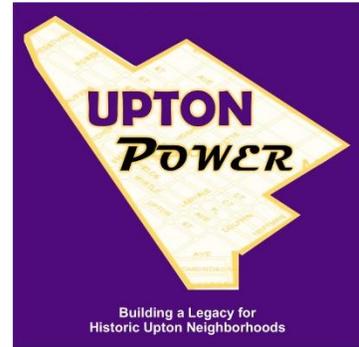


Request For Qualifications: Solicitation for Development Partner

August 28, 2018

**By: Upton Planning Committee
828 N Carrollton Avenue
Baltimore, MD 21217**



I. LENOX THEATRE STABILIZATION PROJECT DESCRIPTION & HISTORY

A. Neighborhood Description and Features

The Historic Upton Neighborhood (HUN) has all the ingredients to be a thriving, successful neighborhood. Great housing stock, livable streets, proximity to employment, cultural centers, and quick access to five train stations within a short walk or drive. The Historic Upton Neighborhood has a commercial district and an extraordinary story to tell about its past. Most of all, Historic Upton Neighborhood has a dedicated core of residents, many of whom have lived in the neighborhood for more than 30 years!

Shaped like a Christmas tree, the Historic Upton Neighborhood is located directly northwest of downtown Baltimore and adjacent to some of the City's premier neighborhoods. The neighborhood is conveniently situated within close proximity to major job centers, cultural institutions, parks and recreational amenities, retail, public transportation, and a wide-range of other community services.

For the better part of the 20th century, the Historic Upton Neighborhood was known throughout the City, and indeed the nation, as a wellspring of African-American culture, achievement, and activism. African-American doctors, lawyers, and teachers were prevalent in HUN, and Pennsylvania Avenue was the premier shopping strip for Baltimoreans of color, evoking comparisons to Lenox Avenue in Harlem.

HUN is also a notable launching pad for local and national civil rights movements; Booker T Washington, W. E. B. Du Bois, and Marcus Garvey were among those who frequented area churches and gatherings. Supreme Court Justice Thurgood Marshall was raised in HUN and Congressman Elijah Cummings is still a resident in the community. With a rich African American history, HUN is a focus of urban revitalization.

The Historic Upton Neighborhood is predominantly residential with a registered Main Street (Pennsylvania Avenue) commercial corridor. The subject property is located on the Pennsylvania Avenue Main Street. The former Rainbow Theatre opened December 1919 as an African-American theatre, and closed in 1925 to be used as a church. In 1926, it was in use as a garage until 1936. It was remodeled to the plans of architect David Harrison, and reopened as the Lenox Theatre on December 25, 1936. Lenox Theatre closed in 1964, and the building has been operated by Christ Temple Church, Inc. since then. Working in partnership with Lenox Theatre Projects, Inc. Upton's goal is to bring back the Lenox Theatre to its former glory as a premier arts and entertainment hub in the community.

B. Lenox Theatre Property

2113-2119 Pennsylvania Avenue, is the site of the former Lenox Theatre and represents one of two remaining theatre structures from early nineteen hundred in the Upton Community. Given the buildings historical significance it has been prioritized by the community for stabilization and redevelopment. The Lenox Theatre Project has had a Maryland Historical Trust compliance review which indicates the need for stabilization.



This Pennsylvania Avenue Redevelopment will positively impact the Upton Community by stabilizing a set of significant historical edifices in the Upton community. The stabilization of this property will position Upton to once again showcase the proud African American performing arts heritage that is a part of Baltimore's history. These properties will also help to create a cleaner and safer commercial district along Upton's commercial corridor.

C. Development Opportunity

UPC is seeking a developer to stabilize the Lenox Theatre buildings including making them airtight and ready for full rehabilitation.

Overall, the building is in very poor condition; the roof is significantly deteriorated and there are major cracks in the rear and north side wall of the building. Roof repairs would require demolishing the interior elements of the existing building and erecting interior scaffolding. The scaffolding would support the careful demolition of the damaged joists and roof elements, the replacement the joists with new framing elements, and rebuilding the roof (~30' wide by ~150' deep) and repairing the masonry.

The water infiltration into the building may be contributing to the subsidence and related structural issues. Because of this, the structural issues with the masonry walls, the roof structure and the roof itself must be addressed simultaneously for stabilization to be effective for this building.

II. DEVELOPMENT PARTNER QUALIFICATIONS

UPC is seeking a development partner to assist with the stabilization of Lenox Theatre. We are seeking a partner that brings creativity, expertise, resources, and respect for the vision and history of the community and project goal. UPC seeks to partner with a developer highly experienced in roof stabilization and building preservation. Additionally, developers who are well versed in State economic development resources is preferred. Demonstrated financial capacity and viability, success working in the State of Maryland and/or Baltimore City/County and experience working with not-for-profit and/or mission-oriented organizations is vital. Responsibilities of the development partner may include but are not limited to:

- Preparation of site and building designs for permits;
- Completion of working drawings and building permit approvals;
- Coordination of all stabilization/construction activities;

III. SUBMISSION REQUIREMENTS

Please provide the following information regarding the potential development partner as a response to this solicitation. Responses that do not include all of the applicable requirements will not be evaluated. Your response must include the following information:

- Respondent Information – Legal name, address, telephone number, WBE/MBE status, concise description of the organizational structure;
- Relevant Experience/Firm Capability – A summary of relevant development experience, including two examples of preservation and stabilization projects completed. Provide a description of experience with state, and local funding sources and experience with green building principles and/or environmentally sustainable development;
- Team Members – Identify the lead assigned to this project and include the experience and qualifications of the staff to be assigned to the project;
- Financial Capacity – A concise description of the organizations financial capacity to deliver the prospective stabilization project. This is a State reimbursable contract.
- References – Submit contact information, including phone number and email address, for at least two (2) references from former clients of projects completed in the last three (3) years.

Please submit the response in Word and PDF files electronically to Info@historicopton.com no later than **5:00 PM on Friday September 21, 2018.**

There will be an **OPEN HOUSE** for inspection at 2113-2119 Pennsylvania Avenue
Sept. 13, 2018 at 10:00 a.m. – 12:00 p.m.

IV. SELECTION PROCESS

UPC and Lenox Theatre Projects, Inc. intends to select an experienced development partner with a strong focus on the success of the project. It is the intent of UPC and Lenox Theatre Projects, Inc. to determine two to three qualified development partners based upon the received qualifications, and from that short list, to conduct interviews to be scheduled one to two weeks after receiving the responses. The selection of a preferred development partner with which to negotiate a Memorandum of Understanding will be made after receiving approval of UPC Board of Directors.

Please direct all questions and inquiries during all stages of the submission and selection process to Jules Dunham Howie whose contact information is below.

Contact Person:

Jules Dunham Howie

UPC Development Committee Chair

upwestsidecdc@gmail.com

410-462-0162