



SOLICITATION# Q99-NYSP 06/04

**REQUEST FOR EXPRESSIONS OF INTEREST
FOR THE STABILIZATION, REHABILITATION, DEVELOPMENT AND
ADAPTIVE REUSE OF THE NEW YORK STATE PAVILION
IN FLUSHING MEADOWS CORONA PARK
QUEENS**



ISSUE DATE:

June 14, 2004

**Michael R. Bloomberg
Adrian Benepe
Joanne G. Imohiosen
Richard P. Murphy**

**Mayor
Commissioner of Parks & Recreation
Assistant Commissioner for Revenue
Borough Commissioner for the Queens Parks**

**REQUEST FOR EXPRESSIONS OF INTEREST (“RFEI”)
FOR THE STABILIZATION, REHABILITATION, DEVELOPMENT AND ADAPTIVE REUSE
OF
THE NEW YORK STATE PAVILION
IN FLUSHING MEADOWS CORONA PARK
QUEENS**

The New York City Department of Parks & Recreation requests expressions of interest for the stabilization, rehabilitation, development and adaptive reuse of the New York State Pavilion in Flushing Meadows Corona Park, Queens.



PROJECT MANAGER

NYC Parks & Recreation Project Manager for this RFEI is Slater Gray. All RFEI questions and requests for clarification should be directed to her. She may be reached at the Arsenal in Central Park at (212) 360-1397. You may also fax your questions to her at (212) 360-3434 or e-mail her at slater.gray@parks.nyc.gov



If you have a hearing impairment, please call the following toll-free number and leave a message on the Telecommunication Device for the Deaf (TDD). The TDD number is 1-800-281-5722.

TIMETABLE

The following schedule has been established for the Request for Expressions of Interest for the stabilization, rehabilitation, development and adaptive reuse of the New York State Pavilion in Flushing Meadows Corona Park, Queens:

RFEI Release Date:	Monday, June 14, 2004
Site Tour:	Thursday, July 8, 2004 @ 11:00 AM
Proposals Due:	Wednesday, August 11, 2004 @ 3:00 PM

PLEASE NOTE: THIS SCHEDULE IS SUBJECT TO CHANGE AS CIRCUMSTANCES WARRANT.



If you have a physical disability and cannot deliver your bid to the Arsenal, please contact the Project Manager at least 48 hours prior to the deadline and special arrangements will be made for you.

Parks & Recreation will hold an on-site inspection meeting on Thursday, July 8, 2004 at 11:00 AM. We will meet in front of the New York State Pavilion (located in the southern section of the park, near the Unisphere) and tour the proposed site. If you are considering responding to this RFEI, please make every effort to attend this meeting.



PROJECT BACKGROUND

Home of the 1939 and 1964 World's Fairs, the site is at the center of Flushing Meadows Corona Park, New York City's second largest park. The park is utilized for a wide variety of recreational activities including soccer, baseball, tennis, cricket, basketball, handball, pitch & putt and miniature golf, bicycling, boating, fishing, picnicking, relaxing and a variety of playground activities, including some of the largest ethnic celebrations. The park is also home to the Queens Theatre in the Park, adjacent to the New York State Pavilion, Queens Museum of Art, New York Hall of Science, Queens Zoo, Terrace on the Park, World's Fair Ice Rink, National Tennis Center, and Shea Stadium. The New York State Pavilion in Flushing Meadows Corona Park, Queens, designed by Philip Johnson, was constructed for the 1964-1965 Worlds Fair. The pavilion consists of three parts; the Theaterama, the Tent of Tomorrow with indoor exhibition areas and the Observation Towers.

A 12-story open-air structure, the Tent of Tomorrow was elliptical in plan defined by a 350-foot by 225-foot steel truss system, supported on the perimeter by 16 100-foot tall concrete columns,

created using innovative slip-form casting. The Tent featured the world's largest suspended cable system roof fitted with colored acrylic panels and the largest known representation of any area of the earth's surface on the main floor with a 130-foot by 166-foot terrazzo replica of Texaco's New York State road map. The pavilion's emblematic pavement was the most extensive terrazzo project ever undertaken at the time. Three-quarter inch portions of an actual Texaco road map were scaled up 64 times and translated into 567 individual 4-foot square panels. The map details for each panel were produced with inlaid plastic strips for words and symbols and colored cement and marble terrazzo for land, rivers, lakes and highways. The panels were placed on individual beds of sand and concrete reinforced with steel mesh and each panel was positioned individually creating the huge mosaic.

Although all of the structures built for the fair were intended to be temporary, a special commission in 1965 identified Johnson's pavilion as significant for preservation and reuse in Queen's projected new park. Proposed schemes included space for a marionette theater, athletic events, concerts and dancing; however from 1967 to 1969 Parks Commissioner Robert Moses converted the pavilion to an art museum and in 1970 it was then converted into a roller rink. In 1972 the Theaterama was successfully renovated into a theater for the arts (Queens Theater in the Park) but the remaining complex remains closed and derelict.

By 1972 the Tent of Tomorrow and its towers fell into disrepair and the great acrylic roof was removed. New York City's great financial crisis of the mid-seventies severely crippled its park system, and in 1976 the only other major structure salvaged from the fair – the Federal Pavilion – was demolished due to irreversible vandalism. Today the New York State Pavilion's "Tent" is used as a storage shed for the theater and the physical deterioration from deferred maintenance currently threatens its structural integrity. Pending a more comprehensive study of the park and its renewed importance to the city's fastest growing borough, the New York State Pavilion is now at the crossroads of its survival and immediate repairs are needed.

EXPRESSIONS OF INTEREST

NYC Parks & Recreation is interested in receiving expressions of interest that would revive this currently dormant asset. Expressions of interest should include the New York State Pavilion, and the area immediately surrounding the site. Parks is primarily interested in proposals that include a stabilization plan for the entire site, and that take advantage of the site's extraordinary potential.

Rehabilitation of all or part of the facility will include, but not be limited to, work necessary to stabilize existing structures, re-painting the steel structures, and graffiti removal. The building must meet all city, state and federal codes, and be brought up to code for the Americans with Disabilities Act (ADA).

Recent engineering studies have found repair and reuse an economically feasible alternative to demolition. The suspended cable roof is in good condition but needs repair and replacement cables and the steel truss superstructure requires immediate protection from further corrosion by surface cleaning and repainting with a high performance coating. The roof promenade and stairways are seriously deteriorated from poor water drainage and require repair/replacement for further access and to protect the structure below. The terrazzo road map pavement, a significant component of the pavilion's design, is in an active state of deterioration from unchecked weathering, vandalism, and past inappropriate recreational use. Its restoration is currently being studied at the Architecture Conservation Lab at the University of Pennsylvania. The Towers, which have only been partially studied by engineers, were found to be structurally sound, with

steel piles and concrete in generally good condition. These towers, however, have never been fully investigated for a thorough analysis of their structural stability.

Expressions of Interest should include the following:

- Potential project and why you believe there is a market for the project
- License agreement term requested in order to assume this project
- Time sought for stabilization, rehabilitation, development and adaptive reuse
- Ability to finance the project
- Capital improvement and design plan
- Experience in the field, including as a City concessionaire, if applicable
- Public amenities to be offered, customer services to be provided.

Queens Theater in the Park is currently using a portion of the pavilion, and any restoration or stabilization efforts will have to be coordinated with the Theater.

NYC Parks & Recreation reserves the right, at its sole discretion, to reject at any time, any or all submissions, to withdraw the RFEI, to negotiate with applicants (including applicants not responding to this RFEI), and to use ideas or proposals submitted in any manner deemed to be in the best interest of the City of New York, including, but not limited to soliciting competitive submissions relating to such ideas or proposals.

Respondents should include documentation of relevant experience with their submissions. Submissions become the property of NYC Parks & Recreation.

Please submit **three (3)** copies of responses and related materials no later than 3:00 PM on Wednesday, August 11, 2004, to:

Slater Gray, Project Manager
NYC Department of Parks & Recreation
The Aresnal, Central Park
830 Fifth Avenue, Room 407
New York, NY 10021

Please direct any questions to Slater Gray at 212-360-1397 or slater.gray@parks.nyc.gov

