1. **How much is NJIT/SMMC prepared to pay for the parking leases?**
   **ANSWER:** The amount of lease payments will be negotiated.

2. **Who is responsible for the parking study referenced on page 5?**
   **ANSWER:** If a developer wished to exceed the 1000 space limit, it is the developer’s responsibility to perform a parking study justifying the need for additional spaces.

3. **Do you have any information regarding the former fire house and corner store that you can share?**
   **ANSWER:** Preliminary information indicates that the building that houses the store on the corner of James Street and MLK is owned by the City of Newark and the structure will remain. In addition, the former fire house is owned by an NJIT affiliated fraternity and at this time it is anticipated that the structure will remain.

4. **What assistance if any will NJIT/SMMC provide in assembling the city-owned/private owned parcels?**
   **ANSWER:** Acquisition of the parcels is the responsibility of the developer. However, it is important to note that Saint Michael’s Medical Center (SMMC) is effective owner of the majority of the land.

5. **How likely for you to enter into an LOI with a respondent of this RFEI?**
   **ANSWER:** We do not know at this time the likelihood of entering into an LOI with a developer. However, if we are presented with a development option that is viable and meets our goals and objectives, we would consider entering into a LOI.

6. **Can a firm submit a proposal on just the parking garage?**
   **ANSWER:** We wish for the entire project to be constructed. If a developer wished to propose a phased approach to that objective, we would consider that if there was a definitive timeline for completion of the entire phase.

7. **Can we propose on something different than what is referenced in the plan for Phase II?**
   **ANSWER:** Yes, respondents can propose alternatives that differ from the conceptual plan however they should be in alignment with the goals and objectives of the Broad Street Station Redevelopment Plan and the Gateway Plan.

8. **Will JLL and NJIT be issuing a subsequent RFP and, if so, when?**
   **ANSWER:** If a subsequent RFP is issued, it is likely that it will be issued before the end of the year. Also see question and answer #7 for further information.

9. **Will there be site tours?**
   **ANSWER:** The site is largely open and can be viewed without need for a site tour.

10. **Who is paying for the development?**
    **ANSWER:** We are looking to the development team to fund their costs.
11. Do you have a list of firms that are responding so that I can join a team?
   ANSWER: We do not have a list of firms that are responding at this time.

12. Will you release a list of firms that responded so that I can contact them?
   ANSWER: We have not made a determination to date but will review that option with the responding firms.

13. Is the St Michael’s property included in this project? Can I propose on that alone?
   ANSWER: Please see the study for parcel listing. The SMMC’s parking lot is the majority of the current Phase II plan. If a developer wishes to include additional property in its proposal it is free to do so.

14. What is NJIT’s role in the redevelopment?
   ANSWER: NJIT has been designated by the City of Newark as the redeveloper.

15. Is St Michael’s part of this project?
   ANSWER: The RFEI was issued on behalf of NJIT and SMMC. SMMC will be involved in the review and ultimate selection of a developer or development team. Additionally, SMMC owns the parking lot on which a substantial portion of Phase II sits.

16. Are there drawings or additional information available on either the buildings depicted in the document or on the site?
   ANSWER: Other than the plans referenced in the RFEI, which are readily available on the NJIT Gateway Website, there is no additional information available.

17. Will our proposal be confidential? We are being asked for sensitive and strategic information.
   ANSWER: Individual proposals will be considered confidential. Information may be shared, on a confidential basis, with senior staff at NJIT and SMMC. Proposers should be aware that general site concepts and programming may be presented in public forums at a later date and become part of subsequent plans and or projects.

18. The time frame for the development appears to be tight. Are you open to a revised time frame being proposed?
   ANSWER: The time frame included in the RFEI represents a desire to continue to move the Gateway project to a timely completion. Proposers are encouraged to submit timelines with their proposals that reflect a similar goal.

19. Can a proposal be submitted that phases portions of the project?
   ANSWER: We wish for the entire project to be constructed. If a developer wished to propose a phased approach to that objective, we would consider that if there was a definitive timeline for completion of the entire phase. See question and answer #6.

20. The retail industry is not generally in a growth phase. Does the programming of the project have to remain as shown in the plan, i.e. retail?
ANSWER: Certain aspects of the programming are called for in the City’s planning documents, i.e. street level retail, and should be part of any proposal. Until such time as developers/landlords are able to tenant such space, interim solutions are encouraged to be explored. Other areas of the development may be altered as proposers believe needed to ensure a viable development.

21. Will NJIT or St Michael’s lease any space in the development in addition to the parking?
ANSWER: There are no current plans for either organization to occupy any space in this portion of the project.