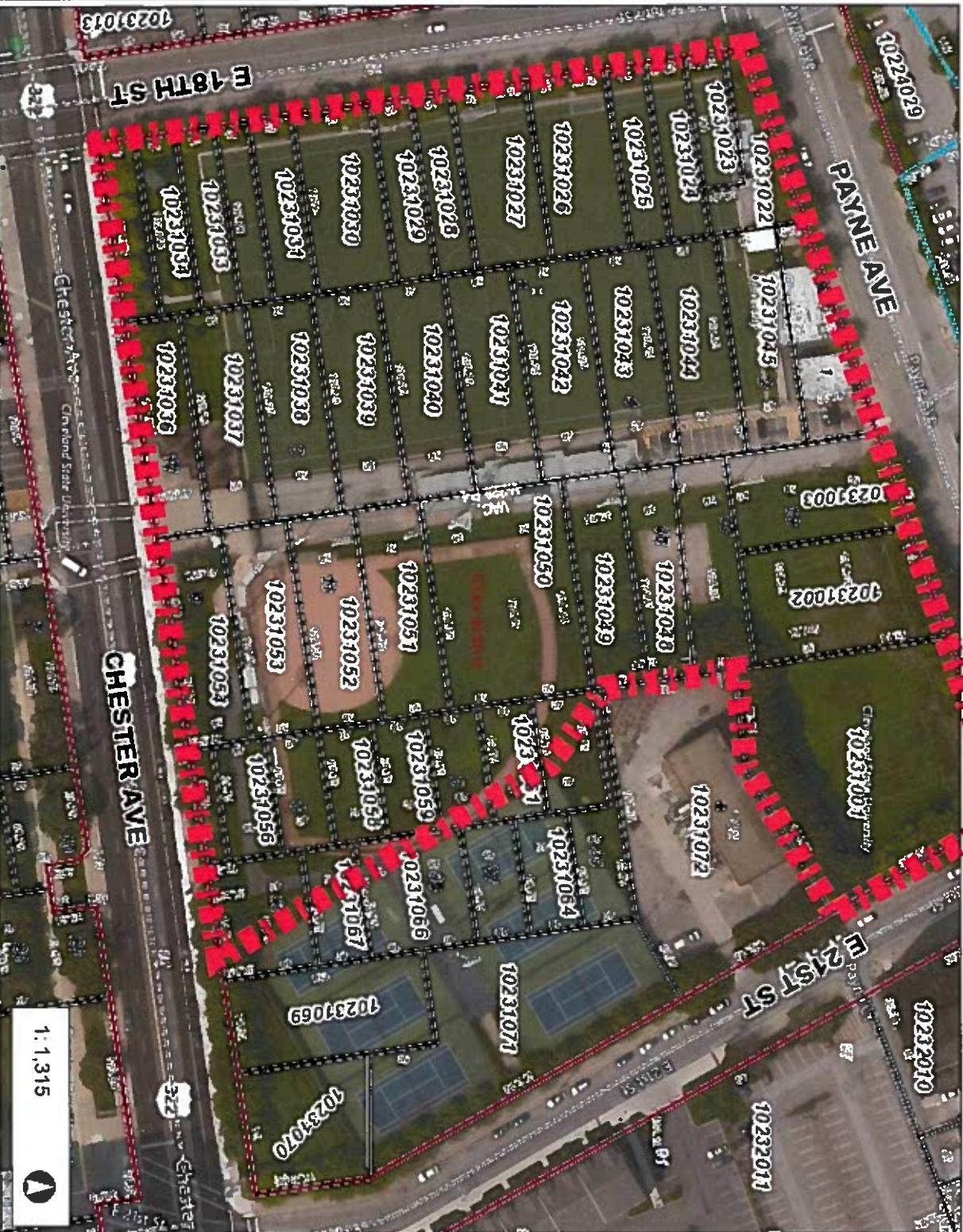
Soccer Field Delivery: To be recommended by Proposer

Softball Field Delivery: To be recommended by Proposer

Parking Delivery: To be recommended by Proposer



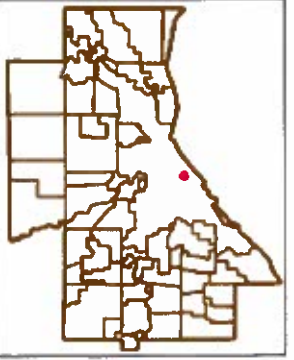
Cuyahoga MyPLACE



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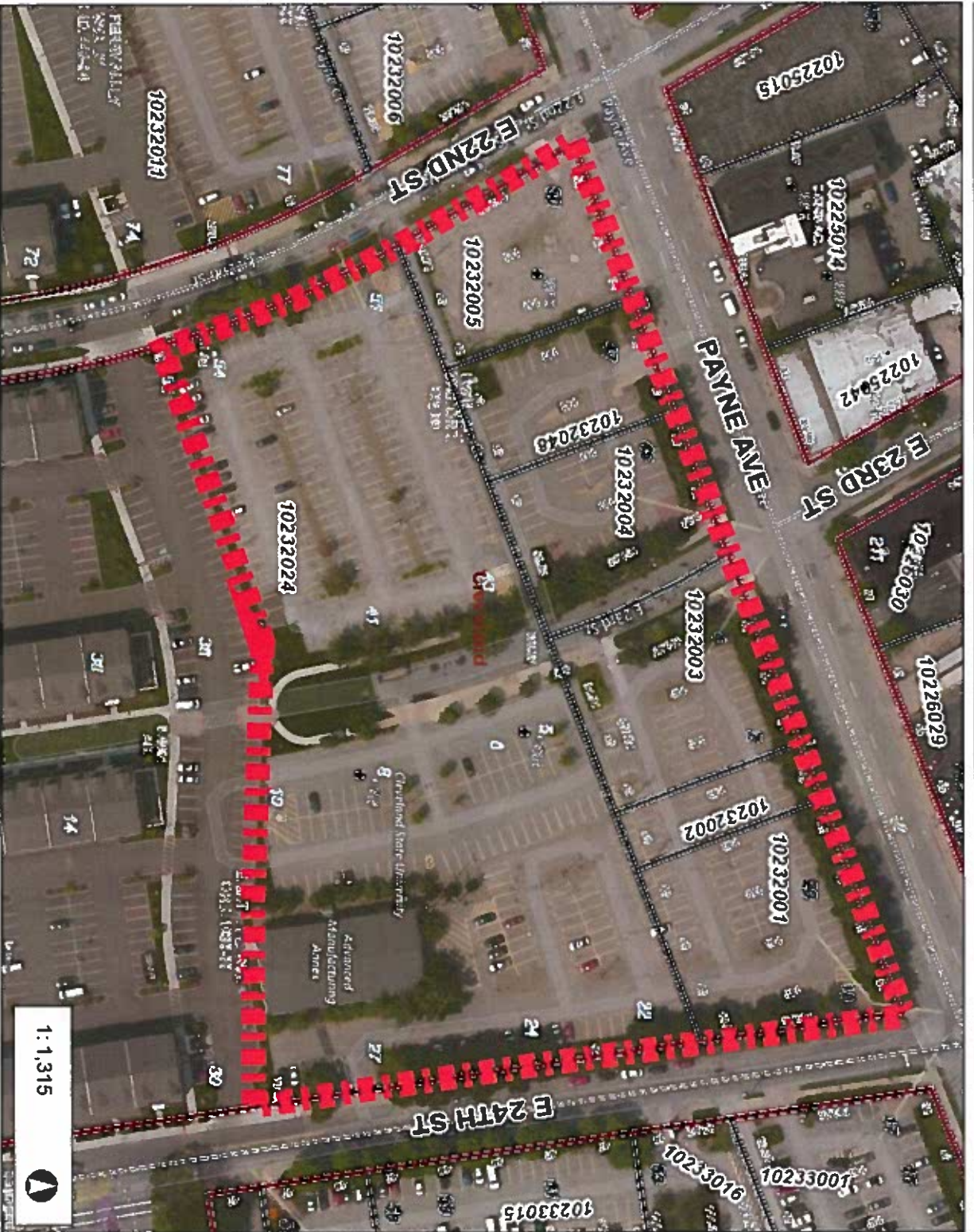
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- Municipalities

CLEVELAND STATE UNIVERSITY
Krenzler Field
1842 Payne Ave.





Cuyahoga MyPLACE



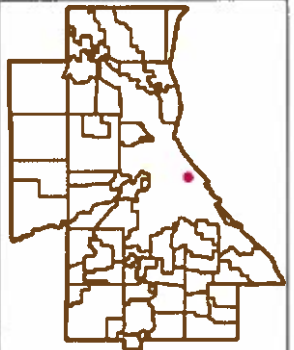
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CLEVELAND STATE
UNIVERSITY
North Lots -
#50, 51 and 54
2230 Payne Ave.



PROJECT CONCEPTUAL DESCRIPTION FOR SITE C:
Euclid Avenue South of Music and Communication Building
STUDENT HOUSING AND PARKING

SITE CHARACTERISTICS

The property is located on the north side of Euclid Avenue between East 18th Street and East 21st Streets. The Music and Communication Building is located immediately to the north of the site. The site is approximately 30,000 square feet. This property is free of existing structures. Property may involve the relocation of underground utilities servicing adjacent buildings owned by the University. The property borders include: North - the Music and Communication Building; South – Euclid Avenue; East - E. 21th Street; and West – College of Law building.

Legal Description: The property parcels include: 103-02-036, 103-02-037, a portion of 103-02-038 and 103-03-014.

Select Planning Information: Access to academic buildings adjacent to the site must be maintained during fall and spring semesters.

HOUSING GOALS

Number of Beds = to be recommended by Proposer

Number of Units = to be recommended by Proposer

Housing Type: residence hall

Additional spaces: residence hall director apartment; resident assistant rooms; shared kitchens; lounges; bike storage room

Classrooms: [3] flexible design classrooms to accommodate 35-50 students/room

Floor Plans: to be recommended by Proposer

GENERAL

Site may involve the relocation of underground utilities servicing adjacent buildings owned by the University.

Incorporation of Campus Safety through Environmental Design

Emphasis on efficient use of utilities and other resources

SCHEDULE

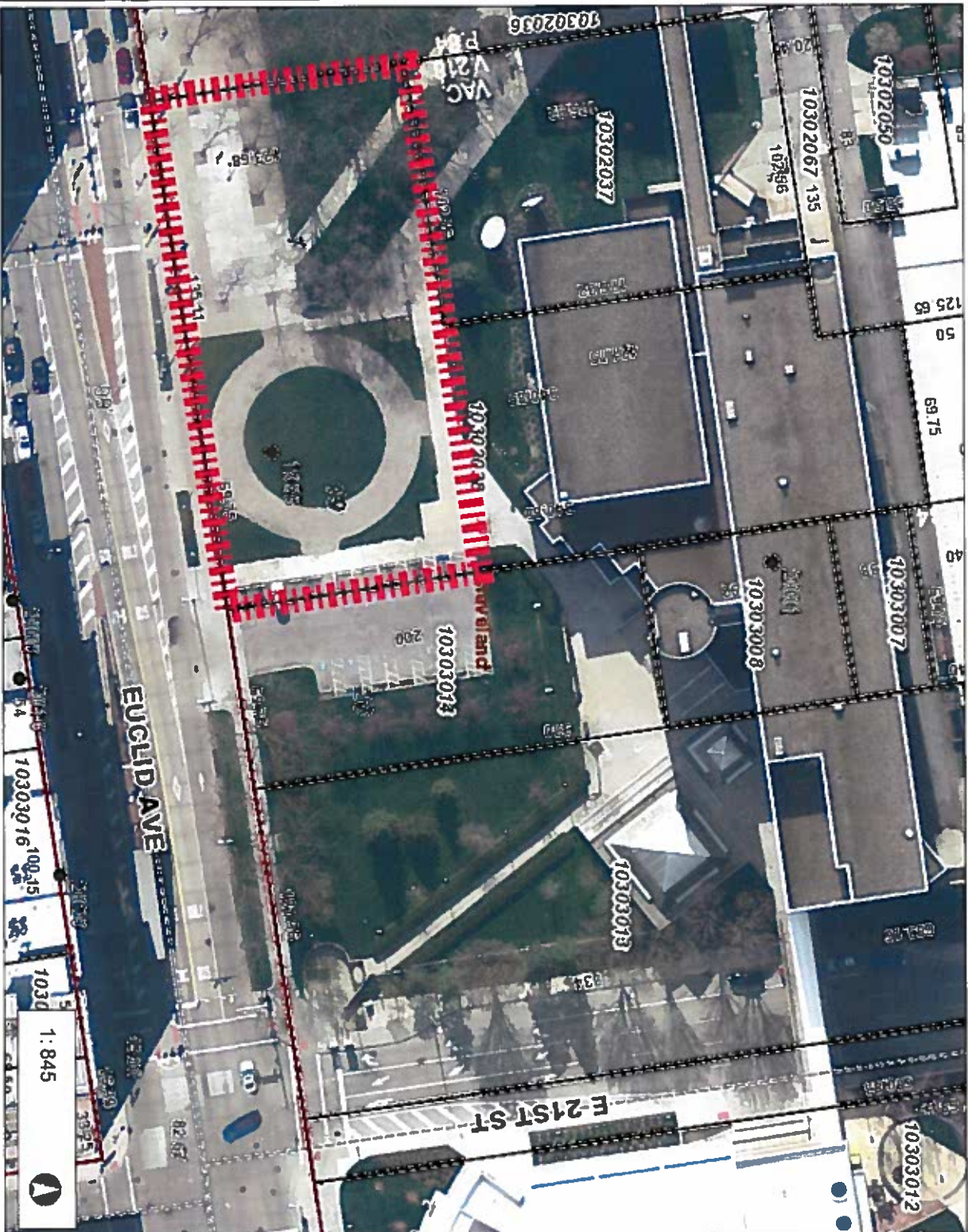
Design Development Start: Upon Award

Construction Start Date: To be recommended by Proposer

Housing Delivery: To be recommended by Proposer

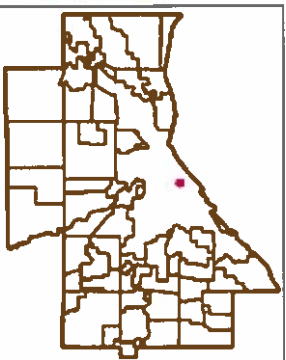


Cuyahoga MyPLACE



141
0 70 141 Feet
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 4/1/2016

Legend

- Address Points
- Cuyahoga County Facility
- Point Parcels
- Right Of Way
- Platted Centerlines
- Parcels
- Municipalities

CLEVELAND STATE
UNIVERSITY
1935 Euclid Ave
Cleveland, Ohio



CLEVELAND STATE UNIVERSITY CAMPUS MAP



KEY TO BUILDINGS
Alphabetical Listing

CAMPUS MAP KEY

PARKING
For current pricing and lot updates, visit www.csuohio.edu/parking

AMC Annex..... AA	Parking and Transportation Services..... EC
Parker Hannafin Administration Center..... AC	Physical Education..... PE
Allen Theater..... AT	Robert Busbey Natatorium, Woodring Gymnasium..... PA
Arts Campus..... AG	Plant Annex..... PS
Art Gallery..... BU	Plant Services..... RC
Business Building..... BU	Recreation Center..... RT
Monie Ahuja College of Business..... CS	Rhodes Tower..... RW
Campus Safety..... CB	Rhodes West..... SI
University Police..... CE	Science Building..... SR
Chester Building..... EC	Science & Research Center..... SC
Cole Center..... EC	Student Center..... TC
Euclid Commons..... EC	Viking Outfitters - CSU Books and Spiritwear..... UN
Welcome Center, Undergraduate, Graduate and International Admissions, Parking & Transportation Services, Residence Life..... EC	Trinity Commons..... UR
Feam Hall..... EC	Union Building..... WA
Waskiewicz College of Engineering..... EC	Wakstein Center..... WO
Feam Tower..... EC	Bert L. & Iris S. Wolstein Center, Henry A. Goodman Arena..... WP
Health Sciences..... EC	Wolstein Center Pavilion & Banquet Center..... WP
Center for Innovation in Medical Professions..... EC	Gerald H. Gordon Conference Pavilion..... PH
Jutka Hall..... EC	
College of Education and Human Services..... EC	
School of Nursing..... EC	
Law Building..... EC	
Bert L. Wolstein Hall, Cleveland-Marshall College of Law..... EC	
Law Library..... EC	
Library..... EC	
Michael Schwartz Library..... EC	
MAGNET Building..... EC	
Main Classroom Building..... EC	
The Jack, Joseph, and Morton Mandel Honors College..... EC	
Myther Mansion..... EC	
Midlough Building..... EC	
Arts Campus..... EC	
Music & Communication..... EC	
Waetjen Auditorium, Drunko Recital Hall..... EC	
Parker Hannafin Hall..... EC	

	Emergency Telephones
	Bike Rack Locations
	RTA Health Line Stop Locations
	Zipcar Location
	RTA Trolley Stop Locations
	Neighborhood Parking Lots
	Huntington Bank ATM

Visitors to Campus may pre-pay for parking by the hour in Lot 21, (front of MU), Lot 22 (Student Center), Rec Garage (RC), Lot 70 (E. 24th St), Lot 66 (Julia Dr.) and Lot 54. Pay-as-you-exit parking is available in South (SG), Central (CG) and Prospect Garage (PG).

Faculty, Staff and Students may purchase parking permits via CSU's Online Parking System. Overnight parking is not included. Cash may be accepted in gated facilities during designated special events.

Motorcycle parking is available in designated areas only. Motorcycles are prohibited from parking in vehicle spaces/garages.

State of Ohio Disabled Parking Permit is required for parking in areas designated for persons with disabilities. Please note that a proper payment is required at all times. Disabled permits can be obtained from the Ohio DMV, <http://www.ohio.gov/>

Parking is offered based upon availability. Parking fees and policies are applicable at all times and facility use parameters are subject to change. The Parking Office is located at E. 24th & Euclid. Check campus.ohio.gov/parking for updates.

LOT	HANGTAGS	VISITOR PARKING	LOT	HANGTAGS	VISITOR PARKING
70	G E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	70		Visitors' Quarterly rate, PayStation (pre-pay, exact change required)
71		Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	90	W E M	Visitors' parking lines 1-71 of 10, hourly rate
72**		Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	CG**	G E M	Visitors' parking lines 1-71 of 10, hourly rate
31		Reserved Parking Only	EG*	G E M	Visitors' Quarterly rate
40	W E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	MC**	G E M	Visitors' Quarterly rate
41	W E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	PG*		Visitors' Quarterly rate
50	W E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	RC**	REC	Visitors' Quarterly rate, PayStation** (pre-pay, exact change required)
51	W E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	Parking Pass		
54	W E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)	SC*	G W	Visitors' Quarterly rate
57	W E M	Hourly cash meter	UC**	G E M	Visitors' Quarterly rate
59		Hourly cash meter	WC*	G E M	Visitors' Quarterly rate
61	G E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)			
62	G E M	Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)			
66		Visitors' Quarterly rate, PayStation*** (pre-pay, exact change required)			

Alternatives to CSU Parking:
If you're looking for alternatives to purchasing a prepaid permit, there are several options available.
1) Ride RTA, 2) Take advantage of metered street parking (Managed by the City of Cleveland),
3) Select a neighborhood parking lot operated by a private parking company or 4) Borrow a Zipcar on campus 7/1/11