

## **Market & Main RFP**

The Redevelopment Authority of City of Pittston, Pennsylvania is seeking a qualified architectural/engineering firm with experience in designing mixed use projects, special emphasis will be placed on firms who have a track record of designing performing arts centers/mixed-use projects. The intent of this RFP is to have firms under consideration specifically address the services required and provide us with a well-considered statement of qualifications and fee proposal for providing these services.

### RFP Contents:

1. Proposal due date
2. Project history
3. Project goals & scope
4. Deliverable: architectural design services
5. Selection criteria
6. Selection process

## 1. Proposal Due Date

Proposals are due 2/14/2023 to the Redevelopment Authority of the City of Pittston: 35 Broad St #202 Pittston, PA 18640

## 2. Project History

Pittston City is located in a former coal-mining region of Northeast Pennsylvania. The city lost its iconic “New American Theater” in the late 1980s to a big box store. This came at a time when Main Street America was in crisis, the coal and garment industries had recently dried up and the local economy was left in flux with fleeing small business owners and fleeing residents. After decades of investments made by the local government, Main Street in Pittston City is thriving again. New businesses have moved into town, millions of dollars of infrastructure improvements have spurred new private development, high-end apartments and market-rate multi-residence dwellings now occupy a significant portion of Pittston City. Major planning has taken place to include better trail and outdoor access, better programming along Main Street, and the cultivation of unique food, beverage, and event spaces. One of the last frontiers of the Pittston City administration is rebuilding the theater/performing arts center that was lost decades ago. City administration, alongside the City of Pittston Redevelopment Authority, have planned this transformational Performing Arts/Mixed Use Development Project to positively impact the community, the region, and the Commonwealth of Pennsylvania for years to come.

## 3. Project Goals & Scope

Scope: This project will involve new construction. The space is conceptualized to be approximately 80,000 square feet and will include the following amenities:

- Six – eight stories
- Elevator which allows for contiguous use of an adjoining building
- A multi-purpose Performing Arts/Theater Space that will include amenities such as a green room, storage, equipment room, etc.
- Space for a satellite college campus
- 20-30 rental units, half of these rentals for low-to-moderate income residents and a portion of them ADA accessible
- Space for “brown-stone walk ups” that will be owner-occupied homes attached to the structure
- Space for commercial retailers (food/beverage)
- Space for professional offices (Redevelopment Authority and Housing Authority)
- Boutique hotel rooms
- An attractive façade
- Funding is in place and the project owners intend to begin construction in late 2024
- This will be a project funded by many sources including several federal and state grants which will come with several requirements including procuring American-made materials whenever feasible and adhering to prevailing wage requirements

Goals: enhance affordable living options and increase rental opportunities for residents, create new commercial/retail spaces, placemaking with performing arts center and satellite college campus, create world-class facility for performers and patrons.

4. Architectural/Engineering Design Services

- The Redevelopment Authority is requesting proposals from architectural firms to provide full design services for the new construction of this project. The participation of one or more specialized consultants to respond to the project scope is encouraged. Multi-disciplinary teams that exhibit expertise in the appropriate fields and can demonstrate their ability to work together are encouraged. Because acoustics are a critical concern for the project and of importance to the theater, we hope that responding firms will be engaging subcontractors or subconsultants for the acoustics piece. We believe there will be structural, mechanical, electrical, and other specialized firms needed to successfully implement this project.
- Deliverables:
  - Designs and drawings for the entire project to include all amenities and with special emphasis on acoustics, stage layout, theater seating within the performing arts center
  - Emphasis will need to be placed on the nuances of the project which will include a live entertainment space and private residences in one building, taking into special consideration sound barriers, layout, and spacing requirements necessary for these two components
  - Seeking aesthetically and architecturally pleasing designs with an attractive façade which are a nod to the past and look to the future
  - Adhering to timeline: grant funds will require expedient timelines for designs to be finalized and complete so that construction can begin according to the general timeline provided:

TIMELINE

August 2024	Construction Drawings complete
September 2024	Public Bidding
October 2024	Public Bid Award; Contracting
November 2024	Construction Commencement
August 2026	Substantial Completion
November 2026	Construction Complete

5. Selection Criteria

- a. Selection Criteria will include:
  - i. Design Team Qualifications:
    1. Statement demonstrating understanding of project scope, including creative approaches to project goals
    2. Portfolio of similar work
    3. Description of tools/technology to be used for design process
  - ii. Project Team
    1. Members that will be responsible for various phases of the project, experience, responsibilities, involvement, sub-contractors
  - iii. Consultants

1. If using consultants please note your percentage mark up on the fee breakout
  2. Copies of all consultant/subconsultant proposals including budget, resumes, experience
- iv. Fees & Schedule
1. Not-to-exceed fee schedule
  2. Fee breakout spreadsheet indicating design pricing
  3. Billing rates for all key personnel
  4. Include schedule of work indicating project deliverables, meetings, and review periods
  5. Copy of Insurance Certificate
- Successful responses to the RFP will demonstrate a comprehensive understanding of the project scope outlined above, and an ability to satisfy the following criteria:
- Experience & demonstrated experience in design or redesign of performing arts facilities, mixed-use projects, anchor buildings: 20 points
  - Expertise in design plans showing possible solutions to the project's challenges and willingness to work within the established direction: 15 points
  - General understanding of the projected scope and familiarity with the local context and project significance: 15 points
  - Ability to provide comprehensive architectural services including: building analysis, construction documentation, fixture and finish selections, and graphic representation of design solutions: 25 points
  - Reasonable cost for services: 25 points
6. Selection Process
- All responses must be submitted to the Pittston Redevelopment Authority by February 14, 2023.
  - All questions must be submitted electronically via e-mail to [sbonacci@pittstonrda.com](mailto:sbonacci@pittstonrda.com) by February 7, 2023.
  - Phone calls or meetings will be scheduled with each of respondents during the month of February.
  - Interviews with selected respondents will be scheduled for the month of March, following this, a recommendation for the design team will be made.
  - Once a final decision is made, all candidates will be notified.