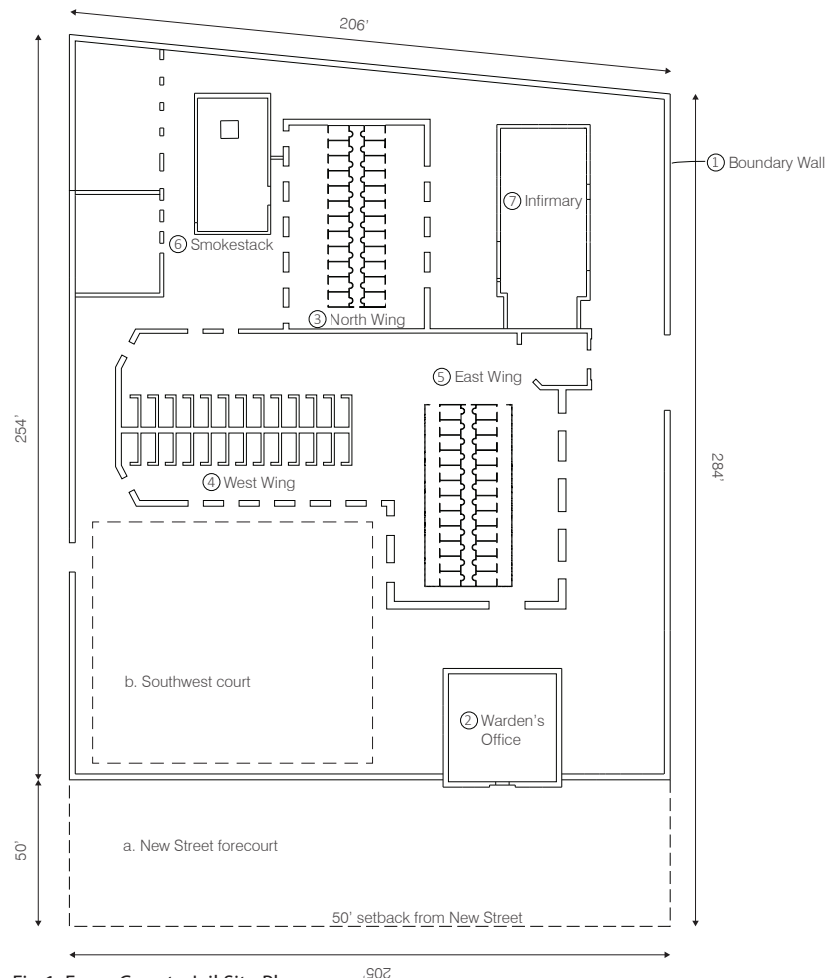


ESSEX COUNTY JAIL RESTORATION, NEWARK, NJ
 Project #: 2010.0068

NJIT seeks conceptual cost estimating services for the stabilization and adaptation of the Essex County Jail site for passive public recreational use. The project is located at the intersection of New Street and Newark Street in Newark, NJ. On the State and national historic register, the jail has been the subject of professional and academic research focused on reuse led by the Newark Landmarks and Preservation Committee. Its preservation as a ruin would be similar in scope to that of the Smallpox Hospital Ruin Landmark on Roosevelt Island in New York City. Cost Estimating will focus on four scenarios (A, B, C, & D) that follow a phased execution with the first two phases common to all scenarios and with several add/alternate elements for each. Conceptual estimates will be given in a low and high range of costs determined after visiting the site. Above ground elements (see orientation plan) of the jail site include (1) Boundary Wall, (2) Warden’s Office, (3) North Wing, (4) West Wing, (5) East Wing, (6) Smokestack, and (7) Infirmary. In all scenarios, the infirmary will be stabilized and “mothballed” for potential reuse at a later date. Prominent spaces include: (a.) New Street Forecourt, And (b.) Southwest Court.

Anticipated reuse of the site is as an interpretive historic park featuring history of the jail and Morris Canal along with contemporary park activities such as skateboarding and/or graffiti/mural arts. Support for this approach has been secured from Vice President Nicolas Fauchoux, COO of Biotrial, and Joel Bloom, President of NJIT. A meeting with Essex County Executive Joe DiVincenzo is planned for early March. It is the expectation that the park can be realized through sponsorship by the County with assistance from the NJ Historic Trust and other sources.



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Fig 1. Essex County Jail Site Plan

General

1. Execute all work in compliance with local, state, and federal health, safety, and environmental regulations.
2. Include all required demolition permits per local, state, and federal regulations.
3. Truck and dispose of all excavated soil, debris, and crushed stone to certified locations.
4. Include protection of any portions of the site at any phase that are not to be disturbed for future use.
5. Provide labor throughout to assist with street cleaning and site maintenance as needed.
6. Provide range of remediation for soil conditions.

Jail Site Photos



Fig 2. West Wing Interior



Fig 2. Infirmary Exterior



Fig 2. North Wing Interior



Fig 5. East Wing Interior



Fig 6. East Wing Interior



Fig 7. Boundary Wall near Smokestack

Precedent Study



Fig 8. Renwick Smallpox Hospital Roosevelt Island, NY



Fig 9. Renwick Smallpox Hospital Roosevelt Island, NY

Scenario A

Phase I

1. In the New Street Forecourt, an area of 10,250 sqft., contractor to dispose of all debris encountered at ground level including but not limited to existing vegetation, collapsed buildings, garbage, dumped materials, etc. Remediate as required.
2. Repair and repoint boundary wall facing forecourt.
3. Provide 4 ft high ornamental fence at perimeter of forecourt at 305 linear ft.
4. Grade and seed with grass.
5. Provide paved walkways, lighting, and park furniture at an allowance of \$XX.00 per sqft.

Phase II

1. In the Southwest Court, an area of approximately 9,000 sqft., dispose of all debris encountered at ground level including but not limited to existing vegetation, collapsed buildings, garbage, dumped materials, etc. Remediate as required.
2. Grade and seed with grass.
3. Remove any loose materials from the west and south wings and warden's office deemed hazardous to occupation of the southwest court.
4. Provide 355 linear ft of 6 ft high fencing to separate public from west and east wings, and the warden's office.
5. Repair and repoint boundary wall facing southwest court.
6. Provide two (2) architectural steel gates with panic hardware at existing openings in boundary wall.
7. Provide paved walkways, lighting, and park furniture at an allowance of \$XX.00 sqft. of usable Southwest Court.

Phase III

1. Within the boundary wall, demolish the six structures described above with the exception of the infirmary and the south facing wall of the warden's office, which serves as the perimeter wall.
2. Provide 18" high cast stone seating wall to indicate footprints of each primary building including cell blocks.
3. Grade and seed entire area with grass.
4. Provide paved walkways, lighting, and park furniture at an allowance of \$XX.00 for remaining open area.
5. Provide two (2) additional architectural steel gates with panic hardware at existing openings in boundary wall.
6. Seal windows and doors and stabilize exterior walls of infirmary.

Add/Alternate

1. Within boundary wall, cover entire site with polyethylene cap and 2 ft of clean fill.
2. Add stairs and two (2) 24 ft long accessibility ramps and railings.
3. Retain and stabilize existing 48' high smokestack.

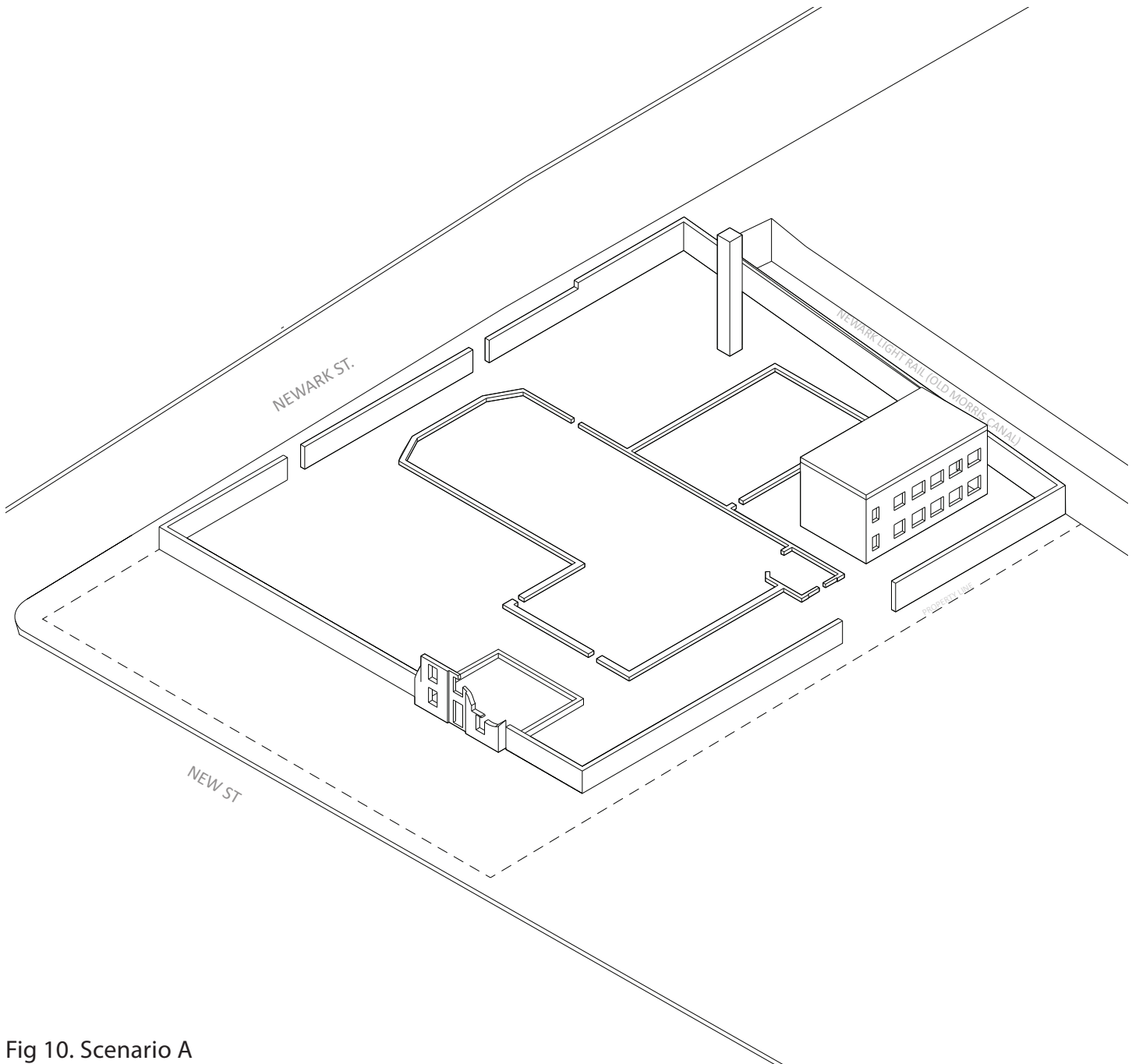


Fig 10. Scenario A

Scenario B

Phase One and Two (same as Scenario A)

Phase Three

1. Within the boundary wall, stabilize West, East, and North Wing exterior walls by providing steel buttresses at each bay (approximately 24 buttresses; see Fig. 11). Provide stabilizing straps around structure as required. Patch and repoint as required. Remove all existing glazing including frames and bars.
2. Remove all remaining East and North Wing roofing and trusses--approximately 15,000 sqft.
3. In East and North Wing only, demolish cell blocks and any interior walls down to footings, approximately 2,750 cubic yards of brick and steel structure to be removed (exterior walls to remain as described in item 1 this scenario).
4. Remove existing West Wing roof (approximately 5,000 sqft). Reuse and rehabilitate trusses. Furnish and install new polycarbonate roof for rain protection, an area of 5,000 square ft. Use existing cell blocks for support. Stabilize walls as required.
5. Demolish all interior walls and remove debris at Warden's Office. Stabilize walls as required.
6. Seal windows and doors and stabilize exterior walls of infirmary.
7. Provide two (2) additional architectural steel gates with panic hardware at existing openings in boundary wall.
8. Grade and seed with grass.
9. Provide paved walkways, lighting, and park furniture at an allowance of **\$XX.00** for remaining areas.

Add/Alternate

1. As a supplement to item 9. above, furnish and install a polyethylene cap with 2 ft of clean fill cover on all open areas within boundary wall, an area of 30,000 sqft excluding the Infirmary, Warden's Office, East, West and North wings. Add stairs and two (2) 24 ft long accessibility ramps and railings at entry gates.
2. Retain and stabilize existing 48' high smokestack.

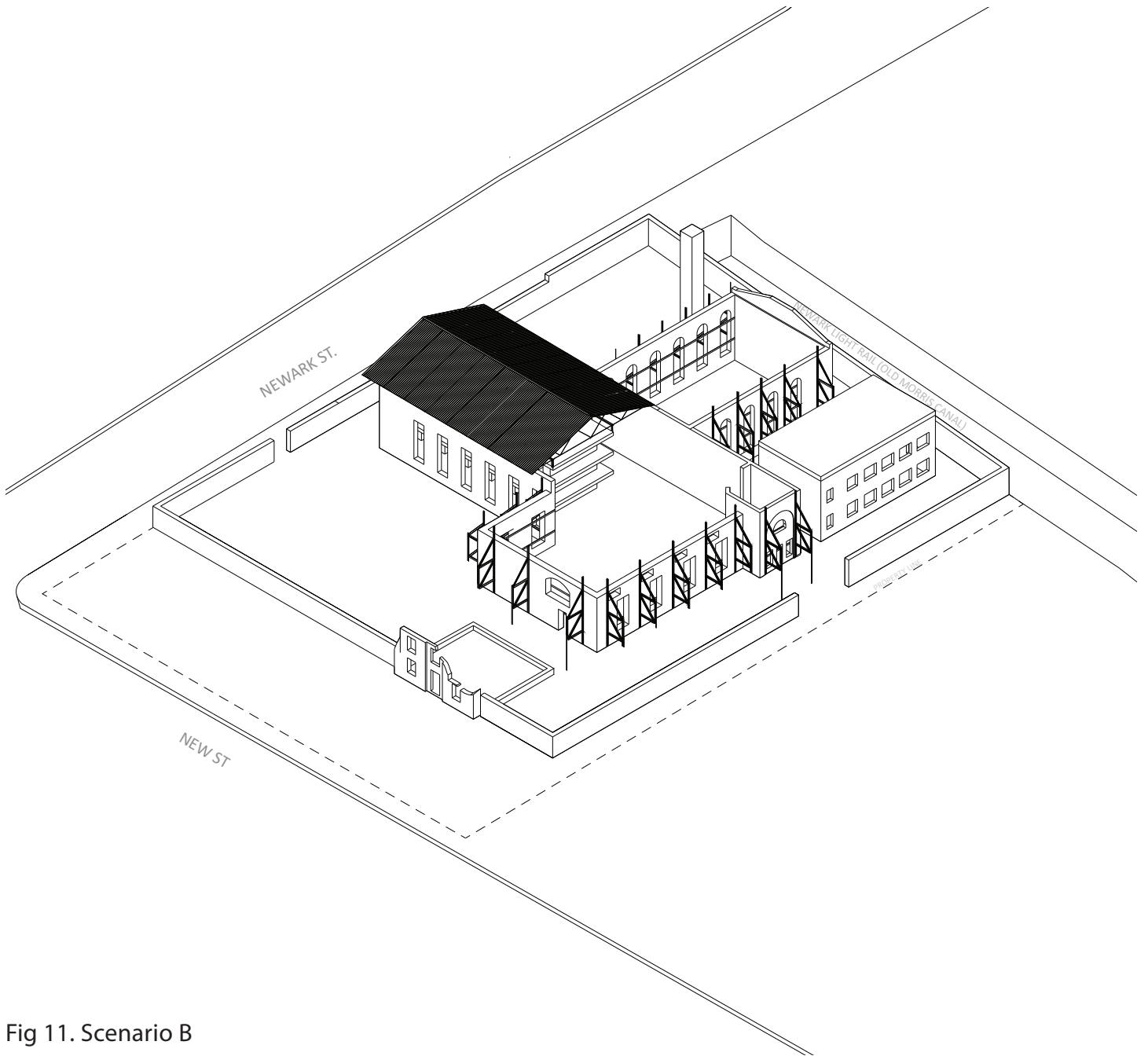


Fig 11. Scenario B

Scenario C

Phase One and Two (same as Scenario A)

Phase Three

1. Remove all remaining West, East, and North Wing roofing and trusses--approximately 15,000 sqft.
2. Within the boundary wall, demolish North and East Wing walls to a stable elevation according to a height range determined on site visit. Remove all existing glazing including frames and bars.
3. In West, East, and North Wings, demolish cell blocks and any interior walls down to footings, approximately 2,750 cubic yards of brick and steel structure to be removed.
4. Demolish all interior walls and remove debris at Warden's Office. Demolish exterior walls to a stable elevation according to a height range determined on site visit.
5. Seal windows and doors and stabilize exterior walls of infirmary.
6. Provide two (2) additional architectural steel gates with panic hardware at existing openings in boundary wall.
7. Grade and seed with grass.
8. Provide paved walkways, lighting, and park furniture at an allowance of \$XX.00 for 30,000 sqft.

Add/Alternate

1. As a supplement to item 9. above, furnish and install a polyethylene cap with 2 ft of clean fill cover on all open areas within boundary wall, an area of 30,000 sqft excluding the Infirmary, Warden's Office, East, West and North wings. Add stairs and two (2) 24 ft long accessibility ramps and railings at entry gates.
2. Retain and stabilize existing 48' high smokestack.

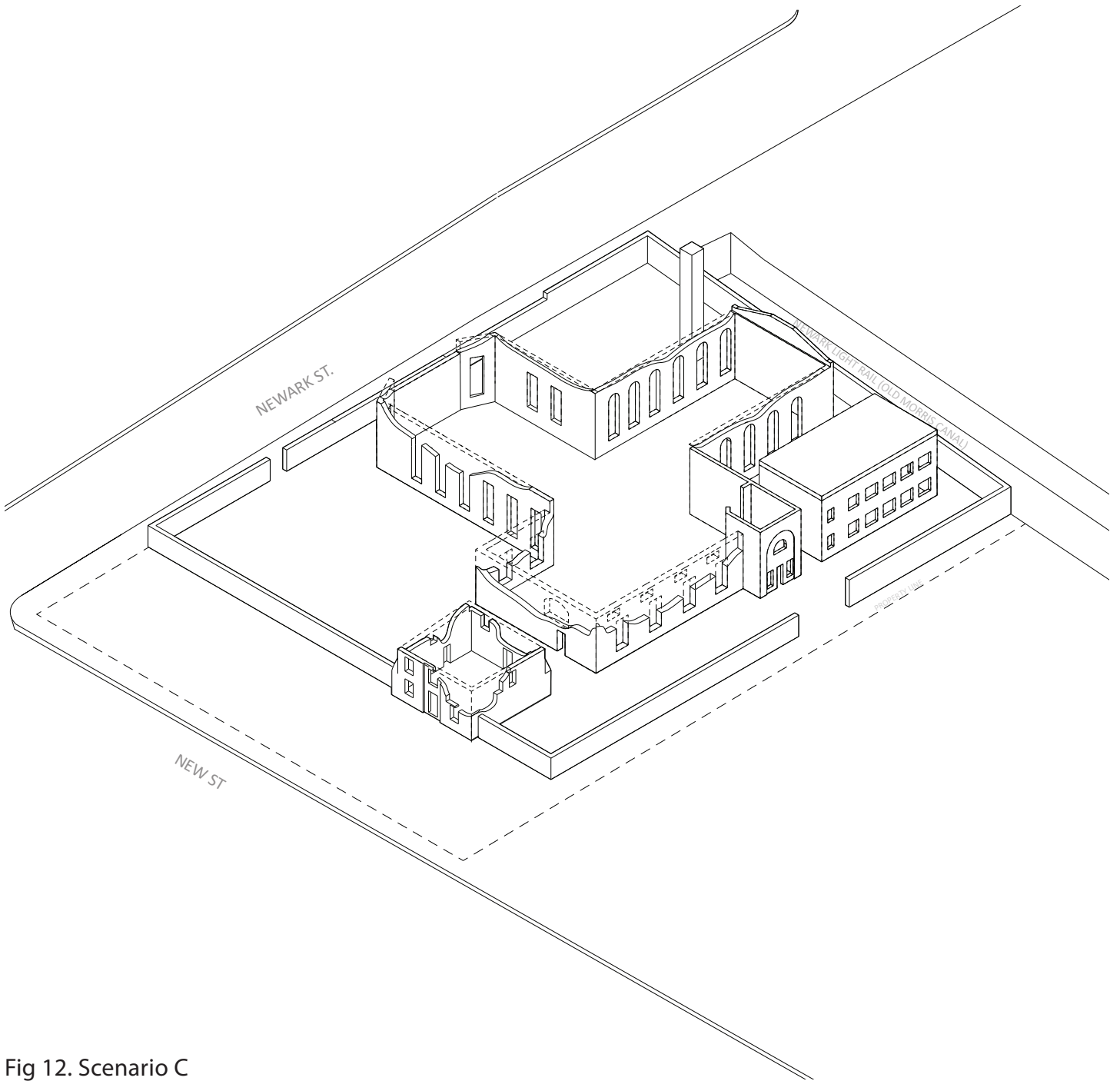


Fig 12. Scenario C

Scenario D

Phase One and Two (same as Scenario A)

Phase Three

1. Within the boundary wall, demolish and remove all structures including roof structure, walls, cell blocks, and stairs etc., with the exception of the infirmary and the portion of the West Wing as describe below (see Fig. 13).
2. Provide cast stone indications of footprints of each remaining primary building including cell blocks.
3. Retain and restore a 45 ft x 60 ft section of the West Wing including roof structure, walls, cell blocks, and balconies. Provide two (2) exterior grade steel egress stairs and an exterior grade elevator with three (3) stops to attach to existing balconies.
4. Seal windows and doors and stabilize exterior walls of infirmary.
5. Provide two (2) additional architectural steel gates with panic hardware at existing openings in boundary wall.
6. Grade and seed with grass.
7. Provide paved walkways, lighting, and park furniture at an allowance of \$XX.00 for 30,000 sqft.

Add/Alternate

1. Retain and stabilize existing 48'high smokestack.

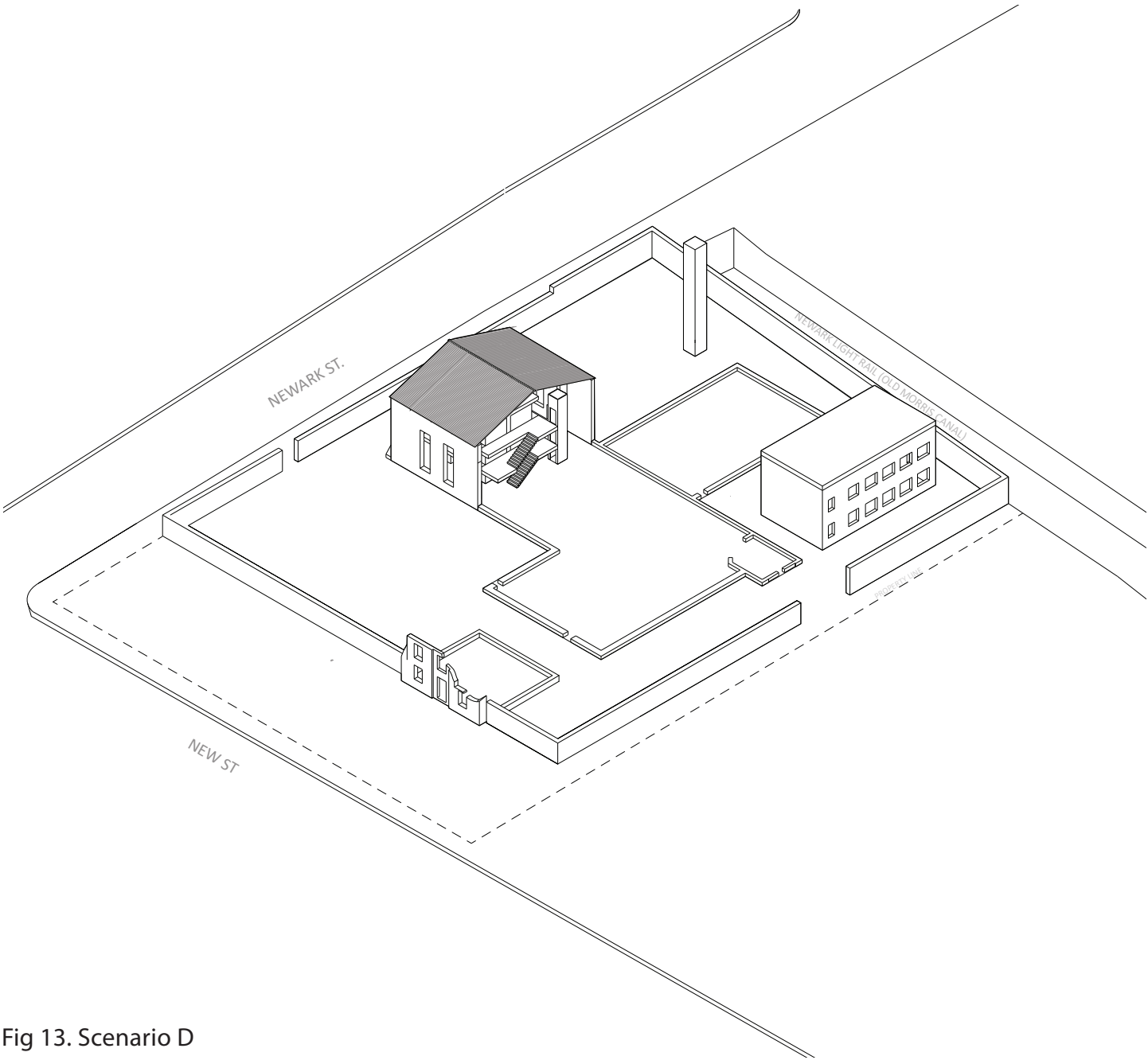


Fig 13. Scenario D

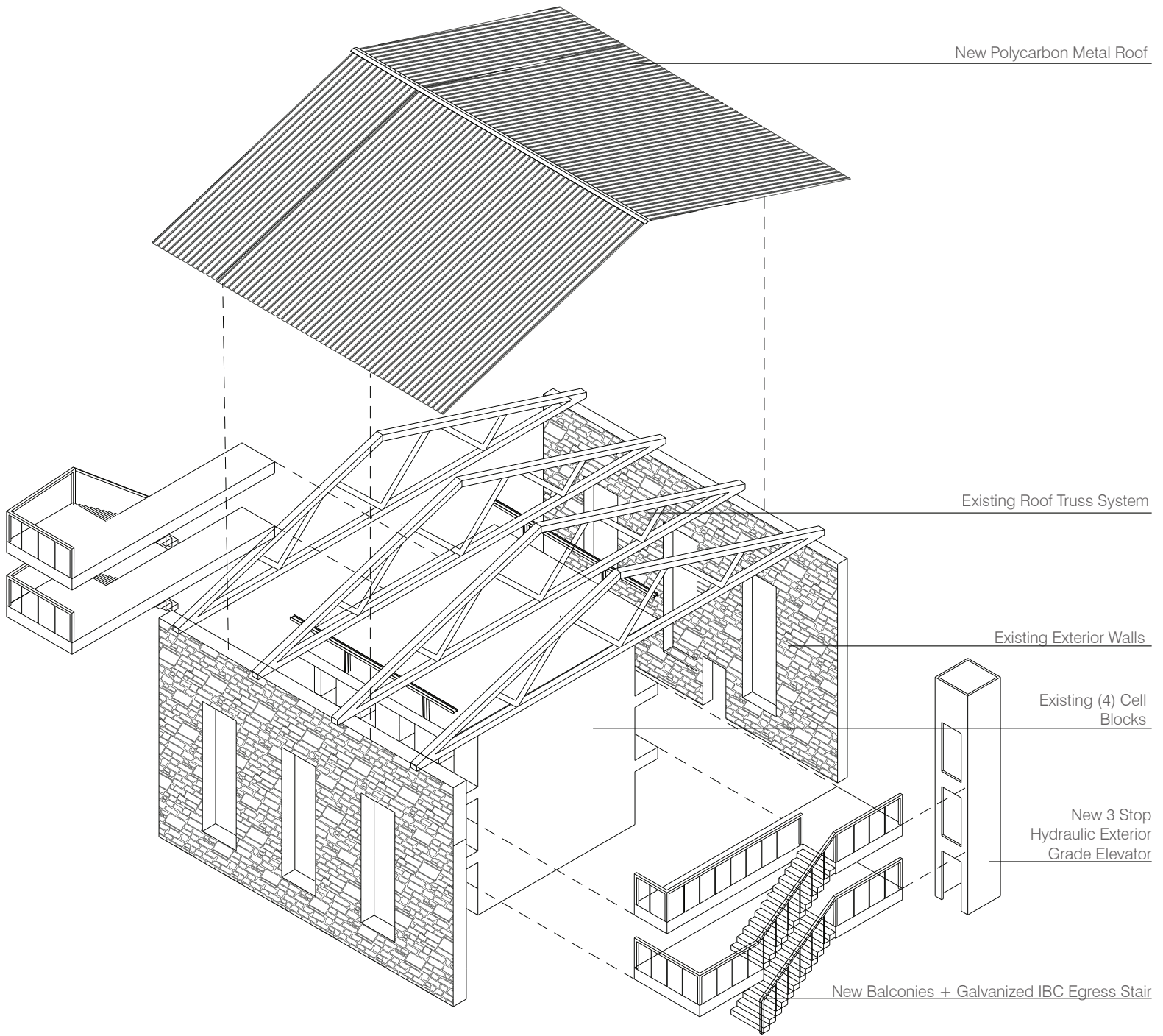


Fig 14. Vitrine Exploded Axonometric