

REQUEST FOR PROPOSALS

NJPAC Arts and Education District
Lighting Design – Site and Exterior
1 Center Street
Newark, NJ

Center Street Owners LLC
Prepared May 30th, 2023
Proprietary and confidential

INTRODUCTION AND BACKGROUND

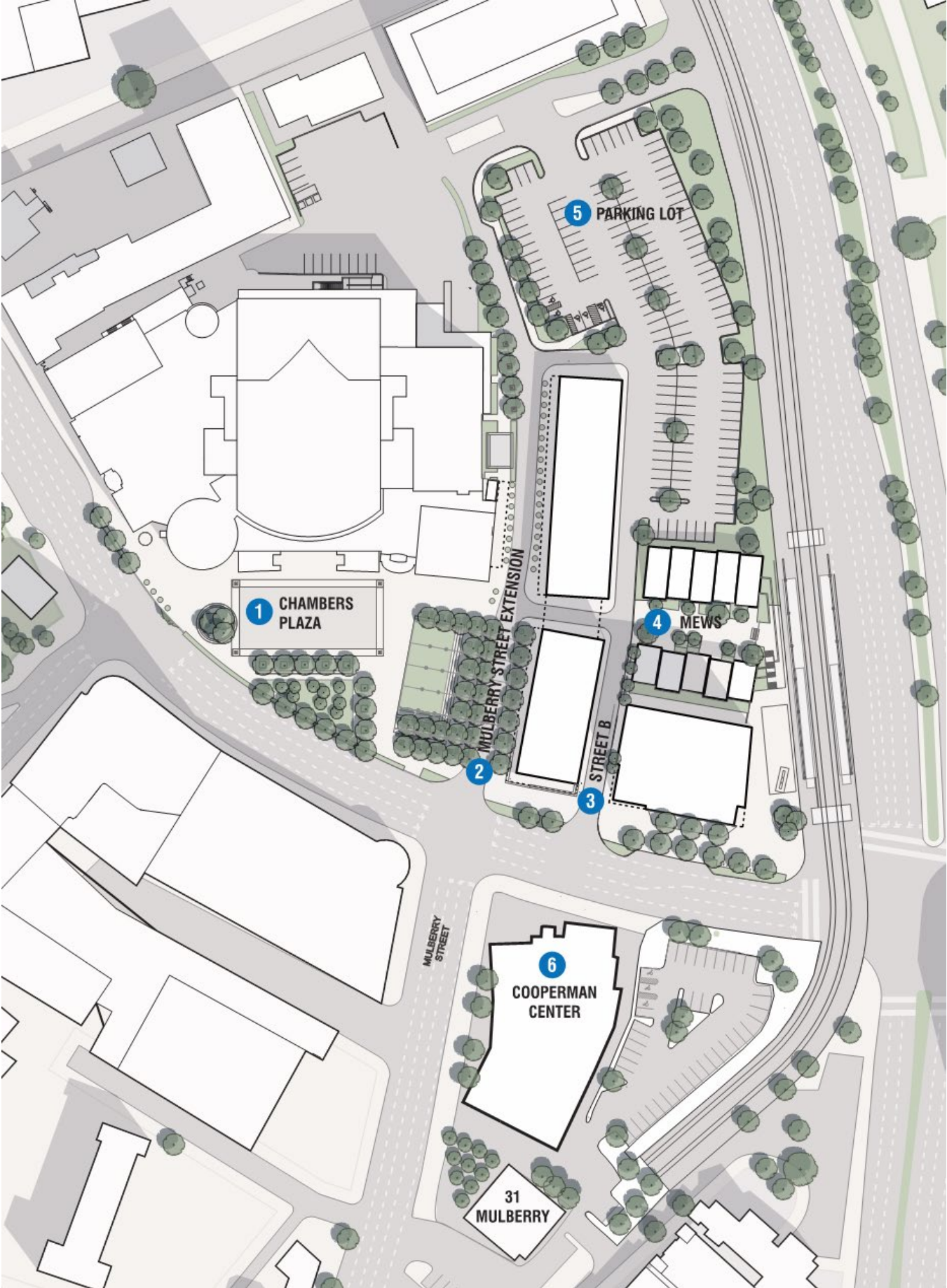
The NJPAC Arts and Education District Phase 1 development is a new neighborhood development planned for the existing NJPAC parking lots A & C located adjacent to the existing main NJPAC facility. The project includes a significant site infrastructure and improvement scope consisting of 6 main areas as outlined herein. Additionally, each area is identified below on the site plan.

- 1) **Chambers Plaza** – Chambers Plaza is the main event space on the south side of the NJPAC Building that is planned to include a flexible plaza space, lawn area, rain garden and other event space. The plaza will require coordination for events as well as everyday use. Given that NJPAC will be the main party responsible for programming and managing Chambers Plaza, the lighting design must be thoroughly coordinated with NJPAC team members.
- 2) **The Mulberry Street Extension** – The Mulberry Street extension is a critical planning element in the larger neighborhood master plan which organizes the new development around the extension of Mulberry Street through the site to Rector Street creating a through block connection to promote an activated street that can also be used for events. Mulberry Street will be a shared street, whereby cars and pedestrians share a curb-less road.
- 3) **Street B** – Street B is the new secondary street created to connect both the parking lot and the mews with Center Street and the Mulberry Street extension.
- 4) **Mews** – The Mews is a new pedestrian-oriented space located between the low rise for-sale townhomes.
- 5) **Parking lot** - The re-configured parking lot is planned to serve employees and patrons of NJPAC on an ongoing basis as well as long term parking and short-term loading needs of the residential developments. The lighting for the parking lot shall be practical and if possible, existing lighting should be repurposed.
- 6) **Cooperman Center and 31 Mulberry Street:** Across Center Street, NJPAC is building the Cooperman Center, the new arts education venue for the campus. Arts education services are being relocated into a 50,000 SF state of the art building designed by Weiss Manfredi. Exterior site lighting for the building will be closely coordinated with NJPAC and Weiss Manfredi. **A separate proposal should be submitted for this scope** and NJPAC will be the counterparty for the contract. 31 Mulberry Street is an existing historic building adjacent to the future home of the Cooperman Center that will also house arts education uses and office space.

Each area outlined is uniquely programmed and requires different types of ambient and/or scene lighting depending upon intended use. The goals of each space will be further defined through the design process. Under separate contract, the lighting design for the three main project residential components will need to be coordinated with the overall site lighting strategy. The project residential components include a 25-story high-rise tower, a 7-story mid-rise building, and 10 maisonettes, split into two typologies. The project has recently reached a 100% design development milestone. The contract document phase is planned to commence on September 1st, 2023 with permit drawings to be completed by the end of November 2023. Project groundbreaking is planned for the first quarter of 2024. All work will need to be coordinated with the site civil engineer, the project landscape architect, and the project architect and will be required to meet the requirements of the applicable Newark Zoning and Land Use Regulations.

The scope of this RFP includes the site lighting only. All building related lighting design will be separately contracted and may be under a separate consultant's oversight.

PROJECT SITE PLAN



ADMINISTRATIVE

DUE DATE

All proposals are due by 12:00pm on 08/7/2023 and should be submitted via email to jtelzak@lmsd.com.

KEY CONTACTS

Any questions concerning technical specifications, drawings, or scope of the project should be directed to:

Company	LMXD
Point of Contact	Julia Telzak
Address	2 Park Avenue, Floor 23, New York, NY 10016
Phone	917-232-4862
Email	jtelzak@lmsd.com
Company	IAE
Point of Contact	Alex Merlucci, AIA
Address	632 Pompton Avenue, Cedar Grove, NJ 07009
Phone	201-841-5347
Email	a.merlucci@inglese-ae.com

SCOPE OF WORK

OVERVIEW

The intent of this RFP is to solicit lighting design services for the critical site areas as noted above and further defined below. Scope details are intended to clarify the spaces requiring lighting design. All building related lighting may be handled by a separate team. The general scope of required lighting is outlined below however, the project lighting designer will be expected to meet with all stakeholders and design team members to understand the intent, functionality, and requirements for each space to further refine the scope of lighting required.

1. SCOPE DETAIL – CHAMBERS PLAZA

- a. All plaza general area and security lighting
- b. Event lighting
- c. Landscape lighting
- d. Feature Lighting

2. SCOPE DETAIL – MULBERRY STREET EXTENSION

- a. General street lighting compliant with the Newark Zoning and Land Use Regulations.
- b. Catenary Street lighting.
- c. Event lighting
- d. Landscape lighting
- e. Feature Lighting

3. SCOPE DETAIL – STREET B

- a. General street lighting compliant with the Newark Zoning and Land Use Regulations.

4. SCOPE DETAIL – MEWS

- a. General street lighting compliant with the Newark Zoning and Land Use Regulations that carefully respects the low scale residential nature of the space.
- b. Landscape lighting
- c. Feature Lighting

5. SCOPE DETAIL – PARKING LOT

- a. General street lighting compliant with the Newark Zoning and Land Use Regulations that carefully respects the adjacent residential uses. Existing lighting should be repurposed if possible.

6. SCOPE DETAIL - COOPERMAN CENTER

- a. Base Scope should include Mulberry Street site plaza, Center Street front plaza beyond the elevated stepped entry, the eastern alley between the Cooperman Center and the existing parking and the adaptation of lighting at the Lot C parking lot.
- b. Alt scope should include the new plaza at the ADA entrance to 31 Mulberry at Mulberry Street, site lighting at planted areas, any site lighting improvements around the perimeter of 31 Mulberry Street and its associated parking spaces.

PROCESS

1. Phase I – Discovery

The winning bidder will be expected to (a) schedule and conduct a detailed review of the current design documents and (b) participate in design discussion to help guide design of all project components and spaces.

2. Phase II – Schematic Design

The winning bidder is anticipated to make an adequate number of presentations to support the Owner's intent resolve 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 marketability of the residential and nonresidential spaces included therein.

3. Phase III– Design Development and Contract Documents.

Once the concept designs and specifications have been approved by the Owner, we anticipate the successful bidder will support design staff at Future Green and at Langan Engineering. More detail on this phase are below under "Deliverables."

4. Phase IV– Construction Phase Administration.

Once the project moves into construction, a scope of construction administration services will be required including product data and system submittal review, RFI response, quantity confirmations, scene adjustment for lighting controls etc.

PROPOSAL REQUIREMENTS

Each bidders' proposal shall include but is not limited to the items listed below.

SCOPE, APPROACH, METHODOLOGY, PRECEDENTS

Include detailed inspection procedures and technical expertise by phase as outlined herein. This section should include a description of each phase of work required and the bidder's approach to completing each phase.

DELIVERABLES

The Schematic Design phase shall include initial design intent conveyed through drawings, sketches, and renderings depicting lighting levels as well as mood boards 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

and documents including but not limited to detailed fixture layout drawings, fixture schedules, fixture cut sheets and construction level mounting details with fixture schedules, lighting specifications in the form of 8.5 x 11 booklet, lighting control logic layout, risers, and specifications. Also required are site lighting drawings with detailed lighting levels to satisfy revised local compliance review. Deliverables shall conform to the project layout and graphic standards and shall be appropriately separated for collation into the contract documents for each project area. During construction administration, the designer shall review all product data submittals, shop drawings, and discussion of pricing/substitutions.

DETAILED AND ITEMIZED PRICING

Include a fee breakdown by project phase and estimates of all reimbursable expenses. A separate proposal shall be submitted for the Cooperman Center and NJPAC will be the counterparty to the contract. L+M will engage the lighting designer for all other elements of the project.

PROJECT TIMELINE

Include estimated durations and an overall project timeline to complete the work outlined herein. Note that permit drawings are required by November 31st, 2023.

REFERENCES AND COMPANY OVERVIEW

Provide three current references for which you have performed work similar in size, scale, and scope as well as a brief overview of your company.