

REQUEST FOR PROPOSALS



State Theater Re-imagination Project



Conemaugh Health System and the City of Johnstown

February 2020

STATE THEATER HISTORY

In 1926 the former New Million Dollar Theater was built at its current location of 320 Main Street in Downtown Johnstown, Pennsylvania. Instantly, this theater we now reference as the State Theater, became a prominent theater in Central Pennsylvania and a primary stop of theater acts between Pittsburgh and Philadelphia. The theater once provided seating for over 1,200 people and operated as a theater until 1976 when it was purchased by Lee Hospital. The building was modified for use by the hospital which removed the orchestra seating but left the 414 balcony seats that were used as an auditorium for hospital functions. The Lee Hospital Campus was acquired by the Conemaugh Health System in 2005, which included the theater building. Many of the original features of the theater remain including ornate plaster, marble flooring, and terra-cotta facade. The theater is very good condition and ready for rehabilitation for its future life of an entertainment venue. The building was added to the National Register of Historic Places in 1992. In April 2019, the City worked with a local non-profit to reopen the theater to the public with the showing of nine different movies over a series of three weekends. This effort was a huge success and had over 2,000 people witness the beauty of the theater and its potential.

PROJECT SUMMARY

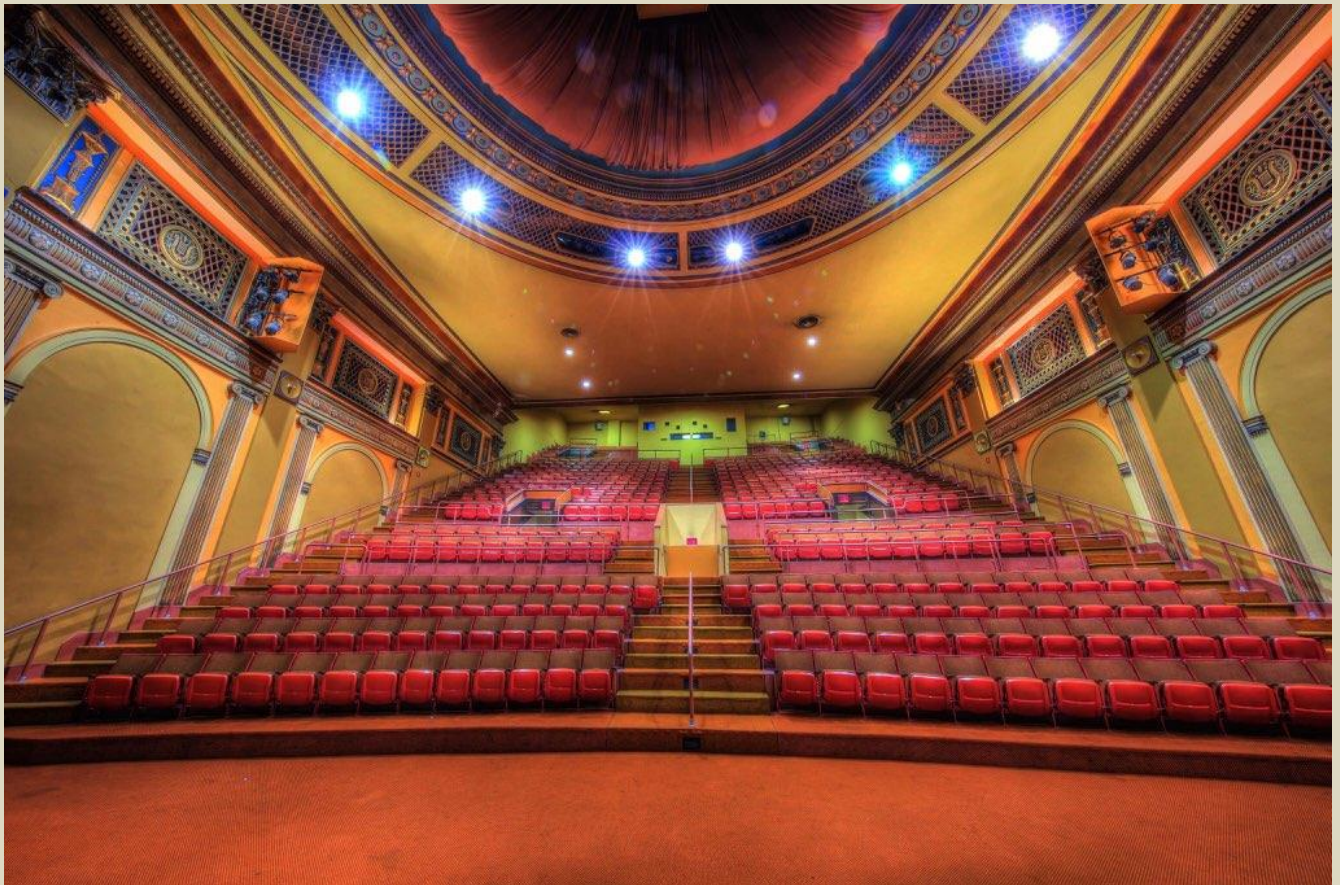
The Conemaugh Health System and City of Johnstown are working together to revitalize the former State Theater located in the central business district of the City of Johnstown, Pennsylvania. The theater has been well maintained and covers approximately 50,000 square feet over several levels. The City of Johnstown has been working with several community partners over the past few years to help create a local economic resurgence. This theater project will be a key piece of the future growth of the City. The City is looking to identify a development team to work with on defining the best use of the theater building, along with a funding strategy to help implement any required renovations to accommodate the new use. The City is requesting proposals from development teams that consist of architectural, design, engineering, and construction capabilities. In addition, we are looking to connect with a development team that has a strong history of obtaining financial resources to implement large rehabilitation projects, including relationships with property developers and investors. The City looks to build a relationship with a development team to tackle not only this project, but possibly several future projects as the City continues to make improvements throughout our neighborhoods. The City's priority interest would be to have the theater owned and operated by a private entity.

STATE THEATER BUILDING CONDITION

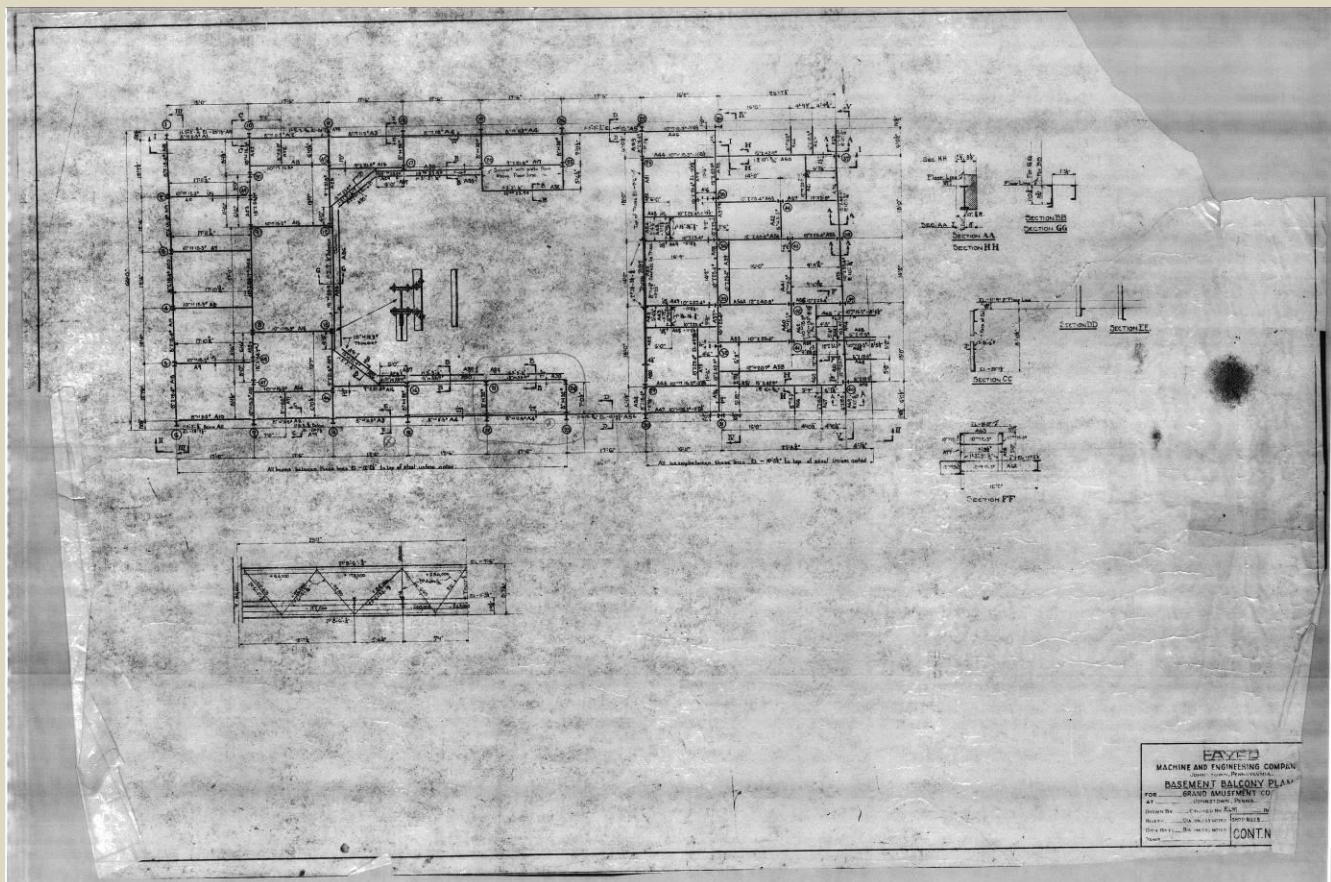
The theater remains in very good condition and has been well maintained by the Conemaugh Health System. The original building façade and interior balcony section consisting of 414 seats still exist. The building has maintained water and sewer systems, and an updated electrical system. The building has a heating system, but not a cooling system. The building lacks ADA accessibility as a standalone building. The addition of an elevator will be required. There have been several modifications made to the building over the past several decades. There are several office and storage areas available within the building, including a large basement area. Potential for mixed-use development within the building

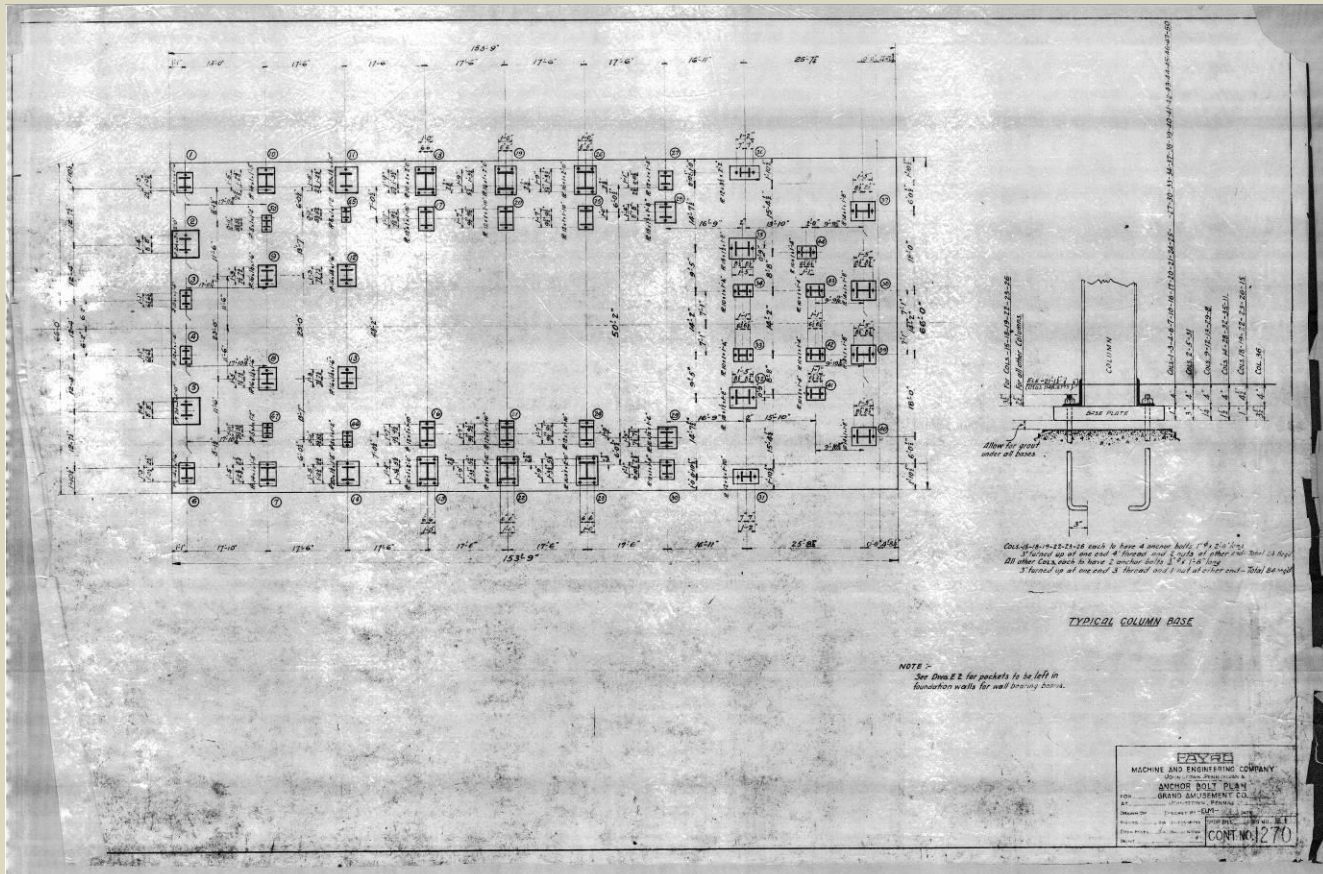
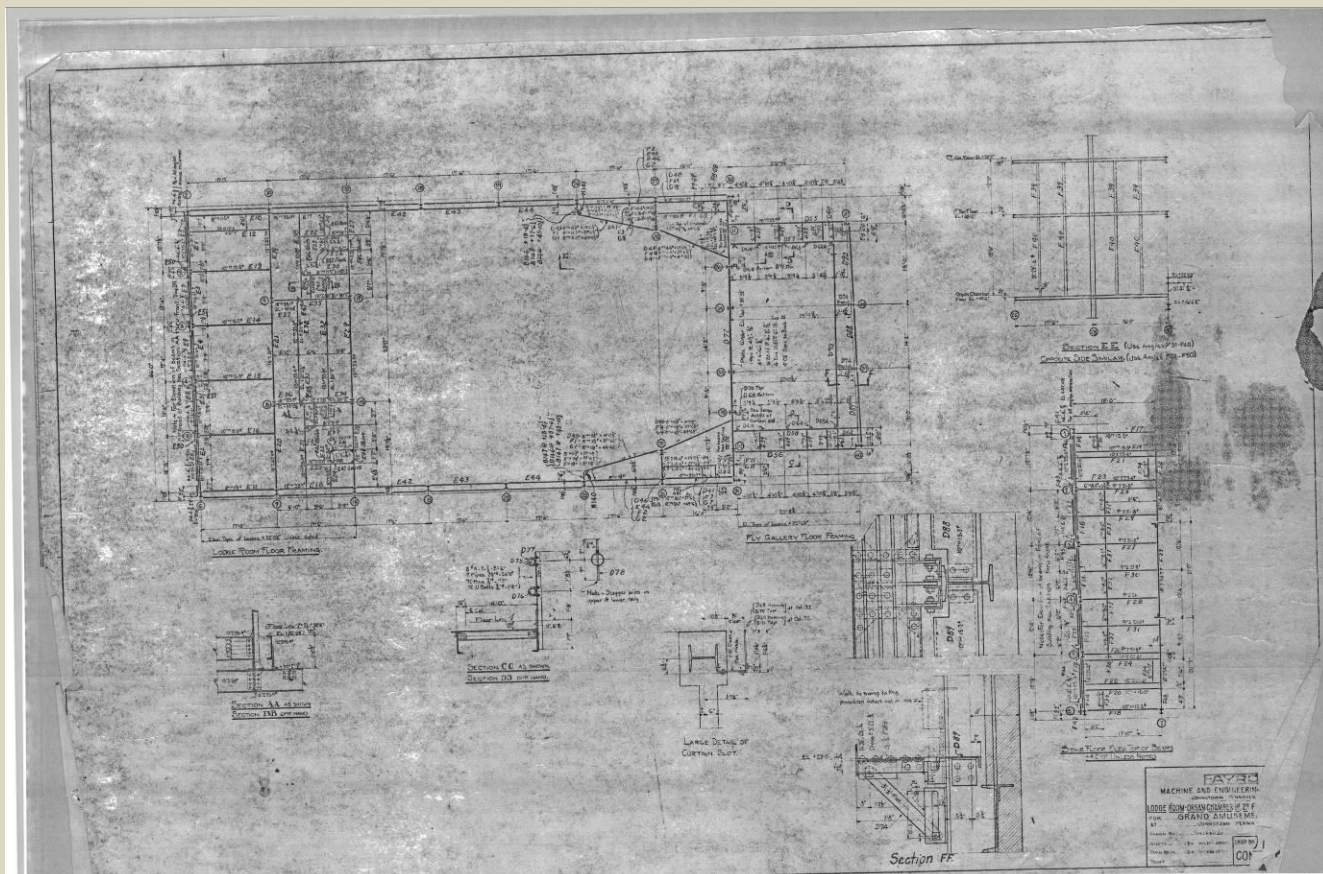
exists. A non-original smaller single floor building attached to the theater building will be included within the theater development. Some photographs of the theater are found below:





The Project Coordinator can make available to interested proposers copies of existing building plans for the theater. The age of the existing building plans spans the life of the theater and the quality of the building plans vary. The building plans are available as TIF images and can be provided on DVD, or uploaded to proposer website. Requests for a building plan DVD must be made by March 20, 2020. Samples of existing building plans are found below:





PUMP SCHEDULE															
UNIT NO.	ROOM SERVED	TYPE	QPM	HEAD	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.
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FAN COIL UNIT SCHEDULE															
UNIT NO.	ROOM SERVED	TYPE	QPM	HEAD	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.
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CABINET HEATER SCHEDULE															
UNIT NO.	ROOM SERVED	TYPE	QPM	HEAD	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.
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UNIT HEATER SCHEDULE															
UNIT NO.	ROOM SERVED	TYPE	QPM	HEAD	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.	W.P.
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PROJECT INCENTIVES

The State Theater Re-imagination Project provides a developer the opportunity to team with the City of Johnstown and our project partners on revitalizing a piece of local history. This project has the highest level of community support and desire to see life back into this historic building. Key incentives for this project start with the willingness of the Conemaugh Health System and the City to provide the building to a private developer at no cost. As a condition of this, the building must be physically separated, including utilities, from the Lee Hospital physical plant. The full costs of separation shall be the responsibility of the developer. The City can hold ownership of the building for a temporary period of time if the pursuit of grant funding will be required to assist in financing the project. There is an authorized project listed within the Pennsylvania Redevelopment Assistance Capital Program in the amount of \$2,000,000 that can be applied for in support to the rehabilitation of the building. In addition, theater property is located with a federal HubZone – providing incentives to the future building owner on obtaining federal contracts, and also located within the City’s Local Economic Revitalization Tax Assistance District (LERTA) – allowing for the increased tax obligation to be abated 100% during the first two years, 80% abated in years 3-4, 60% abated in years 5-6, 40% abated in years 7-8, and 20% abated in years 9-10. The City’s Community and Economic Development Office will be providing a commercial development assistance program in FY 2020. The Development Office will also coordinate the submission of any and all state grants pursued on behalf of the theater project. The Development Office can also assist the developer in the commercial permitting process. The local community consists of several organizations and businesses that may become potential contributors to this project.

SPECIFICATION OF SERVICE

OBJECTIVES OF SERVICE

The City of Johnstown and Conemaugh Health System are requesting proposals from consultant teams to inform our team of what the best use of the State Theater building is to help the City attract visitors. It is expected that the best use of the current building would be as an entertainment venue as entertainment options are currently limited within the City. We are requesting proposals that include the following information:

1. Project Design
2. Operations Plan
3. Rehabilitation Costs
4. Project Finance Plan
5. Project Team Members
6. Project Schedule

PROPOSAL SUBMISSION REQUIREMENTS

The following content, in order, should be supplied to the City by the development team as part of their proposal submission:

- Executive Summary
- Project Narrative
- Project Schedule
- Budget Narrative
- Project Finance Options
- Project Experience and Resumes

The vendor must submit one electronic Adobe PDF copy of their proposal to the City by email to: jdubnansky@cojtn.com. If the file size exceeds City email limits, please mail the Adobe PDF on CD or DVD to:

City of Johnstown
ATTN: John Dubnansky
401 Main Street
Johnstown, PA 15901

There are no page limits for submitted proposals. All proposals must be received by April 1 2020 at 4:00 PM. The City of Johnstown and Conemaugh Health System are not responsible for any expenses incurred by consultant teams in the creation of their proposals.

PROPOSAL REVIEW

A team consisting of local community leaders will review all submitted proposals by April 30, 2020. The consultant teams of the top three ranked proposals will be contacted with additional information and possible presentation to the review team being requested. A final decision on which proposal/consultant team the City of Johnstown and Conemaugh Health System will select will be decided by June 1, 2020. The City of Johnstown and Conemaugh Health System reserve the right not to select any of the proposals. All consultant teams will be provided updates about the proposal selection process by email throughout the review process.

PROPOSAL IMPLEMENTATION

If a proposal is selected, a meeting between the City's and Health System's proposal review team and the chosen consultant team will be conducted by June 26, 2020. During this meeting proposal implementation activities will be discussed, and a plan developed on the responsibilities of both the City's and Health System's team, and the developer.

REQUEST FOR PROPOSALS CONTACT

Please direct any questions about this Request for Proposals to:

City of Johnstown
ATTN: Director of Community and Economic Development - John Dubnansky
401 Main Street
Johnstown, PA 15901
Phone: 814-536-8616
Email: jdubnansky@cojtwm.com