



Copley Community Improvement Corp.

REQUEST FOR QUALIFICATIONS & PROPOSALS COPLEY SQUARE COMMERCIAL & RESIDENTIAL MARKET ANALYSIS

The Copley Community Improvement Corporation (CIC) is soliciting qualifications and pricing from consultants to complete a Commercial and Residential Market Analysis of the Copley Square Mixed Use District. This market analysis will provide the CIC with an understanding of the types and sizes of commercial businesses and residential spaces that are supportable within the defined downtown area(s). Consideration should be given to post-pandemic trends and their effect on the market.

SOURCES OF FUNDING:

Copley Community Improvement Corporation (CIC) – Financial resources would be derived from operational funds.

SCOPE OF WORK CONTRACT WILL BE EXECUTED FOR THE FOLLOWING SERVICES:

1. Commercial Market Analysis
2. Provide consumer characteristics and market segmentation for a realistic trade area.
3. Provide retail, office/professional service opportunities and the potential which would be appropriate for the Copley Square District.
4. Review the site's region to seek potential voids or over supply of particular retailers.
5. Prepare a detailed report with summary of findings.
6. Residential Market Analysis
7. Future projections indicating the amount and ideal housing type, if any, for the study area.
8. Supplementary Market Feasibility Study Areas – **please provide a separate cost for the three additional areas.** Supplementary Study Areas would follow the same methodology as defined above in the scope of work. See maps for pages 4 and 5 for Study Areas.

SUBMISSION DATE & SUBMISSION REQUIREMENTS

Firms interested in being considered for this project shall submit one (1) paper and one (1) electronic form of all required RFP and RFQ documents by 4:00 PM (EST) on July 20, 2021. Proposals shall include the following information:

- A description of firm and its background, size and nature of services
- Firm's relevant experience evaluating retail, office and residential markets
- Resumes of personnel who would be assigned to this project with a per-hour cost for each individual
- Examples of past market analysis and studies
- Lists of completed projects
- Project completion strategy
- Cost proposal for services outlined above
- Consultant may submit other relevant materials that would aid the CIC in review/selection of the consultant.

Electronic copies are preferred sent to lklein@copley.oh.us or paper copies may be mail to the address below.

Community Improvement Corporation
Attn: Loudan Klein
1540 S. Cleveland – Massillon Rd.
Copley, Ohio 44321



SELECTION PROCESS

An internal review team will evaluate proposals based upon an objective scoring matrix and in accordance with the following criteria:

- Firm's experience, expertise, facilities and equipment
- Completion strategy
- Commitment of key staff assigned to the project
- Ability to complete work in timely manner
- Work history
- Strength of client recommendations and references

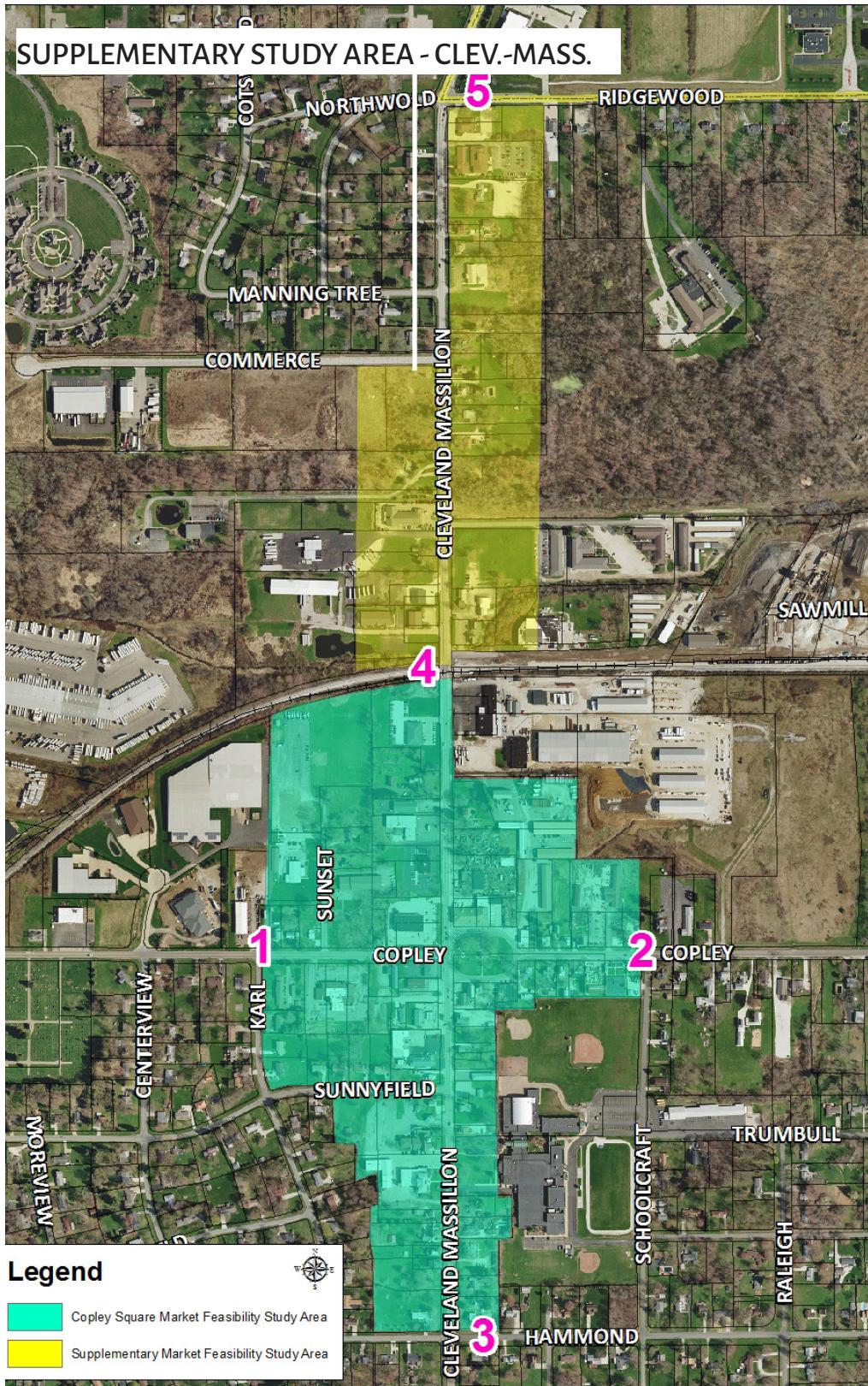
PROJECT SUBMITTAL, AWARD AND DEADLINE DATES

- Market Analysis Submittal Deadline: 4:00 PM (EST) on July 20, 2021
- Anticipated Firm Selection: August 17, 2021
- Anticipated Project Start Date: August 23, 2021
- Project Completion Date: October 11, 2021



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The Copley Square Downtown Area to be included in the Analysis is shown below and includes:

- Copley Rd. from Karl Drive heading east to Schoolcraft Ave. (1 to 2)
- S. Cleveland - Massillon Rd. from Hammond Blvd. to the Wheeling & Lake Erie railway (3 to 4)
- Outlined in Blue

SUPPLEMENTARY STUDY AREAS

- Cleveland-Massillon Road North to Ridgewood Road (Outlined in yellow)
- Montrose East (Page 4)
- Copley Road/Jacoby Road Intersection (Page 5)

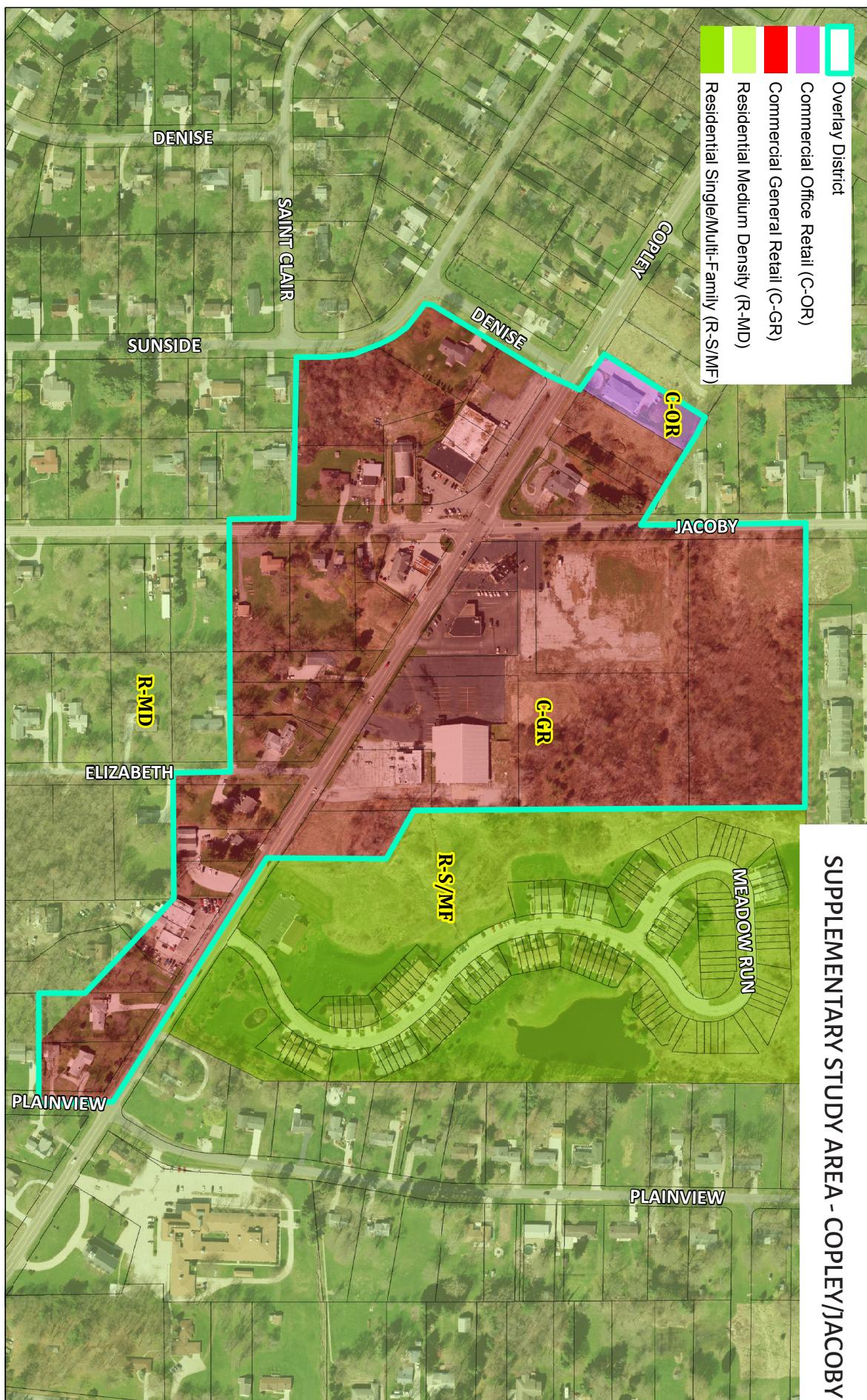


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SUPPLEMENTARY STUDY AREA - MONTROSE





SUPPLEMENTARY STUDY AREA - COBLEY/JACOBY