EXECUTIVE SUMMARY

Through a comprehensive assessment of faculty, staff and community requirements, Rutgers University – Newark has conceived a program—Express Newark: A University Community Collaboratory—to be housed in the former Hahne & Company Department Store in downtown Newark. This program supports cross-unit, cross-sector, cross-institutional publicly engaged scholarship collaborating with Newark artists, schools and institutions to cultivate new talent.

This document serves as a visioning plan to locate and design space for this program, while taking into consideration the opportunities and constraints of the existing building. The location – fronting Military Park and in the heart of the city – is prominent and iconic, simultaneously serving as both a beacon and a bridge to further connect Rutgers University - Newark with its host city. The Hahne & Company building – rich in historical context and character – will become a link between the commercial Broad Street corridor and the developing arts district along Halsey Street. Express Newark advances the mission of the university, articulated in its strategic plan, to engage faculty, staff and students with local partners and contributors.
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Express Newark: A University – Community Collobratory will be located in the iconic, former Hahne & Company department store bordering Broad, New, and Halsey Streets. Facilities are designed to support cross-unit, cross-sector, cross-institutional publicly engaged scholarship and include an arts incubator where faculty work with community artists and local schools and institutions to cultivate new talent; a community media center that leverages expertise on and off campus to help Newarkers of all generations develop tools to tell stories in multimedia that will weave the counter-narrative of this diverse community, told by, rather than merely about, its members; a design consortium partnering the university and community arts and cultural organizations to immerse students in a real-world consulting company that takes on the challenge of communicating about urgent issues facing metropolitan America; and a community portrait studio where people who live in, work in, or pass through Newark—including student and youth groups—can have complimentary portraits made and practice photography while learning about Newark’s historic role in American portraiture; and a space for exhibitions and performances associated with Newark’s grand legacy in Jazz. Already in the works is a multidisciplinary research project to be housed in Express Newark that will focus on documenting the state’s newest Americans, our Rutgers University - Newark students. Express Newark becomes the fulcrum of the Newark Arts District linking NJPAC, newly renovated Military Park, Halsey studio art spaces, the Newark Museum, The Great Hall at 15 Washington and the Newark Public Library. Express Newark fulfills one of the chief goals to emerge from Rutgers University – Newark’s Strategic Planning process: to create new spaces and places—sometimes called “third spaces”—in which to engage collaboratively with community partners as a way of further fulfilling our proud tradition of anchor institution investment in the city of Newark.

Express Newark is a third space where the contributions of all artists: academic, community-based, expert or amateur, experience empowerment and are allowed the opportunity to grow and ultimately continue to drive the quality and impact of the arts on all Newarkers.
Rutgers University - Newark is a world-class, urban, public research university that is not just in Newark but of Newark—an anchor institution. The Rutgers University - Newark community recognizes its location as both a defining influence in its story and a distinctive strength, especially as it serves to attract talent: generations of students, hungry for the opportunities afforded by gaining a first-rate higher education in a major American urban center, faculty who vigorously embrace the opportunity to produce high-impact scholarship, engage the community, and prepare these students for professional success and informed citizenship in an increasingly complex world, and staff committed to advancing our research, pedagogy, and social impact within an inclusive campus culture focused on excellence. These fundamental values of higher education are resonant in the practices and features of the arts.

This is what makes the arts relevant to many disciplines and to education writ large. The arts can foster intercultural and intergroup dialogue that can transform American cities. Universities can become, with their community partners, the locus for these kinds of transformative exchanges, whether they occur on campus or in our communities.
THE ARTS

The arts, broadly defined as “expressive culture,” can be the medium, not just the reflection, of intra-cultural affirmation and intercultural dialogue. They can express difference while building trust, rather than conflict or separation, and they make possible a creative, dynamic coexistence that richly affirms each part. Where the arts and art-making become platforms for civic engagement, questions about blurred lines of scholarship are especially common. Work such as designing or re-designing our cities must be collaborative, and it demands that we relinquish disciplinary supremacy. Often, the process involves a turning of the tables on who is the expert and who is the novice (faculty, students, adults or children, residents or university members) disrupting the normal, changing routines, and encouraging innovation. This is tremendously exciting and adds to the intellectual vibrancy of our campuses and communities, but it also challenges many of the normal practices of the academy, especially when art-making is integrated across a university rather than focused in stand-alone units. Hence as we pursue more integrative models, we need to be prepared for disruptions.

Across Newark, scholars, artists, citizens, and students are teaming up to explore differences, preserve and interpret and share cultural heritages, and criticize ourselves and thereby foster new dialogues. Express Newark: A University-Community Collaboratory at the former Hahne & Company department store will locate these dialogues in a vibrant maker-space.
THE CITY

Founded in 1666, the great city of Newark is New Jersey’s cultural capital. It is also what has been termed a legacy city. As a recent report from the President’s Advisory Council on Historic Preservation stated, “It is without dispute that America’s older legacy cities and their revitalization are critical to the country’s economy and its international economic competitiveness.”

In Newark’s broader metropolitan area, the greatest challenges facing the nation and the world can be found, as can the assets needed to take on those challenges. As President Lyndon B. Johnson said, “The story of Newark is America’s story. It is the story of colonization, independence, growth, and maturity. It is the story of a brave people.” Three years later, those brave people of Newark rose up in a rebellion that in some ways was unique and in others, was emblematic of the Civil Rights era. Nearly fifty years later, that rebellion or riot—depending on your perspective—still acts as a frame of reference for understanding the development of Newark into the city it is today: undergoing a renaissance, experiencing the dawn of a new era, poised to fulfill its hope and promise.
The Hahne & Company building is perhaps one of the most iconic structures in downtown Newark. Fronting Military Park, the building possesses distinct architectural characteristics that embody the department store aesthetic of early 20th century American cities. At 441,000 square feet, the vacant building stands still in time surrounded by the signs of redevelopment downtown, across New Street from the Prudential skyscraper under construction and across Military Park from the New Jersey Performing Arts Center. The once glamorous store’s time has come to evolve and be transformed into a place of vibrant life once again. The structure is currently undergoing a major renovation to convert its square footage to mixed-use, providing an important retail, cultural and residential hub at the center of the developing arts district.

Express Newark will be housed in the western third of the building, restoring life to the upper floors of the structure while contributing to the reactivation of the Halsey Street corridor. Amongst a number of local partnerships, this unique community-based educational program includes an art incubator, a community media center, a design consortium and letterpress studio, and portrait studio.
The program for Express Newark includes a wide array of what could be termed as “arts-based” uses. These include portrait studios, print studios, galleries and media laboratories. From the multi-purpose creative to the flexible exhibitive, the project will provide for instant and continued collaboration throughout all of the spaces.

Perhaps more important than the components within is the effort to provide community engagement in all parts of the program. Each and every component of Express Newark features a community-based aspect and a direct and open link to Newark and its citizens.

Programs include:
- Arts Incubator
- Communication Media Center
- Design Consortium, Newark Print Shop
- Portrait Studio
- Lecture Hall/Maker Space
- Institute of Jazz Studies
- Newark Museum
- Newest Americans
- Community Partners
ARTS INCUBATOR

Program narrative provided by:
Anonda Bell, Paul Robeson Galleries

In the spirit of Paul Robeson, the Hahne’s site affords the Robeson Galleries an opportunity to expand our mission of providing equitable access to the visual arts for all people. As with all of our programs and exhibitions, the ones at Express Newark would be offered free of charge with the support of the university, our sponsors, and also some income generation from renting out workspace to community groups.

The Arts Incubator would be a place to explore, for curious minds to engage in creative endeavors, a place where someone could participate in all aspects of the art process, from creation to presentation for the world at large. Each of the proposed spaces on this site has a very specific type of programming, and all of the Art Incubator spaces work together to form a network with other spaces in the Hahne & Company building to foster curiosity, exploration and education. In addition to four specific galleries, dedicated workspaces for the creation of artwork are an essential part of the program.

The exhibition schedule of the gallery is developed with consideration of the potential education and public programs which can be created for our community partners. The program and resultant spaces must support and reinforce this aspect.
COMMUNICATION MEDIA CENTER

Program Narrative provided by:
Edin Velez, Department of Arts, Culture & Media

Express Newark will feature a Community Media Center that will train Newark community organizations, high schools and individuals in the creation of substantive and innovative video programming that not only will inform but will speak to audiences in a unique, creative and distinctive visual style. Emphasizing expression as diverse and groundbreaking as the city it serves, CMC will provide resources to launch, nurture and showcase NJ video makers in the creation of new media works. The center will create new links between Newark and the university. It will champion the creativity of Newark with media that expands the boundaries of documentary and community programming.

The center will serve two purposes:

1. A flexible, multi purpose facility which will provide Newark residents with professional level media classes that will enable our community members to produce content for television, web, and cable, as well as learn more about the ever-changing landscape of technology.

2. A gathering place for media makers’ artists, business partnerships and members of the community to connect. Screening works, hosting guest speakers, presenting multimedia anthologies and other live forums that will resonate through the community and with opportunities in social media, up to a global scale.
DESIGN CONSORTIUM

Program narrative provided by:
Ned Drew, Department of Arts, Culture & Media

The Design Consortium is a combined design studio and competitive internship. Working with hand picked students; it seeks out scenarios that offer the prospect for experimentation and growth. Projects within The Design Consortium Internship focus on opportunities that facilitate the learning process and impart valuable information about the practice of visual communication. In this structured environment, students apply design principles and methodologies to real-life projects. In turn, they gain valuable knowledge about budgeting, scheduling, deadlines, and the digital and printing process while meeting their clients’ objectives. In this studio, students become immersed in solving design problems that have real clients, deadlines, and audiences. Students are involved with the development of real problems/projects not often found in the regular classroom. It is essential to bridge the “practical” and “theoretical” information that all students wrestle with while studying visual communication. When students are working as part of the Consortium, they are treated as equal partners and share the responsibilities that are associated with a real-life job experience.

The Design Consortium has completed several unique and interesting projects for various Newark-based Institutions including (but not limited to) Newark First, GlassRoots, The Edison National Historical Site and the Rutgers Cultural Programming Committe.

NEWARK PRINT SHOP

(NPS) would be one of the major community partners and would cohabitate with the Design Consortium, sharing both physical and intellectual resources. Established by Newark artists (including Alumni), their mission is to promote the fine art of printmaking, adult education includes classes and workshops to enhance artists’ skills and knowledge of various printmaking processes. Classes are taught by artists that have mastered a specific printmaking process. The NPS’s programming includes the ArtBound youth outreach program, key-holder membership program, key-holder residency program, adult education through classes and workshops, contract printing, and exhibition opportunities through a rotating gallery space. Another program, Print Club is a weekly open-studio, artists of all levels are invited to come and create prints. Print Club serves as a catalyst for community collaboration and engagement through the activity of creating art in a communal space.
PORTRAIT STUDIO

Program narrative provided by:
Nick Kline, Department of Arts, Culture & Media

Portrait Studio is a contemporary interpretation of a historical and traditional establishment that builds on Newark’s distinguished photographic history. Portrait Studio builds on a legacy - specific even to the Hahne & Company building - of giving young people and communities a space to connect and visualize themselves.

Portrait Studio will be an active site. Photographic portraits and other studio-based work will be created by Rutgers University - Newark students, local photographers, students in the region and other individuals in the community and beyond. The space will be utilized daily by Rutgers University - Newark photography classes throughout the school year. Local photographers, who are increasingly losing their studios in Newark, will use Portrait Studio for their business. Students at Youth Build Newark and other schools will be offered workshops, jobs and internships throughout the year. Portrait Studio will receive acclaim for its innovation: artists and photographers of renown will seek it as a destination, a place to stop by and make images, lecture and workshop. As a community-engaged project, Portrait Studio will actively reach out to communities and offer a variety of photographic styles and options for the client. At its foundation high quality images will be made with the spirit of collaboration, creativity, empathy and respect. Furthermore, Portrait Studio will have an essential and dynamic board of advisors comprised of local and national experts who understand the historic importance of this initiative.
LECTURE HALL / MAKER SPACE

In the spirit of a truly collaborative and useful space for the University, Express Newark will contain a significant assembly space on its main floor. This space will serve as both a lecture hall and a multi-use maker space and will be constructed to support either facet of learning. With chairs and tables able to be swapped out as required, the room will exist as a hub of constant activity at the heart of the program.
INSTITUTE OF JAZZ STUDIES

Vincent Pelote, Interim Director, Institute of Jazz Studies

The Institute of Jazz Studies (IJS) is the foremost jazz archive and research facility in the world. Express Newark will provide space for IJS to showcase its unique collection in collaboration with the Newark Museum and expand its already active jazz education outreach program, which reaches musicians at all levels, through new collaborations with WBGO - the most listened to Jazz station in the world - and the New Jersey Performing Arts Center. The collection maintained by IJS contains over 100,000 sound recordings, 100 distinct archival collections, over 30,000 photographs, extensive oral history collections, books, jazz periodicals, priceless musical instruments, and other memorabilia. The collection supports research by scholars and writers from around the world, musicians, arts institutions, record labels, students at all levels, and the media. The highly regarded Master of Arts Program in Jazz History and Research at Rutgers University - Newark is supported directly by IJS collections and personnel. IJS supports scholarship through the publication of the Journal of Jazz Studies, a leading English-language scholarly jazz journal, and the Studies in Jazz monograph series.

NEWARK MUSEUM

Steven Kern, Director and CEO, Newark Museum

As an anchor to the Washington Park neighborhood and the city as a whole, the Newark Museum exists as a renowned cultural destination with a robust collection of programs and exhibitions. In amongst the institutional and community-based programs, Express Newark will contain a dedicated area to act as a satellite expansion to the Museum and its gallery space. Designed to the exhibition and conservance standards of the Museum’s existing galleries, this space will act as an expanded beacon of frontage on the Hahne & Company atrium and help reinforce the arts as an anchoring program element.
As the space is fit out for Express Newark, it will include and support a multidisciplinary research project that will “publish” its findings in multiple documentary and art media. The Newest Americans is a longitudinal study into New Jersey’s and the nation’s demographic future over the next half century. Our three-year pilot project will focus on documenting the lives and communities, the trials and aspirations, of the state’s newest Americans, our students at Rutgers University - Newark, the most diverse university in the United States. The research, documentary and art making will focus on how these new immigrants and their communities are both adapting to and transforming New Jersey. The transnational social, cultural and virtual networks in which our students participate make this a project with both Jersey roots and a global reach.

The project will be anchored by a series of classes co-taught by Rutgers University - Newark faculty and members of VII, the preeminent visual documentary collective representing 23 of the world’s most accomplished photo-journalists and video-makers.

[Newest Americans will collaborate with and have a presence in all programmatic areas]
COMMUNITY PARTNERS

**Arts Incubator**
Gateway gallery & Solo(s) Project House - Rebbecca Jampol | Gallery Aferro - Emma Wilcox & Evonne Davis | Newark Museum | NJ Historical Society | RUN Institute of Jazz Studies | Essex County Juvenile Detention Center | Sarah Ward Nursery | Spring Hills Somerset | St Luke’s AME Church Senior Program | St Benedict’s Preparatory School | Wellness, Arts & Enrichment Center | Bethany Senior Center | Branch Brook School | Newark Adult Day Services | Newark Collegiate Academy | Rutgers Child Care Center | Truth Pact Girls & Boys | Nellie Grier Senior Center | New Jersey Regional Day School | Community Hill Early Learning Center | Newark Early College Citizen School | Roberto Clemente School | Focus Hispanic Senior Center | La Casa de Don Pedro – Early Childhood | New Community Corporation Medical Day Care | Sadie Nash Leadership Project | Sussex Avenue School

**Communication Media Center**
Essex Pregnancy and Parenting Connection | Newark Boys & Girls Club | MCVTS School of the Arts Program, East Brunswick

**Design Consortium & Letterpress**
Newark First | The Newark Museum | StudioWorks | Newark Police Department | Newark Center for Families and Communities | Newark Print Shop - Lisa Conrad | GlassRoots - Barbara Heisler | The Edison National Historic Site | Geraldine R. Dodge Foundation | Rutgers Cultural Programming Committee | Office of Parking, Information, and Regulations | Robeson Campus Center

**Portrait Studio**
Hycide Magazine - Akintola Hanif | Malcom X Shabbazz High School: The Futures Project | Newark Museum: African Art Department, Christa Clarke, Senior Curator | Solo(s) Project House | Rutgers-Newark School of Criminal Justice - Bonnie Veysey | ACM | Essex County Community College | NJIT

**The Newest Americans**
Center for Migration and the Global City | Department of Arts, Culture and Media | Robeson Gallery | Institute on Ethnicity, Culture and the Modern Experience | Law School Immigrant Rights Clinic | International Institute for Peace | American Studies doctoral program

**Civic**
American Friends Service Committee’s Immigrant Rights Program | Fairmount Promise Neighborhood Initiative | NJPAC | Newark Museum

**Corporate & Funders**
Audible.Com | Dodge Foundation | Knight Foundation | Mellon Foundation | National Endowment for the Arts | National Endowment for the Humanities | Panasonic

**Other Partners**
Aljira Gallery | St. Philips Trinity Cathedral | Military Park Partnership | The Barat Foundation
PROGRAM PRECEDENTS
ASSEMBLY

BRIC CENTER, BROOKLYN, NY

EVENT

BAM FISHER BUILDING, BROOKLYN, NY

GALLERY

MOMA PS1, NEW YORK, NY
DESIGN PRECEDENTS

Light & Dark Gallery
Media & Technology
Brandung & Supergraphics
Rehabilitation & Materials
Assembly & Gathering
Stairs & Connections
BRANDING

WAYFINDING

SUPERGRAPHICS
EXPOSED STRUCTURE

REHABILITATION

MATERIALS
DESIGN

The design for Express Newark is a bold and direct approach to brand and identify this element within a larger mixed-use development. As the program seeks to connect the University with community members, both local and broad, so does the architecture. Visitors arrive by ascending the galleria’s grand stair and are greeted by large and welcoming event space mirrored by a museum-quality display space for Rutgers University - Newark and Newark Museum directly across the lobby. This event space serves as Rutgers University - Newark’s main entry while also serving as a gallery, lecture hall and reception space, all of which have a direct visual connection to the Design Consortium and Letterpress Studio beyond. This event space is punctuated by amphitheater seating which extend up into the second floor as a grand stair, grabbing hold of the gallery and exhibition program and connecting it with the main level. The work spaces on both floors are located at the perimeter of the space, thereby preserving the lecture hall and main gallery in the center of the plan. The fourth floor supports the community media center as a whole, again placing the main components of the program in the center of the floor and locating the ancillary spaces around the perimeter. This floor also hosts the collaboratory, multi-purpose workshop that in its inception will host the Newest Americans.
SECTION DIAGRAM
APPENDICES

I. Program
II. Base Building Plans
III. Systems Narrative
IV. Project Team
## I. PROGRAM

<table>
<thead>
<tr>
<th>OCCUPANTS</th>
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Net Square Feet (A-D) 31,775 31,724

Total Net Square Feet (A-E) 37,777 47,933

Total Square Footage 47,219 57,327
II. BASE BUILDING PLANS
II. BASE BUILDING PLANS

SECOND FLOOR PLAN
Not To Scale
II. BASE BUILDING PLANS

THIRD FLOOR PLAN
Not To Scale
II. BASE BUILDING PLANS

FOURTH FLOOR PLAN
Not To Scale
III. SYSTEMS NARRATIVE

GENERAL

Power Distribution

As a follow-up to our initial MEP report submitted on 9/9/2014, we received additional Mechanical HVAC equipment data, which allowed BD Engineering to better estimate the electrical loads. As a result, we recalculated our total electric service load, on to a decrease from an anticipated load of 3,304 amps to 2,727 amps at a 208V 3-phase system.

Though a 3,000 amp electric service should be adequate for the proposed loads, we recommend the client request a 4,000 amp electric service, as previously proposed in the MEP report, due to the unknown electrical loads for the 4th floor production area equipment. We expect the final 4th floor production equipment electrical load to be significant with potential load increases in the future. A 3,000 amp service will essentially provide no flexibility for electrical load increases in the future. The original proposed electrical system is described below with the values updated accordingly in this general section, the specific floor sections, and the Appendix #1 - Electrical.

Electrical service is to be provided at 208/120V, as this is the voltage provided in the 50% CD Submission Electrical Drawings #E-303. The service for the Rutgers University - Newark fit-out shall be 4000 Amp, 208/120V, 3-phase, 4-wire. This will terminate in panel MDP-1 located on the 4th floor. MDP-1 to have spare capacity to accommodate changes in 4th floor production equipment power requirements.

Provide various capacity electric panels, fed directly from MDP-1 to serve the 2nd, 3rd, and 4th floors. Locate panels as centrally located on floor as much as possible, to minimize the cable run lengths. Refer to Appendix #1 – Electrical for additional information. The estimated kVA for floors are listed in the corresponding floor sections below.

The total estimated electrical load for the project is 981.3 kVA, which is 2,727 amps for a 208V, 3-phase service.

Lighting

Provide (3) lighting control panels, one for each floor. We propose NexLight NX Series system or equivalent to provide the flexibility of lighting control functions for the different space types across a single floor.

We propose LED light source be used in larger spaces. LED light sources can provide better visual and energy cost advantages. Provide fluorescent lighting for general work spaces and transition spaces. For emergency and egress lighting, select fluorescent and LED lighting fixtures will be installed with emergency battery packs and/or local inverters. Provide exit lights along with wall-mounted emergency lights with battery packs to be provided for egress across all floors. All battery back shall provide a minimum 90-minute power for the fixture.

Fire Alarm

Provide a fire alarm panel to serve as a sub-panel to the existing main fire alarm panel for the building. Provide a manual pull station at each stairwell exit. We estimate one visual device in each enclosed space, and (4) in each of the following spaces: 2nd Floor Lobby, Lecture Hall, Portrait Studio, Reception, 3rd Floor Lobby, Gallery #1, and 4th Floor Lobby.

Plumbing

The bathrooms and sinks throughout all levels will tie into the base building risers and vent stacks as required. Domestic water will tie into the base building domestic water service on the first floor. Hot water will be generated via local electric hot water heaters, either tank type or instantaneous depending on the application. No special waste piping is required.

Sprinkler

Except for the Galleries and Gallery storage areas, the sprinkler will be a standard, ordinary hazard, wet pipe system fed from the base building risers. The Galleries and the Gallery storage areas will require a pre-action sprinkler system. Spaces with suspended ceilings will utilize concealed, recessed pendants and areas with exposed ceilings will utilize upright pendants. There is no requirement for dry or chemical fire protection systems.
SECOND FLOOR

**Electrical**

Lighting: 44.7 kVA  
General Receptacles: 33.5 kVA  
Heating, Cooling, & Special Equipment: 269.3 kVA

Total kVA: 352.4 kVA  
Total 3-Phase Amps at 208V: 979.3 Amps  
Lighting Control Panel: 48-Relay type

**Mechanical**

All loads are based on the information provided to us and the following assumptions:  
1. 2nd Floor Occupancy of 750  
2. 12” Block wall construction with face brick and R-13 batt insulation with an assembly U-Factor of 0.07 (14.2 R-Value)  
3. 1” insulated glass with a summer U-Factor of 0.64 and a winter U-Factor of 0.61  
4. Partitions constructed of metal framing with R-19 batt insulation and interior finish with a U-Factor of 0.049 (20.4 R-Value) with 3°F cooling and heating temperature difference across the partition.  
5. Lighting and equipment loads for the floors are based on a 2.0 watts/square foot for lighting and 2.0 watts/square foot for equipment being that actual loads weren't readily available at the time of this report.  
6. The variable volume fresh air units shall be equipped with duct static pressure sensors to ramp up and down based on heat-pump/space fresh air demands.  
7. The Darkroom shall be equipped with an appropriate dedicated exhaust system based on the operations within the space. Fresh air to this space will be exhausted via the exhaust system to avoid reintroducing contaminants to the dedicated outside air units.  
8. The Lecture Hall/Maker Space HVAC system shall be equipped with CO2 sensors to modulate the outside air inlet damper(s) based on occupancy demand and shall have acoustically lined ductwork with low noise criteria (NC) diffusers.  
9. All restrooms will be provided with an appropriately sized, code complaint exhaust systems and electric baseboard heating.  
10. The Common Space areas (Lobbies, Reception and Corridors) shall have dedicated HVAC systems to be evaluated by layout, size and proposed usage and shall be equipped with CO2 sensors to modulate the outside air inlet damper(s) based on occupancy demand and shall have acoustically lined ductwork with low noise criteria (NC) diffusers.  
11. Returns to units shall be via common plenum, building assemblies to be rated as such.  

Newark Museum requires 8 Tons of cooling and 42,000 BTU/Hr. of heating capacity and is based on an occupancy load of 45 people.  
1. The Newark Museum HVAC system shall be equipped with a means of tighter humidity control (i.e.: heat-pumps with hot-gas reheat, humidifiers) and CO2 sensors to modulate the outside air inlet damper based on occupancy demand.

THIRD FLOOR

**Electrical**

Lighting: 32.2 kVA  
General Receptacles: 24.2 kVA  
Heating, Cooling, & Special Equipment: 239.1 kVA

Total kVA: 298.4 kVA  
Total 3-Phase Amps at 208V: 829.3 Amps  
Lighting Control Panel: 48-Relay type

**Mechanical**

All loads are based on the information provided to us and the following assumptions:  
1. 3rd Floor Occupancy of 499  
2. 12” Block wall construction with face brick and R-13 batt insulation with an assembly U-Factor of 0.07 (14.2 R-Value)  
3. 1” insulated glass with a summer U-Factor of 0.64 and a winter U-Factor of 0.61  
4. Partitions constructed of metal framing with R-19 batt insulation and interior finish with a U-Factor of 0.049 (20.4 R-Value) with 3°F cooling and heating temperature difference across the partition.  
5. Lighting and equipment loads for the floors are based on a 2.0 watts/square foot for lighting and 2.0 watts/square foot for equipment being that actual loads weren’t readily available at the time of this report.  
6. 3rd Floor requires 90 Tons of cooling and 645,000 BTU/Hr. of heating capacity.  
1. Each space will have a dedicated water source heat-pump unit with standalone controls.  
2. Fresh air will be provided by multiple dedicated variable volume rooftop outside air unit ducted to each space’s water source heat-pump.  
3. Fresh air ducts will be fitted with a control damper to close off the fresh air supply duct to each heat-pump when the unit cycles off.
4. The variable volume fresh air units shall be equipped with duct static pressure sensors to ramp up and down based on heat-pump/space fresh air demands.
5. The Studios shall be equipped with HVAC units containing sound attenuation if not located remote from the studio space, acoustically lined ductwork and low noise criteria diffusers.
6. The Gallery HVAC systems shall be equipped with a means of tighter humidity control (i.e.: heat-pump(s) with hot-gas reheat, humidifiers) and CO2 sensors to modulate the outside air inlet damper based on occupancy demand.
7. All restrooms will be provided with an appropriately sized, code complaint exhaust systems and electric baseboard heating.
8. Archival Storage shall be equipped with a tighter means of temperature and humidity control (i.e.: dedicated heat-pump(s) with hot gas reheat, humidifiers) and shall receive a fixed quantity of outside air based on the code requirements.
9. The Common Space areas (Lobbies, Reception and Corridors) shall have dedicated HVAC systems to be evaluated by layout, size and proposed usage and shall be equipped with CO2 sensors to modulate the outside air inlet damper(s) based on occupancy demand and shall have acoustically lined ductwork with low noise criteria (NC) diffusers.
10. Returns to units shall be via common plenum, building assemblies to be rated as such.

**FOURTH FLOOR**

**Electrical**

**Lighting:** 35.2 kVA  
**General Receptacles:** 26.4 kVA  
**Heating & Cooling, & Special Equipment:** 153.9 kVA  
**Special Equipment:** 115 kVA

**Total kVA:** 330.4 kVA  
**Total 3-Phase Amps at 208V:** 918.3 Amps

**Lighting Control Panel:** 48-Relay type

**Mechanical**

All loads are based on the information provided to us and the following assumptions:
1. 4th Floor Occupancy of 499  
2. 12” Block wall construction with face brick and R-13 batt insulation with an assembly U-Factor of 0.07 (14.2 R-Value)  
3. 1” insulated glass with a summer U-Factor of 0.64 and a winter U-Factor of 0.61  
4. Partitions constructed of metal framing with R-19 batt insulation and interior finish with a U-Factor of 0.049 (20.4 R-Value) with 3°F cooling and heating temperature difference across the partition.  
5. Lighting and equipment loads for the floors are based on a 2.0 watts/square foot for lighting and 2.0 watts/square foot for equipment being that actual loads weren’t readily available at the time of this report.

4th Floor requires 90 Tons of cooling and 652,000 BTU/Hr. of heating capacity.
1. Each space will have a dedicated water source heat-pump unit with standalone controls.
2. Fresh air will be provided by multiple dedicated variable volume rooftop outside air unit ducted to each space’s water source heat-pump.
3. Fresh air ducts will be fitted with a control damper to close off the fresh air supply duct to each heat-pump when the unit cycles off.
## ADDITIONAL ELECTRICAL INFORMATION

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IV. PROJECT TEAM

CLIENT

Nancy Cantor, Chancellor, Rutgers University - Newark

STEERING COMMITTEE

Arcelio Aponte, Vice Provost for Finance and Administration, Rutgers University- Newark

Anne Englot, Arts Culture & Media Department, Rutgers University-Newark

Dave Schulz, Executive Director of Program Development, Rutgers University Facilities and Capital Planning

ARCHITECTURE/ENGINEERING TEAM

Merilee Meacock, AIA, LEED AP
Partner, KSS Architects

Jason Chmura, AIA, LEED AP
Project Architect, KSS Architects

Kenneth Fry, PE, LEED AP
Senior VP, BD Engineering

PROJECT MANAGEMENT TEAM

Joe Vocaturo, UFCP

Tom Boland, UFCP

FACULTY COMMITTEE

Nick Kline
Photostudio

Ned Drew
Design Consortium

Anonda Bell, Arts Incubator

Caren King Choi
Arts Incubator

Edin Velez
Media Center

Tim Raphael
(Center for Migration and the Global City)
Newest Americans Project