



**REQUEST FOR QUALIFICATIONS AND PROPOSALS
FOR ARCHITECTURAL AND ENGINEERING
SERVICES**



**24 Rector Street / NJPAC Center for Arts Education
Rehabilitation Project
Newark NJ**

October 4, 2023

INTRODUCTION

New Jersey Performing Arts Center (NJPAC) (“Owner”), the anchor cultural institution for the City of Newark and State of New Jersey, is reinventing its campus in Downtown Newark. The new NJPAC Arts and Education District will include The Cooperman Family Arts Education and Community Center, a new home for our arts education, community arts programs and the creation of new artistic work as well as the ArtSide residential complex, a 350-unit mixed income residential project in which we are planning to invest over \$300M in the next three years. The new campus will also include the extension of Mulberry Street from Center to Rector Streets, a new design for NJPAC’s front lawn, Chambers Plaza, renovations to the east side of NJPAC’s existing building, and the renovation of 31 Mulberry Street into ancillary education and office space for NJPAC.

The campus development also includes the partial demolition and subsequent rehabilitation of the building at 24 Rector Street, known as the Cathedral House or NJPAC’s current Center for Arts Education. NJPAC is excited to engage an architectural and engineering firm (“firm”) with relevant experience in design and engineering services for this work. The firm will be tasked with providing schematic design and construction drawings for the partial demolition of approximately 23,000 sf of the existing building and rehabilitation of the remaining approximately 12,000 sf of space. The remaining building will have two multipurpose spaces for rehearsals, staging, community gatherings, support functions, etc., with the balance of the building for storage.

NJPAC is committed to diversity, equity and inclusion and local hiring and welcomes firms that share that commitment, including MWBE representation.

ABOUT NJPAC

The New Jersey Performing Arts Center, by celebrating diversity, shall be America's foremost urban presenter of arts and entertainment, a creative and effective leader in arts education for children, a convener of useful and enlightening civic engagement events, and a catalyst for economic development in its home city of Newark.

NJPAC is America’s most diverse performing arts center in terms of its programming, audience and staff, and it is the cultural, educational and civic center of New Jersey. Since opening in 1997, the Arts Center has welcomed more than 11 million visitors, including over 2 million children and families, to performances, free programs, festivals, and arts education programs. NJPAC was the vision of New Jersey Governor Thomas Kean and was founded to bring world class entertainment to the State of New Jersey and to catalyze the revitalization of its home city of Newark. The Arts Center’s current world-class campus features theaters and creative spaces designed to accommodate an array of programs:

- **The Betty Wold Johnson Stage at Prudential Hall** (2,865 seats) hosts performances by world-renowned musicians, dance companies, and entertainers

from New Jersey Symphony Orchestra, to Alvin Ailey American Dance Theater, to Stephen Colbert, to major commercial and televised events.

- **The Lizzie and Jonathan Tisch Stage at Victoria Theater** (514 seats) is the premiere place for important community conversations, comedy, and theater for young audiences.
- **The Chase Room** (250 seats) is a flexible, multipurpose space for cabaret-style performances, staged theater readings, lectures, and panel discussions.
- **Chambers Plaza**, located in front of the Arts Center, welcomes thousands of audience members every summer for our signature *Sounds of the City* series of free summer concerts.

Last year, NJPAC produced more than 800 performances and events, almost 400 of these were free events, and welcomed almost 650,000 people. NJPAC also presents multiple national tours and serves as a presenter and producer at theaters and arenas nationally.

The NJPAC District

The NJPAC District will be a transformative project for NJPAC and the city of Newark at large. It will connect NJPAC with the Newark community through the investment into arts and education facilities, help knit the city center to the new Riverfront Park through significant investment in public open space and will provide much needed mixed-income housing and community serving retail. Exhibit A provides greater detail

The Campus development has five main components:

- **ArtSide Residential and Commercial Development** (“The ArtSide Development” or “ArtSide”): The ArtSide Development, completed in partnership with LMXD/L+M Development Partners, will consist of a high-rise tower, a mid-rise building and 15 low-rise home ownership units, totaling 350 units (20% affordable), 9,900 SF of commercial space for WBGO’s new headquarters and 13,300 SF of additional ground floor retail space. Skidmore Owings and Merrill is the master plan and design architect for the ArtSide Development. ArtSide received overwhelming support and Final Site Plan approval from the Newark Landmarks and Historic Preservation Commission and the Central Planning Board in September, 2022.
- **The Cooperman Family Center for Arts, Education and Community** (“Cooperman Center”): The Cooperman Center, designed by Weiss/Manfredi Architects, will be the new, 53,000 square foot facility for NJPAC’s arts education and community programming, as well as dedicated and state of the industry rehearsal space for performing artists to create new work. The Cooperman Center contains a 199-seat studio theater for educational initiatives and free community events, a dozen multipurpose classrooms at varying sizes, a Children’s Arts Reading Room, office space for NJPAC Arts Education staff, and a suite of professional rehearsal studios with ancillary spaces where companies can reside for longer periods of time to create and rehearse new work. Anchored by the Cooperman Family’s financial commitment

as well as NJPAC's capital campaign, the Project is expected to break ground in fall, 2024.

- **Sitewide Infrastructure (“Infrastructure Project”):** Significant improvements will be made to upgrade the City’s utility infrastructure to support the vertical development. This includes the relocation of a 72” sewer pipe running through the middle of the site and the introduction of water, sewer, gas, and power service for the new development. The Project will bring life to a new network of streets and open spaces that will be accessible to the public. The Mulberry extension will run between NJPAC and the new development and will be the Project’s spine of activity. As a shared and curbsless street, the design blurs the separation between pedestrian and vehicular zones, which reduces car traffic and creates a safer zone for pedestrians, while enabling the closure of the street for events like a farmer’s market or flea market. Secondary streets will also be constructed to create a road network that breaks up the super block.
- **Chambers Plaza (“Chambers Plaza” or “the Plaza”):** Chambers Plaza, NJPAC's “front lawn,” is an existing hardscaped public space that under-serves NJPAC’s needs as an outdoor venue and community meeting space. The Plaza will be reimagined into a public park that is activated during all seasons of the year, from outdoor concert series to farmers markets and a winter skating rink. The Chambers Plaza renovation is intended to expand NJPAC’s positive impact on the Newark community, making the arts and programming NJPAC provides more accessible to the public. The Plaza renovations are expected to begin in 2024.
- **NJPAC Improvements (“NJPAC Improvements”):** The Project catalyzes the opportunity to perform the first major renovations to NJPAC’s main building in its 25-year history. With new retail, residential and community space adjacent to NJPAC, improvements are necessary to make the building more accessible, welcoming, and operational. Renovations and improvements include:
 - Theater seat replacements
 - Decorative floor replacements
 - Loading dock expansion and reorientation to accommodate extended Mulberry Street and future residential development
 - Kitchen renovations to support expanded event business
 - Event space renovations to increase revenue generation from private events
 - **Center for Arts Education (24 Rector Street) rehabilitation (Project for the RFQ/P)**

24 RECTOR STREET

The Cathedral House at 24 Rector Street was built in 1940 and used primarily as an annex for the Catholic then Episcopal Dioceses. In 1967 it was the site of a number of events and gatherings that were part of the historic Black Power Conference, a history we will honor in the renovated building. NJPAC renovated it as a home for the Arts Center’s best in class arts education programs, which have been housed there since 1999. As part of the campus redevelopment, it is necessary to partially demolish the building to make space for the

extended Mulberry Street and reorientation of the NJPAC loading docks, which service hundreds of performances each year.

PROJECT SCOPE

NJPAC will engage a firm for the partial demolition and rehabilitation of this building at 24 Rector Street. The building was constructed with steel and concrete and is approximately 23,000 square feet on three floors, plus a basement, sub-basement and penthouse. The rear portion will be demolished with the remainder of the building rehabilitated for multiuse flexible occupancy and storage as identified in Exhibit B. Rehabilitations will include structural enclosure, HVAC, electrical, plumbing, vertical transportation, sprinkler, lighting, finishes, etc.

The renovated spaces should be flexible and multipurpose able to house community-focused and artistic activities such as:

- Rehearsals by professional dancers, theater artists, musicians, etc.
 - o Including sprung floors, acoustically sealed rooms, sound systems, mirrors, curtains, track lighting, etc.
- Professional development workshops for educators
- Education classes for students
- Community gatherings such as dance workshops, poetry writing workshops, meetings, panel discussions, author readings
- Vendor marketplaces

The total project cost for the demolition and rehabilitation of the building is **\$2.5M inclusive of soft costs** (design, engineering, permits and fees, insurance, etc.), fit out, equipment, technology and appropriate contingencies.

The firm should anticipate a 30-month engagement and provide NJPAC with full design and engineering drawings/contract documents through construction administration for the project.

PROCESS

1. Phase I – Discovery

The firm will be expected to (a) schedule and conduct a detailed inspection and review of the building and (b) participate in design discussions with a cross-departmental group of NJPAC staff members to help guide design of all project components and spaces.

2. Phase II – Schematic Design

The firm is anticipated to make an adequate number of presentations to support the Owner's intent and create a plan to progress the Project's design. All concept designs

proposed will be evaluated with the following in mind: design appropriateness, cost, and impact on usability of the spaces included therein.

3. Phase III– Design Development and Contract Documents.

Once the designs and specifications have been approved by the Owner, we anticipate the firm will deliver Contract Documents for construction.

4. Phase IV– Construction Phase Administration.

Once the project moves into construction, a scope of construction administration services will be required.

DELIVERABLES

The Schematic Design phase shall include initial design intent conveyed through drawings, sketches, and renderings and other imagery. The consultant shall include adjustments to those designs required to secure signoffs from the Owner. Design Development and Contract Document phase shall include all required contract drawings

GENERAL INFORMATION

1. Statement of the firm’s Qualifications and Proposals (“SOQ/P”) must be received no later than October 27 at 12:00PM. Please submit the SOQ/P via email to Tim Lizura (tlizura@njpac.org) and mail three (3) hard copies at the address below.
2. SOQ/P must be addressed to:
Tim Lizura, EVP, Real Estate
New Jersey Performing Arts Center
1 Center Street
Newark, NJ 07102

SUBMISSION REQUIREMENTS

1. Cover Letter (1 page): A summary of the firm’s qualifications and experience most relevant to this project. Please also identify the key contact person (name, address, telephone number and email address).
2. Firm Description (3 pages maximum):
3. Relevant Project Examples (Please provide up to 3 examples, 6 page maximum in total). Please include:
 - Name, location, client, completion date.

- Program and scope.
 - Size and final cost.
 - Proposed team members who worked on each project. Please provide their CVs (not included in page limit) and specific roles.
4. Proposed Team: Please provide a list, including names, titles, and short description of roles, of all key team members who will work on the project.
 5. Fee quote for services on an hourly basis for each assigned staff member and an overall not to exceed price for the duration of the assignment broken down into each phase.

SELECTION CRITERIA

The selected firm will be based on qualifications and fees. All firms must be licensed to perform the services in the State of New Jersey.

Any responders attempting to contact government officials (elected or appointed) or New Jersey Performing Arts Center Board members in an effort to influence the selection process may be immediately disqualified.

Exhibit A

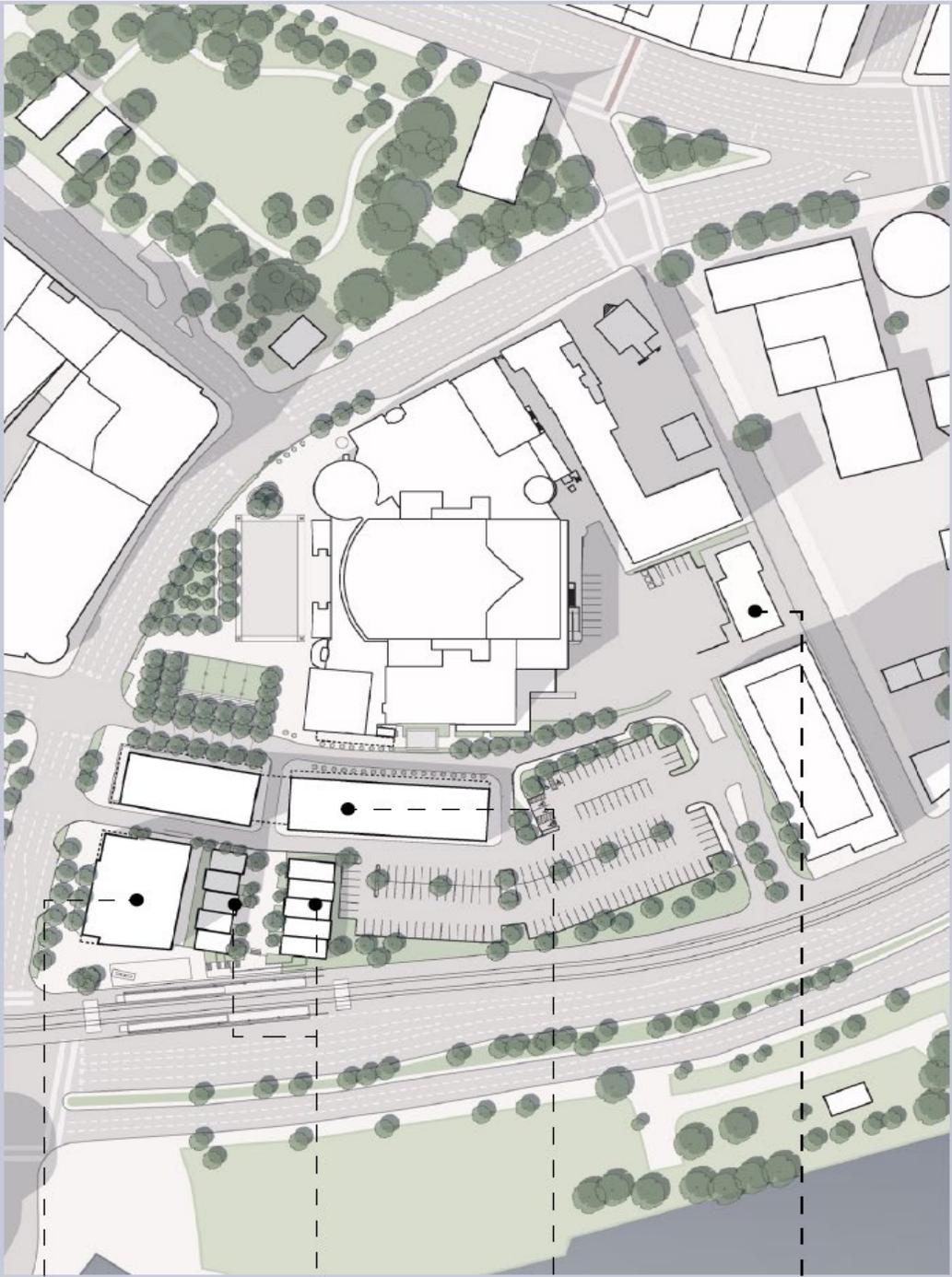
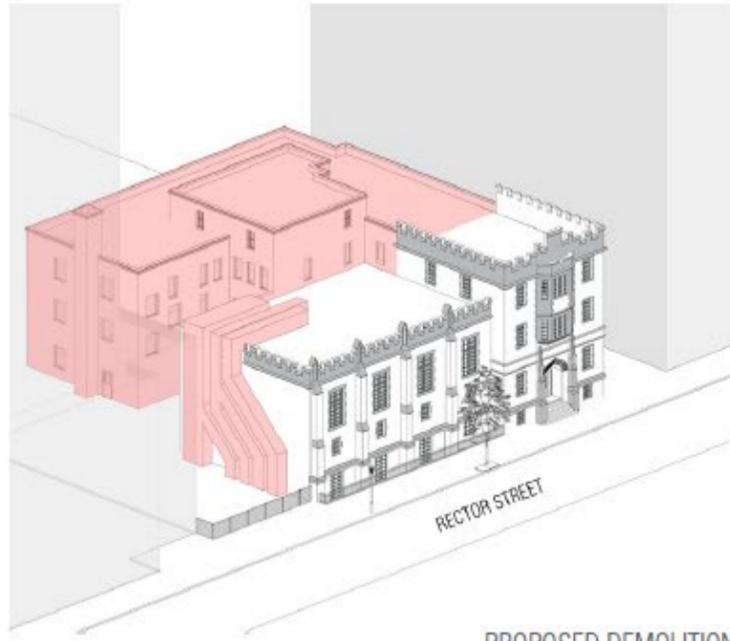


Exhibit B



EXISTING CONDITIONS



PROPOSED DEMOLITION



PROPOSED FINAL CONDITION



EXISTING CONDITIONS I



EXISTING CONDITIONS II



EXISTING CONDITIONS III



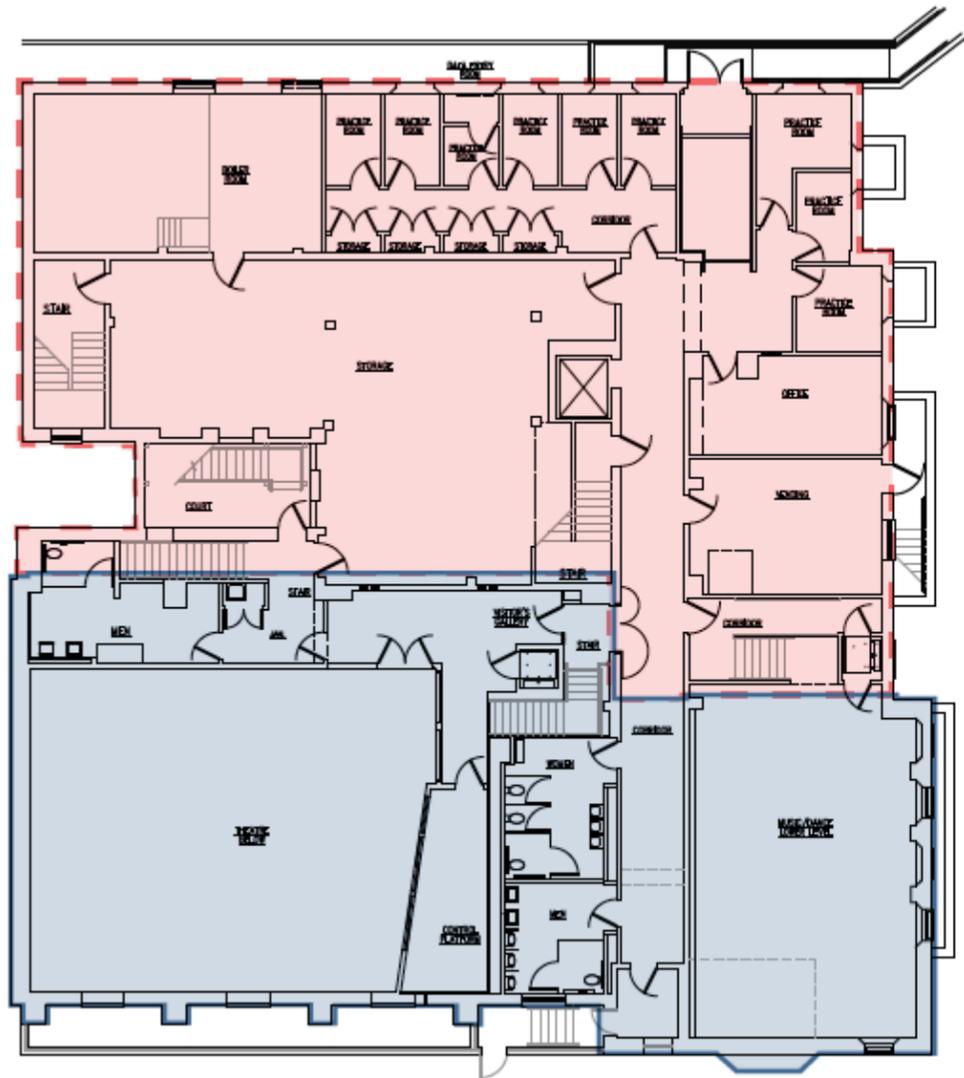
PROPOSED FINAL CONDITION I



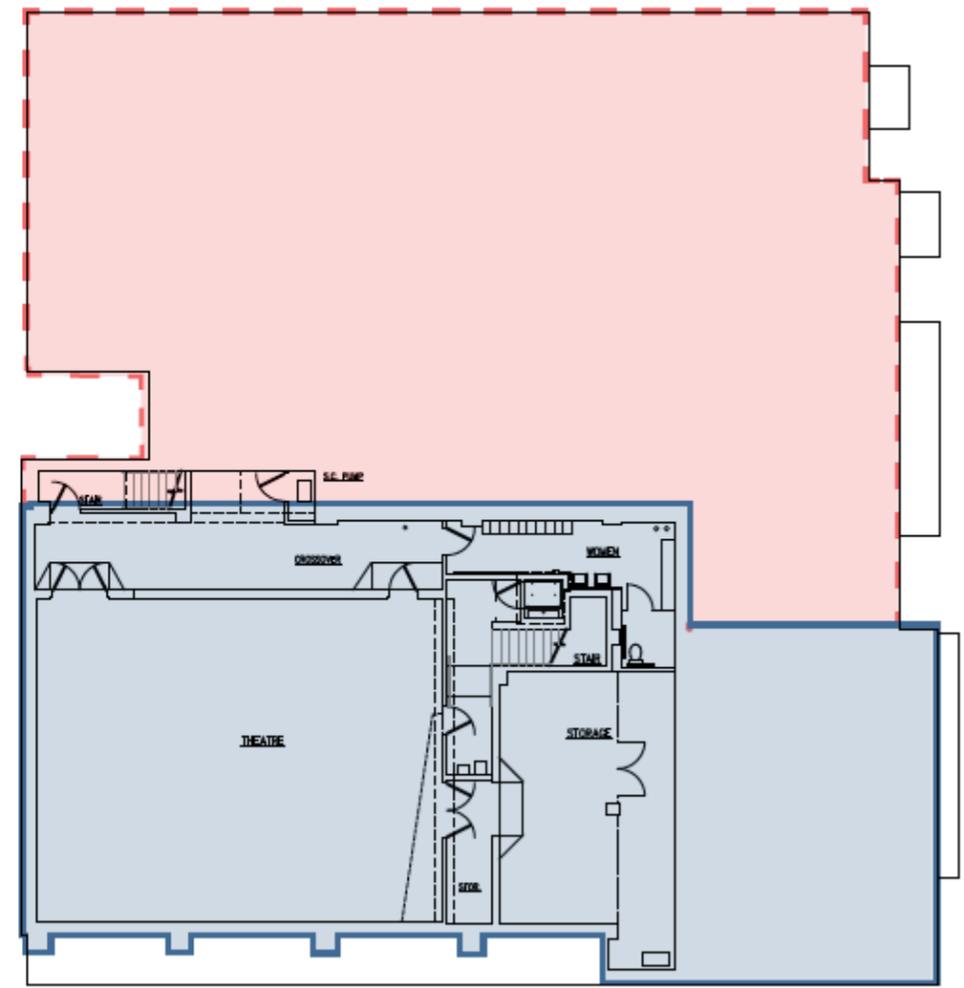
PROPOSED FINAL CONDITION II



PROPOSED FINAL CONDITION III

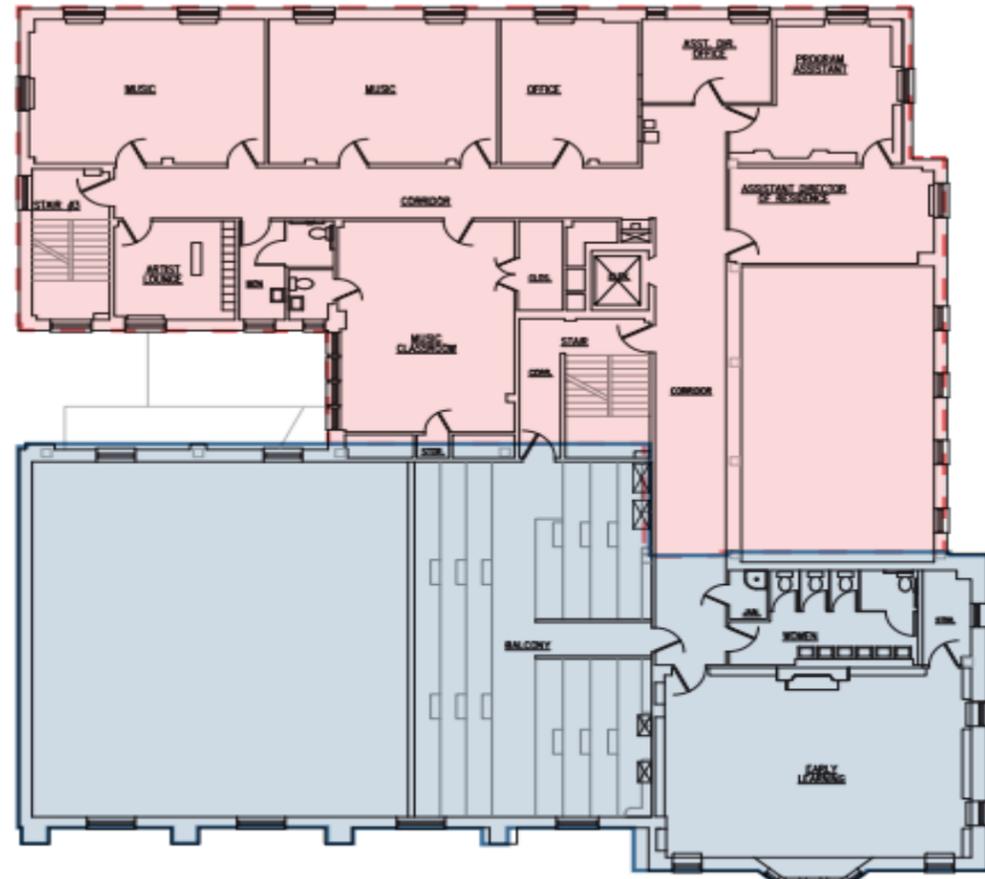


② CATHEDRAL HOUSE
BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

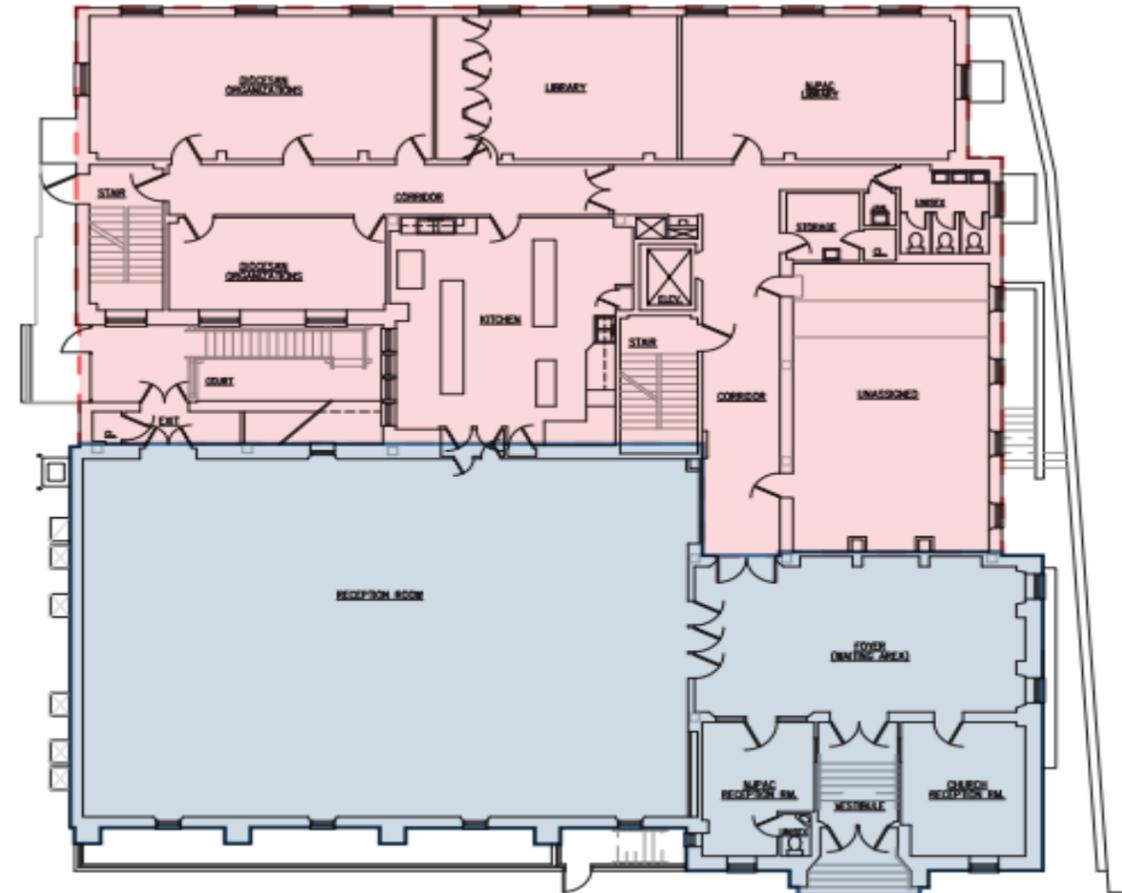


① CATHEDRAL HOUSE
SUB-BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

= PROPOSED EXTENT OF DEMOLITION
 = PROPOSED EXTENT OF PRESERVATION

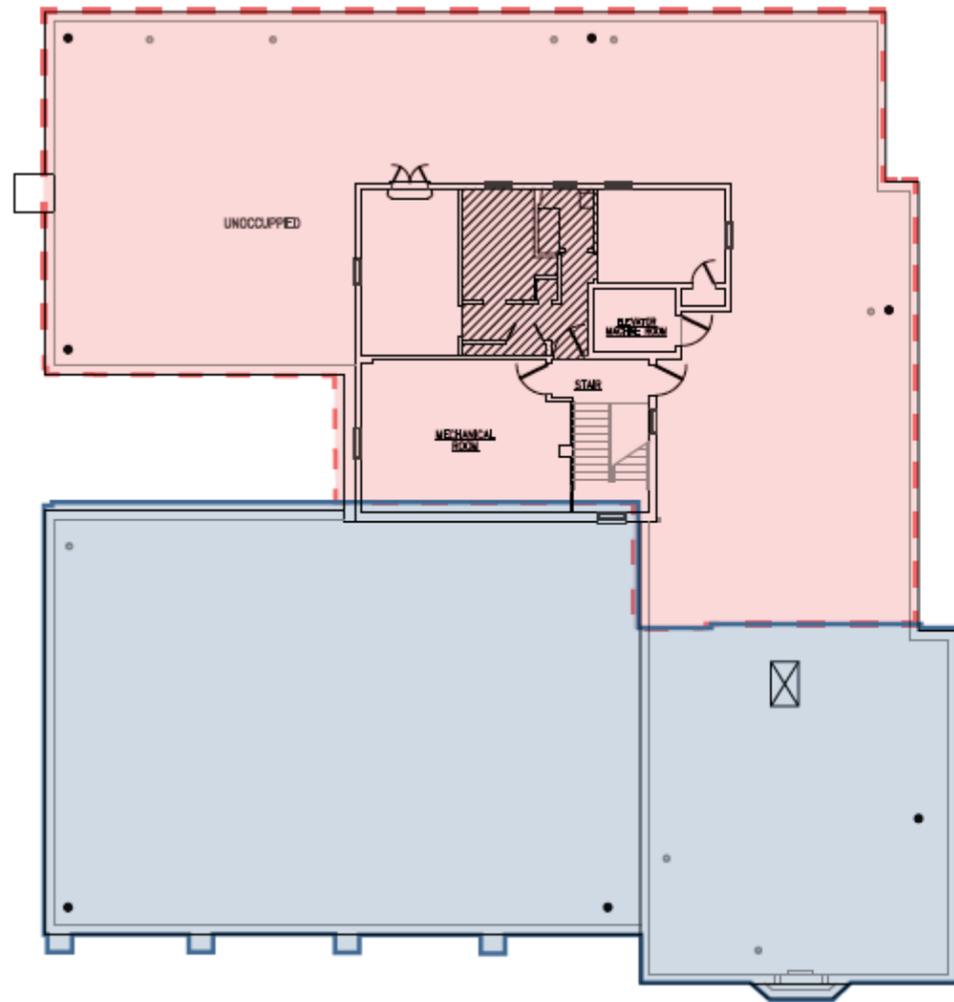


② CATHEDRAL HOUSE
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



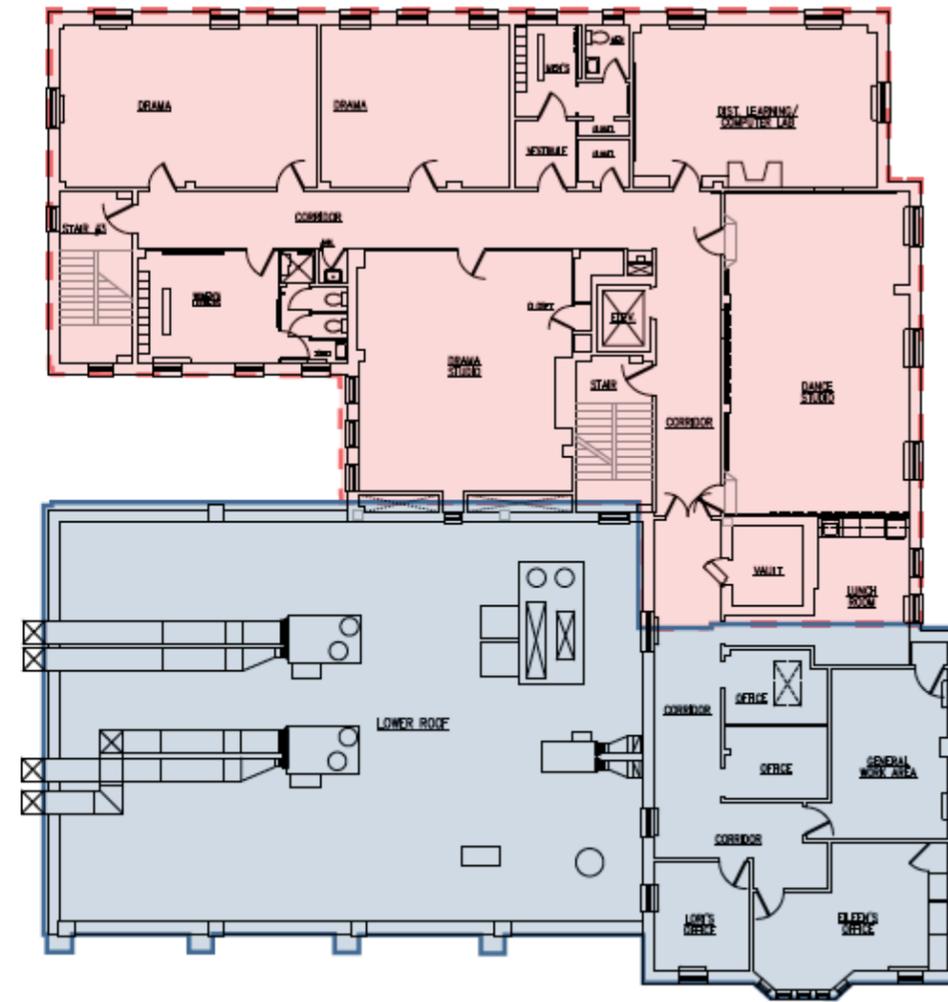
① CATHEDRAL HOUSE
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

= PROPOSED EXTENT OF DEMOLITION
 = PROPOSED EXTENT OF PRESERVATION



② CATHEDRAL HOUSE
MAIN ROOF PLAN
SCALE 1/8" = 1'-0"

= PROPOSED EXTENT OF DEMOLITION
 = PROPOSED EXTENT OF PRESERVATION



① CATHEDRAL HOUSE
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"