July 1, 2026

Request for Qualifications (RFQ)

for Adaptive Reuse, Reconstruction, and Redevelopment of

Union School Building and Site

30 Riverside Drive, Poland, Ohio



The Poland Local School District in partnership with the Village of Poland

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Introduction

The Poland Local School District, along with our partner, the Village of Poland is issuing a Request for Qualifications (RFQ) to select a real estate development firm for the redevelopment of the Union School building and property at 30 Riverside Drive in Poland, Ohio (PPN 36-007-0-052.00-0).

The RFQ process may result in the selection of a real estate development firm for implementation of a reuse and redevelopment plan as submitted by the selected development firm. The plan for the reuse and redevelopment of the property will be done in conjunction with the Village of Poland. The Village or The Mahoning County Community Improvement Corporation (CIC) will be the eventual title holder to the property, and will, in turn, convey title to the property to the developer.

The deadline for RFQ responses are due **by 4:00 PM, Thursday, October 1st, 2026.**

Village of Poland - 2021 Strategic Plan

The Village of Poland completed a Village-wide strategic planning process which culminated in the completion of the 2021 Strategic Plan. The plan included extensive public and stakeholder engagement. The 2021 Strategic Plan document can be found here:

2021 Village of Poland - Strategic Plan

Future land use considerations and the potential redevelopment of the Union School site were a priority within the Plan. See pages 51 through 57 for specific information regarding the Union School site.

2021 Strategic Planning Committee

As part of the Strategic Planning Process a group of residents, business owners, and council members formed the Strategic Planning Committee. This committee guided the 2021 Strategic Planning process. From discussions with this group and feedback from the general public, redevelopment priorities were assembled for the Union School site. They include:

- Space for a small community center within a future redevelopment (i.e. meeting rooms, place for small parties)
- Maintaining the exterior historical character of the building
- Creating a future development that is complementary in scale and form to the surrounding neighborhood.

Building and Property

Building

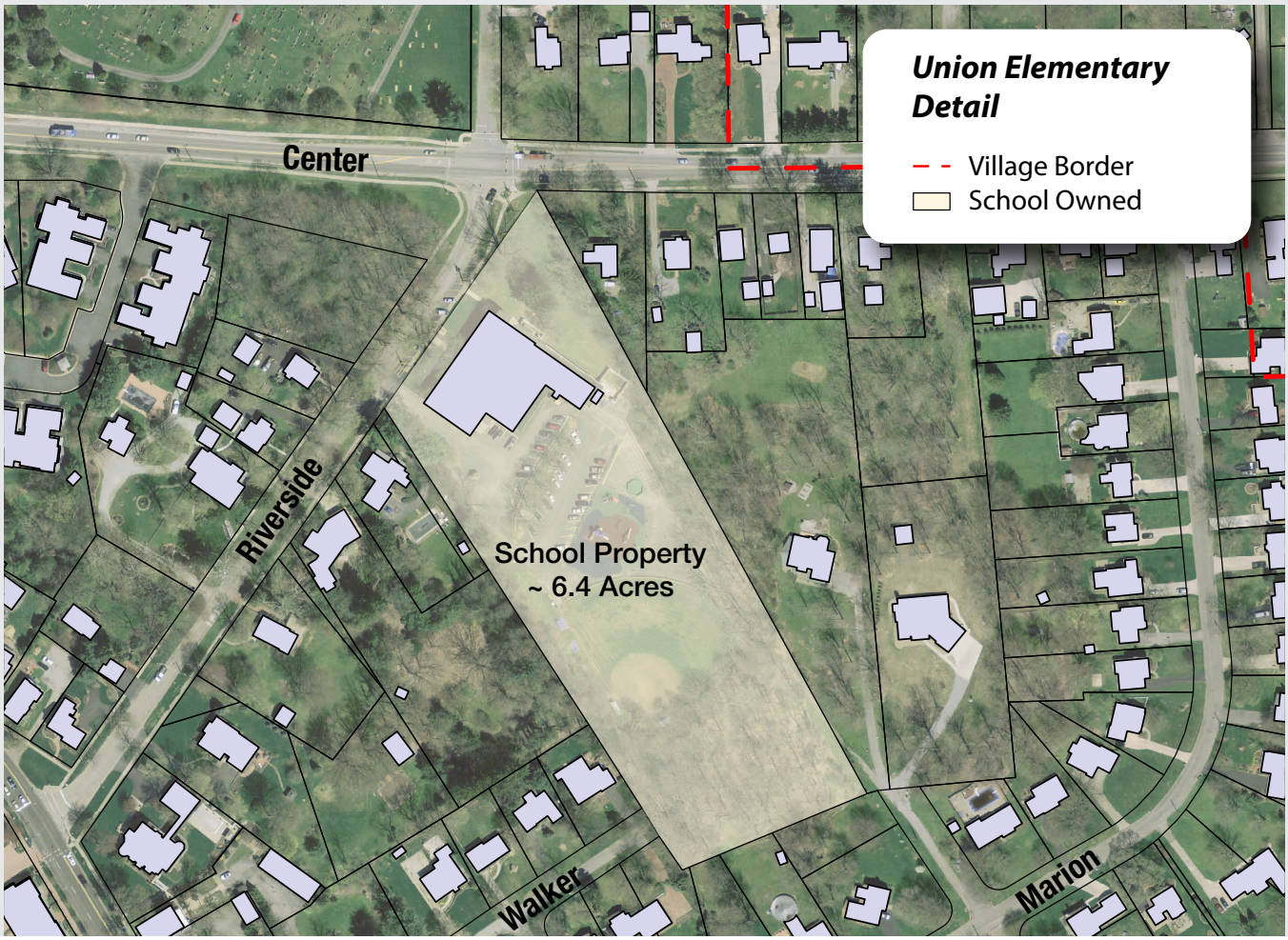
The Poland Union Middle School was built in 1938 as a replica of the original Poland Union School which was built in 1882 and later destroyed by fire. The total square footage of the building is 45,934 Sq. Ft. including two additions that were added in 1947 and 1955. The brick clad building sits in a residential neighborhood in Poland Village.

The building has historic elements such as original slate tile roofing and a classical arch framing the main entrance. The building is framed with load bearing masonry walls and concrete floors. Roof structures consist of concrete deck at low sloped areas and wood framing at pitched roofs. Durable finishes such as VCT floors, painted CMU and plaster walls, and acoustic tile ceilings are in good condition. Several life safety provisions were observed except for a sprinkler system. The building is not handicapped accessible.

Union School Site Plan and Floor Plans

Site and Surrounding Area

The school sits on a 6.4-acre site in the heart of Poland Village within 1,000 feet of the Historic Town Center. The school building sits close to Riverside Drive with surface parking, a playground, a baseball field, and a wooded area behind the building. The southern portion of the site has direct access to Walker Road, a residential street with direct access to SR 170. The surrounding area consists of both single family residential and condo uses. The property abuts the corner of US 224 and Riverside Drive. The site is less than a mile from freeway access via Interstate 680. The Poland Local School District closed the school in the Summer of 2021.



Building and Property

Landmark Designation

The Union School Building may be eligible for a listing on the National Register of Historic Places. As such, the rehabilitation of the existing building may be eligible for Ohio Historic Preservation Tax Credits and for Federal Historic Rehabilitation Tax Credits.

The building is not currently designated as historic.

Hazardous Materials

A 2014 Classroom Facilitates Assessment noted the presence of Asbestos-Containing Materials (ACM) in the building.

Attached within the links below are the school's 6-month Asbestos Report and Asbestos Maps.

Union School - 6-Month Asbestos Report

Union School - Asbestos Maps

Building Pictures - Poland Local(48348) - Poland Union Elem(37812)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



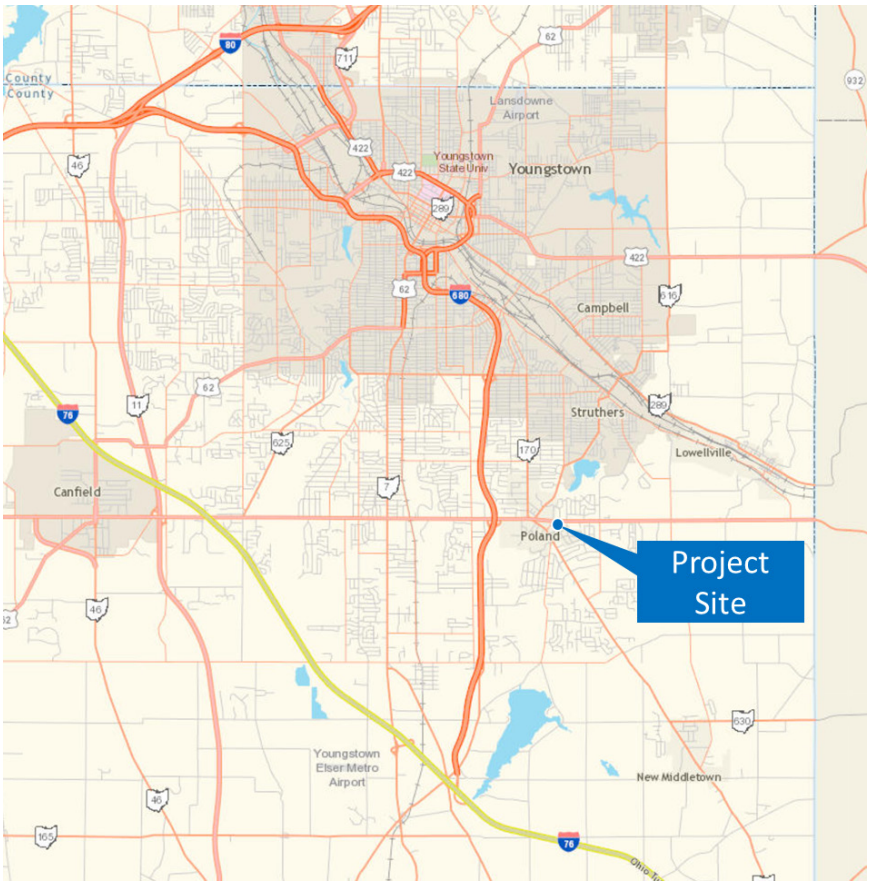
Area Background - Village of Poland

Context

The Village of Poland is a suburb of Youngstown nestled between the busy, suburban shopping centers in Boardman Township and exurban areas to the east. It boasts many stunning assets for a Village of it's size including a 265-acre Municipal Forest, large public library, and a small historic town center. The Village has a very active historical society and embraces it's local history.

The Village is part of the Poland Local School District, one of the best public school districts in the region. The Poland Local School District (PLSD) is made up of three schools: McKinley Elementary (K-3), Poland Middle School (4-6) and Poland Seminary Junior/Senior High School (7-12.)

The Poland Local Schools started in 1802. Their vision is to build upon a tradition of excellence and our core values. Doing this, the Poland Local Schools will be a leading center of learning for students. Poland Local Schools are committed to providing students with a well-rounded education, preparing every student for success and meeting the individual needs of students.



Zoning and Future Land Use

The school site sits within the Residential District 1. The only permitted uses within this district are detached single-family homes.

The future land use map within the 2021 Strategic Plan recommended the site be utilized as a Planned Unit Development (PUD) in the future. The Village is open to proposals that increase the residential density of the site and/or require a zoning change as long as the proposed development fits in with the general context of the neighborhood.

Access

The site has wonderful access via vehicle, bicycle or by foot. The site is within one mile from the Interstate 680/US 224 interchange which provides easy access to Downtown Youngstown and the Ohio Turnpike. The site is within a quarter mile walk (five-minute walk) of the Historic Village Center, Poland Public Library, Riverside Park, and the Poland Riverside Cemetery.

***Amenities*:** Below is a listing of nearby amenities:

Poland Public Library (0.2 Miles) - The Poland Public Library acts as the community center for the Village, with multiple meeting rooms and a coffee shop. It is also a popular place for school children to congregate after attending school at McKinley Elementary and/or Poland Middle School right down the street.

Riverside Park (0.3 Miles) - Riverside Park is a Village park with a baseball field, picnic areas, and a small playground.

Historic Village Center (0.3 Miles) - Part of the Historic South Main Street District, many of the structures in the Village Center have historical significance including the site of President McKinley's birth home. The Village Center is filled with local shops and stores and is abutted by the Yellow Creek.

Poland Municipal Forest (0.8 Miles) - Nestled in a suburban environment, the forest offers a quiet respite to all visitors. From the first founding land gift in 1916 from Judge Rose of the Poland Manor Community Co. consisting of 50 acres along the lowlands and known as the Poland Manor Park, to Mrs. Butlers' 1931 land gift of 150 acres of primarily pasture and tillable land, to more recent acquisitions, the goal has been to develop, maintain and preserve the forest in its natural state so far as possible and as a recreational/educational asset for the community. The forest was officially created by Village Council ordinance on 1938 combining old growth wet lands along Yellow Creek with the pastures and tillable land to the north and west. The forest you now see was created by the first Forest Board through harvesting of timber and using proceeds to plant thousands of native trees, laying out trails, and building infrastructure for public use.

Southern Park Mall (2.75 Miles) - Southern Park Mall is the largest shopping center in Mahoning County with over one million square feet of retail space. The Mall, along with the surrounding shopping centers provides the area with a multitude of retail and restaurant options all within a five-minute drive of the Union School site.

Submission Requirements

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

1. The name, address and telephone number of the firm submitting the proposal, the type of entity, and the contact person and email address for the entity submitting the proposal. In the event the entity proposes a joint venture with other entities, the Proposal should provide the same information with respect to the proposed joint venturer and its qualification.

2. A clear delineation of the proposed redevelopment and reuse of the property, including how the proposed use is compatible with the adjacent neighborhood and the community. Plans for engaging the neighborhood and community in the redevelopment process are encouraged. (Please note, the respondent will be responsible for obtaining all necessary permits, securing zoning map amendments, and utility tap fees as needed to redevelop the site.)

3. Executive Summary

   a. Why your team is the most qualified to be considered for the project

   b. Why your team is interested in the Union School

   c. Unique features and benefits that your team provides

4. Relevant prior project experience. Provide up to five examples of recently completed projects that demonstrate the following. For each project provide the opening date, location, project cost, design team, and current owner/tenant.

   a. Experience with the adaptive use and rehabilitation of historic buildings

   b. Demonstrated ability to execute projects of this scale and complexity

   c. Demonstrated ability to navigate environmental, technical, political, or financial obstacles that may arise during the development process

   d. Experience working with community stakeholders and facilitating community engagement

   e. Experience completing projects incorporating sustainable design principles

   f. Success integrating context sensitive design seamlessly into existing neighborhood fabric

   g. Application of New Urbanist design principles in site design to promote walkability

5. Development team members & structure

   a. Qualifications and experience of the individual project team members

   b. Team member roles and responsibilities (e.g.. Broker, Financial analysis, Marketing, Designer, Construction Management, General Contractors, Property Management and Leasing, etc.)

   c. Organizational Chart

   d. Legal form the development will take (e.g. Limited Liability Company, Limited Partnership, non-profit, etc.)

6. Development team references

   a. Past client/community references

   b. Past lender references

7. Proposed schedule for the development of the property which shall minimally include: a timeline for completion of drawings and specifications, securing all necessary permits and approvals, and commencement and completion of the improvements.

8. Financial Capability

a. Financial proforma for the redevelopment of the property, project budget, and demonstrated ability to secure financing for projects of this scale and complexity, including use of Historic Preservation Tax Credits

b. Lender relationships

c. Past performance

d. Current work-in-progress

e. Evidence of the ability to obtain property and liability insurance

f. Long-term strategy for the property (e.g. develop and sell, hold and lease, ground lease, etc.)

g. Financial plan for the maintenance, upkeep and ongoing capital needs of the property

h. Experience with any innovative financing mechanisms such as but not limited to Tax Increment Financing, Property Assessed Clean Energy (PACE) Financing, or Port Authority financing.

i. List any pending litigation or material claims against members of the development team.

Responses should be no more than twenty-five (25) pages in length, including attachments. RFQ responses shall be submitted by 4:00 PM on Thursday, October 1st, 2026. Please submit the response as a PDF file via e-mail to

Matt McKenzie - Director of Operations
Poland Local School District
mmckenzie@polandschools.org
330-757-7000 ext 37211

Questions and Requests for Information

Questions regarding the RFQ process should be **submitted in writing, via e-mail to Matt McKenzie (mmckenzie@polandschools.org) by 4:00 PM, Friday, August 21st, 2026.** Responses will be sent to all parties interested in responding to the RFQ by the end of business on Friday, August 28th, 2026.

Site Visits

All RFQ respondents are strongly encouraged to visit the Union School property to familiarize themselves with the building, site and adjacent context. Tours for interested respondents are available upon request. Please contact Matt McKenzie to schedule a date and time for a site visit.

Matt McKenzie - Director of Operations
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Selection Criteria and Process

A committee of community stakeholders and Poland Local School District (District) Staff shall review the proposals submitted. The committee will review all proposals and may hold discussions with firms to further explore their proposals. The committee will select the entity submitting the proposal that is deemed to be in the District's and the community's best interest. In making its selection, the District may consider the criteria set forth in this RFQ as well as any additional information not requested in this RFQ or not included in the Proposals received.

The RFQ process is non-binding, does not imply a commitment to move forward with the project and is subject to the rules and codified ordinances of the Village of Poland and State of Ohio. The District reserves the right to reject all proposals and to cancel at any time for any reason this RFQ. District shall have no liability to any proposer arising out of such cancellation or rejection.