

**Jersey City Redevelopment Agency
Centre Pompidou x Jersey City Museum
Landscape Architect Services RFP
Questions and Answers**

Questions Posed During the Site Visit on December 12, 2022:

- 1. What is the scope of the project?**
See the project description is provided in the RFP.
- 2. Will the walkway entrance be the only entrance?**
The final location and number of the entrances has not been determined.
- 3. What is the general layout of the building?**
This information will be provided to consultants once they are selected and onboarded to the project team.
- 4. Is the ground floor going to be open or portioned off?**
Mostly open but this has not yet been determined.
- 5. Is the RFP open?**
Yes
- 6. Are there any historic preservation requirements?**
No.
- 7. How old is the building?**
The Pathside building was erected in 1912.
- 8. Would the contract be with the Jersey City Redevelopment Agency?**
Yes.
- 9. Has an executive architect been hired?**
OMA is the design architect and the executive architect.
- 10. How far along is the schematic design?**
Schematic Design will conclude in the end of January 2023.
- 11. Is the square footage of the building increasing?**
Yes. This information is provided in the RFP.
- 12. To whom will the proposals be sent?**
As outlined in the RFP: Proposals for the Services (the “Proposal”) will be received by the JCRA on January 5, 2023 at 12:00 p.m. prevailing time (the “Submission Date”), addressed to Robert Napiorski (the “Project Representative”) at 4 Jackson Square, Jersey City, New Jersey 07305.
- 13. Will the JCRA contract directly with the sub-contractors?**
JCRA will contract directly with all project professionals.
- 14. How should the RFPs be submitted?**
This information is provided in the RFP.
- 15. What were the previous uses of the building?**
The building, located at 25 Journal Square, was constructed in 1912 originally as a PSE&G (Public Service Electric and Gas Company, provider of gas and electric service) office building. In 1995, the building underwent a major renovation to create new classrooms and a

library for Hudson Community College and served as part of the college's urban campus until 2017.

16. How long has the building been vacant?

5 years

17. Are the other Pompidou locations similar in size?

Other Pompidou locations are larger.

18. Will there be art storage on-site?

No.

19. What is the role of Paratus on the project?

Owner's Representative

20. Will there be a roof deck? – Will it have a function with the museum?

Potentially yes. Yes.

21. Is the roof part of the landscape scope?

Yes. This information is provided in the RFP.

22. Would this project be happening without the construction of One Journal Square?

Yes

23. Who will own the building after construction?

This has not yet been determined.

24. Will there be a raised floor or drop ceiling on the floors?

These design decisions are currently under consideration.

25. Would the Pompidou have done this project if One Journal Square was not being constructed?

The Agency cannot provide a response with respect to the factors that impacted the Centre Pompidou decision.

26. When will a security director be hired?

This has yet been determined.

27. Is a loading dock part of the scope of the project?

Yes. The loading dock is included in the scope of work.

28. Is the current roof temporary or permanent?

Temporary.

29. Will there be an additional structure on the roof?

This has not yet been determined.

30. Will the basement be part of the museum?

Yes.

31. Is there any direct access to the basement from the outside?

No.

32. What type of art will be part of the museum?

Contemporary and modern.

33. Is the neighboring Port Authority property part of the project?

No but the JCRA will coordinate with the Port Authority on various aspects of this project.

Questions Submitted Via Email:

- 1. Please confirm program for landscape architecture related design and elements. Has a program been developed for the three exterior spaces? If yes, can you please share that program?**

A program has not been developed.

- 2. Did a site visit take place on December 12, 2022 at the Pathside Building? Our representative was on site before and during the stated meeting time, but was not able to gain access to the building. The goal of attending was to get a better understanding of the bid scope.**

In accordance with the RFP, a Site Visit took place on December 12, 2022 at 2 pm. A second Site Visit took place on December 19, 2022 at 12:30 pm.

- 3. Is there a “ball-park” estimate for the landscape architecture construction budget that can be shared at this time?**

No.

- 4. If possible, please share the names of consulting firms and disciplines already selected and part of the design team.**

The primary design professionals are: OMA, Project Architect; Paratus Group, Owner’s Representative; Arup, Structural Engineering; Cosentini, MEP/FP; Dot/Dash, Lighting; Matrix New World, Civil Engineer/Geotech; Directional Logic, Cost Estimator; and JGL, Food Consultant.

- 5. On page 4 of the RFP, one of “the main Centre Pompidou x Jersey City requirements” is to “incorporate a loading dock and other back of house support space to bring works of art into and out of the museum and provide the appropriate level of care for the collection.” Please confirm this is the responsibility of the selected Site/Civil Engineer.**

Yes.

- 6. Is there an agreement with PANYNJ on the adjacent property for access to back-of-house scope elements, such as loading dock and receiving/handling space?**

Coordination with the Port Authority is in progress.

- 7. Please confirm that written specifications will be required in CSI format for 100% CD’s.**

Yes.

- 8. Please clarify the scope for task C.5 found in the RFP, “Coordinate on the design of adjacent landscape design components at the neighboring development (1 Journal Square).”**

Coordinate with the design team of 1 Journal Square to ensure continuity of the landscape architecture design along the Pedestrian Alleyway (for example: grades, materials, etc.)

- 9. Will any portion of the Pedestrian Alleyway (approx. 3,800 SF) and Streetscape (4,100 SF) be over structure? If yes, please clarify the square footage over structure.**

Approximately, 2,215 sf of the open space is located over structure with the building’s basement below.

- 10. Please confirm the Structural Engineer retained by the JCRA will provide designs for attachments of artwork, other overhead elements, and related foundations to the rooftop, and other portion of the structure.**

Yes, the Structural Engineer will provide this scope. The Landscape Architect must coordinate with the Structural Engineer to fulfill the landscape architecture scope.

- 11. Please confirm the Structural Engineer retained by the city will provide structural calculations for the rooftop and other portions of the structure including, but not limited to, weight restrictions, wind uplift calculations, ballast requirements, etc.**

Yes, the Structural Engineer will provide this scope. The Landscape Architect must coordinate with the Structural Engineer to fulfill the landscape architecture scope.

- 12. Please confirm the MEP Engineer retained by the city will design and specify the drainage system for any rooftop and designs over structure.**

Yes, the MEP Engineer will provide this scope. The Landscape Architect must coordinate with the MEP Engineer to fulfill the landscape architecture scope.

- 13. Please confirm the Project Architect will design and specify the insulation, waterproofing system and protection layer required for the rooftop and designs over structure.**

Yes, in conjunction with the façade and waterproofing consultant.

- 14. Please confirm the Project Architect will design and specify rooftop parapets and fall protection as required.**

Yes.

- 15. Will existing rooftop mounted utility equipment remain? If yes, please confirm the Project Architect will design and specify screening for the equipment.**

No. There will be new rooftop equipment and bulkhead enclosures.