



Presbytery Center
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RFP

REQUEST FOR PROPOSAL FOR DEVELOPMENT OF COMMERCIAL REAL PROPERTY

Newark Presbytery, a regional governing body of the Presbyterian Church (U.S.A.) and the Synod of the Northeast, seeks proposals from qualified individuals or firms ("developer") for "facility and site development" assessment of one of its holdings. The developer is asked to evaluate adaptive options considered by the presbytery, to develop other plans of action and options as appropriate, and to recommend funding sources, revenue projections, and possible development partners in keeping with the vision and mission of Newark Presbytery.

The historical building and property have been home to the congregation of First Presbyterian Church of Orange for more than two centuries.

Provision: Newark Presbytery is under no obligation to engage any firm or individual that responds to the RFP, even if it appears presbytery has implemented suggested options. Upon selection of a firm, an agreement of work and project deadlines will be agreed upon and the project will start.

Subject Property:

Property Address: 424 Main Street
Township of Orange
Essex County, New Jersey

Improvement Description: The building is a one and part three story masonry structure that contains a gross area of 34,145 square feet plus a mezzanine area of approximately 4,000 square feet.

Site Area: 3.21 acres

Tax Identification: New Block 2602, Lot 17 – Old Block 79, Lot 17

Project Overview: The First Orange Presbyterian Church has served the Orange community for more than 100 years. However, with the decline in membership and a dwindling endowment, the property has become a financial burden for the First Orange congregation to maintain and operate.

Newark Presbytery is considering options for the church building and grounds. The following have been suggested for self-sustaining adaptive use options that would enable the presbytery to keep this prime property in its real estate portfolio as well as maintain a strong Presbyterian presence of worship and witness in the Orange community. The selected firm will evaluate the five (5) options individually or in combination and add additional options suitable for consideration.

Project Deliverables: The selected firm will submit its proposal that will include actionable steps for each option or option combination that the presbytery's board of trustees can evaluate and could choose to implement. The options should be scaled in phases from adoption through execution and provide data to support the various options in the proposal over a five-year period. The options should be graded for expectation of success, project outcomes, duration required for project development and execution, costs for project development and execution, revenue streams associated with each option over a five-year timeline, and a risk assessment guidelines to assist the board of trustees in their decision making.

Options for Adaptive Use of the Orange-First Facility

- Option #1: Relocate the Newark Presbytery Center to First Orange. This option would strategically situate the Presbytery in a highly visible location and provide it with ample meeting and conference space. Funds from the sale of the Presbytery's current building in Bloomfield would defray overhead costs and finance any necessary renovation work and code-related upgrades.
- Option #2: Establish a Northeast Synod Retreat Center. The Synod's regional office is currently located in Stony Point, NY. Option #2 would provide the Synod with a second location in one of the region's most diverse and fastest growing areas. The facility could be retrofitted to offer the Synod a fully equipped, state-of-the-art conference and retreat center, complete with onsite parking and accommodations for overnight stays.
- Option #3: Develop Site as a Senior Residential Facility which would offer both independent and assisted living housing options for individuals 55 years or older, along with adult day care programs. The Presbytery could consider collaborating with an existing senior housing provider, such as Presbyterian Homes, to develop and operate this facility.
- Option #4: Develop the Site into a Full-Service Banquet and Catering Hall that would be available to the general public on a rental basis. The current gym and commercial kitchen could be easily adapted for this use, and the sanctuary could be rented for weddings, church concerts and secular programs.
- Option #5: Develop the Site into a youth recreation and life-skills facility designed to increase the educational, social, and civic capacity of young people in a safe environment. The current gym and commercial kitchen could be easily adapted for this use. Besides recreational programming, technology, music, design, web, and the arts curriculum would be provided in the after-school and vacation periods.

Construction Overview:

Constructed circa 1800, the subject property is a one story and part three story masonry construction church building containing a gross area of 34,145 square feet plus a mezzanine area of approximately 4,000 square feet. Construction details are summarized below:

Foundation:	Masonry
Superstructure:	Masonry
Exterior Walls:	Brick and masonry
Roof:	Gable
Windows:	Double and single pane glass
Interior Walls:	Painted dry walls
Floors:	Wood
Ceilings:	Wood and suspended tile Heating, Ventilation & Air Conditioning Oil fired steam radiator heat
Lavatories:	Adequate
Lighting:	Fluorescent and incandescent

Layout:**First Floor**

The Sanctuary: The first floor consists of the main sanctuary. The sanctuary can accommodate 1,200 to 1,500 persons and has 112 pews on the main level. It has a balcony that can accommodate 30 persons. There are also two offices (including the pastor's office) and a library. The main sanctuary has a piped organ. Ceiling height in the sanctuary is approximately 30 feet.

The Chapel: This area can seat 265 persons. It is sometimes rented to an Adventist group and is often utilized for weddings, funerals and small group meetings. This space also has a piped organ. There are two lavatories in the chapel.

The first floor also has a Sunday school room, several small (cry) rooms, a meeting room, a kitchen and an area called the "colonial room" room. The colonial room has a fireplace and has seating facility that mimics a residential living room. There is also a commercial grade kitchen and a gym. The gym has its own entrance and has extensive storage areas.

Second Floor

This floor has several small rooms, a choir room, an office, a sewing room and two lavatories.

Third Floor

This floor has several small rooms and two lavatories.

Partial Basement

The basement is used for storage purposes. It has three oil-fired boilers (installed in 2000) and one hot water tank. The heating and ventilation system has eleven zones.

Outstanding Issues

On-site Cemetery: Preliminary research indicates that most, if not all, of the bodies have been disinterred from the First Orange cemetery, with only the headstones remaining. If this is the case, we recommend removing the headstones and creating an appropriate memorial park.

Organ: The adaptive use options outlined above would allow for the organ to remain at First Orange, with an attendant revenue stream for its ongoing upkeep and maintenance.

Qualifications: Minimum qualifications shall include proof of current industry certification valid for New Jersey; prefer active membership in national industry organization such as NAIOP.

Submission Requirements:

Submit responses including a statement of qualifications evidencing the minimum standards required herein and any proposed engagement letter **via fax or email** to:

Presbytery of Newark - Presbytery Center

Attn: Dr. Kevin Yoho, General Presbyter

192 Broad St.

Bloomfield, NJ 07003-2606

973-429-2500 office

973-429-2333 fax

Email: kevin@newarkpresbytery.org

Deadline: 4 p.m. on Friday, May 1, 2009.

Date Submitted: _____

Submitted By: _____
(Printed Name & Signature of Authorized Representative)

Company/Firm Name: _____

Company/Firm Contact Number: _____

Thank you for your interest and consideration.
Address all inquiries to:

Dr. Kevin Yoho, General Presbyter, at: 201-207-1544, or
Elder James Hill, President, Board of Trustees, at: 201-394-7751