

**REQUEST FOR PROPOSALS (RFP)**

**NORTH + SPRINGFIELD REDEVELOPMENT AREA**



**DUE DATE: June 15, 2023, 10:00am**

Issued by:

Township of Cranford

Union County, New Jersey

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**EXHIBIT C RESPONDENT’S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY**

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## GLOSSARY

Capitalized terms used herein shall have the meaning assigned to such terms below:

“Agreement” means any contractual arrangement entered into between a Qualified Respondent and the Township with respect to the Redevelopment Area.

“Township” or “Cranford” means the Township of Cranford in the County of Union, State of New Jersey.

“County” means the County of Union, New Jersey.

“Day” means a calendar day of twenty-four hours measured from midnight to the next midnight.

“Designated Contact Person” means: Business Administrator

“Issuer” means the Township.

“Open Public Meetings Act” means *N.J.S.A 10:4-6 et seq.*, as may be amended or supplemented from time to time.

“Open Public Records Act” means *N.J.S.A 47:1A-1 et seq.*, as may be amended or supplemented from time to time.

“Project Concept” shall be as described in Section 3.3.6 hereof.

“Project Organization Plan” shall be as described in Section 3.3.7 hereof.

“Project Team” shall be as described in Section 4.1.

“Qualified Respondent” means a Respondent which, in the sole discretion of the Issuer, meets the requirements of this RFP.

“Redevelopment Area” means the 6 properties as determined by the Redevelopment Designation by Resolution 2020-298 dated September 8, 2020 consisting of 2+/- acres.

“Redevelopment Law” means the Local Redevelopment and Housing Law, codified at *N.J.S.A. 40A:12A-1 et seq.*, as same may be amended or supplemented from time to time.

“Redevelopment Plan” means “North + Springfield Redevelopment Plan” prepared by Topology dated April 12, 2022 and adopted May 10, 2022, a copy of which is attached hereto as **Exhibit A**. This RFP covers only a 0.2 acre portion of Lot 6.01, Block 193 in the Redevelopment Area and defined as “Lot 6.01 Project Area” as depicted in **Exhibit J**. The other properties in this RFP include Block 193, Lots 10, 11, 12, 13 & 14.

“Respondent” means an entity or individual who submits a Response to this RFP.

“Response” means a submission to the Issuer prepared in accordance with Section 3 hereof.

“RFP” means this Request for Proposals.

“State” means the State of New Jersey.

“Vision Plan” means the Cranford Downtown Management Corporation North Avenue Gateway Vision Plan prepared by Connolly & Hickey

## SECTION 1 INTRODUCTION AND GENERAL INFORMATION

### 1.1

#### A. Overview

The Township is issuing this RFP to assess proposals from developers interested in the acquisition and redevelopment of a portion of the Redevelopment Area which is comprised of approximately 2+/- acres of mostly Township owned properties in Downtown Cranford.

Those properties are commonly known as Block 193, Lots 6.01, 10, 11, 12, 13 & 14 on the tax map of the Township of Cranford, Union County, State of New Jersey.

#### B. Redevelopment Area

The Redevelopment Area was designated as a redevelopment area on September 8, 2020. On May 10, 2022, the Township adopted the Redevelopment Plan which established the standards for any development of the properties included in the Redevelopment Plan.

#### C. Redevelopment Plan Goals

The overall goals of the Redevelopment Plan are set forth in detail in the Redevelopment Plan, a copy of which is annexed hereto as **Exhibit A**. In summary the goal of the Plan is to revitalize the downtown and comply with the Township's court mandated affordable housing obligation. Proposals should follow the requirements of the Plan while incorporating the design criteria of the Connolly & Hickey Vision Plan and description annexed hereto as **Exhibit I**.

In furtherance thereof, the Issuer is seeking Qualified Respondents for consideration in selecting a "redeveloper" (as such term is defined in the Redevelopment Law) for the portion of Redevelopment Area covered by the Redevelopment Plan.

## **D. Redevelopment Area Conditions**

The Respondent to this RFP should become familiar with the Redevelopment Area and the Township and should be prepared to provide a formal response that sets forth a comprehensive strategy for redevelopment of the Redevelopment Area properties.

## **E. Purchase Price**

Implementation of the Redevelopment Plan will require the purchase by the designated Redeveloper of the Township properties (Lot 14 and the Lot 6.01 Project Area) and four (4) privately owned properties (Lots 10, 11, 12, & 13) at fair market value as determined by a licensed appraiser.

### **1.2 RFP Documents**

Each Respondent should inspect its copy of this RFP to ensure that a complete set of the documents (including any Exhibits) is included. If a Respondent discovers that its copy of this RFP is incomplete, it should immediately contact the Designated Contact Person. The Issuer will make appropriate and reasonable arrangements with the Respondent to provide any missing items. Each Respondent must prepare its Response using a complete RFP, including any addenda issued by the Issuer prior to the date established for submission of all Responses. Neither the Issuer, nor its agents or employees, shall be responsible for errors, omissions, incomplete submissions or misinterpretations resulting from the Respondent's use of an incomplete RFP in preparing or submitting its Response.

### **1.3 Examination of Documents, Familiarity with the Services Required to be Performed**

It is the responsibility of each Respondent before submitting a Response to (a) examine this RFP thoroughly; (b) become familiar with and consider all federal, State and local laws, regulations, ordinances, permits, approvals and orders that may affect the cost, performance or furnishing of the services; and (c) notify the Issuer of all conflicts, errors or discrepancies in this RFP.

The submission of a Response will constitute a conclusive and binding representation by such Respondents that such Respondent has agreed to, and complied with, every requirement of this RFP.

### **1.4 Pre-Submission Conference**

A Pre-Submission Conference with prospective Respondents, including a discussion of the overall Redevelopment Area and this RFP, will take place on May 3, 2023 at 10:00 a.m. Respondents should email \_\_\_\_\_ with copy to \_\_\_\_\_ to advise of the names and contact information of all representatives of Respondents planning to participate in the Pre-Submission Conference. The deadline to register for the Pre-Submission Conference is 3:00 p.m., on May 1, 2023. Attendance at the Pre-Submission Conference is strongly suggested for all Respondents but is not required.

**1.5 Evaluation Process**

The Issuer intends to evaluate all Responses in accordance with Section 4.1 hereof and may select a Qualified Respondent from among such Responses, however, the Issuer retains the discretion to reject all of the Responses.

**1.6 Schedule**

<b>May 3, 2023</b>	Pre-Submission Conference (10:00 a.m.)
<b>May 24, 2023</b>	Last Day to submit questions or requests for clarifications
<b>June 15, 2023</b>	Receipt of Responses (10:00 a.m. prevailing time)

**1.7 Conditions**

By responding to this RFP, the Respondent acknowledges and consents to the following conditions relative to the submission, review and consideration of its Response:

- The issuance of this RFP is not intended and shall not be construed to commit the Township to execute any agreement with any Respondent.
- The Issuer reserves the exclusive rights set forth herein, including without limitation those set forth in Section 1.8 hereof.
- Neither the Issuer nor its staff, nor any of its consultants will be liable for any claims nor damages resulting from the solicitation or collection of Responses, nor will there be any reimbursement to Respondents for the cost of preparing the Response or for participating in this RFP process.
- All Responses will become the property of the Issuer and will not be returned and may be used by the issuer without any further permission or authorization from the Respondent.
- Information of a confidential or proprietary nature will be kept confidential during and after the RFP process to the extent permitted by law when such information is properly identified by the Respondents in accordance with Section 3.1.4 herein.
- All activities related to the provision of the services as contained herein shall be subject to compliance with all applicable federal, State and local laws, environmental regulations and/or other applicable requirements.

All documentation and information provided by the Issuer in connection with this RFP is believed to be accurate and correct, however, the Township makes no guarantees as to the accuracy of the information provided. Respondents are instructed to notify the Issuer in writing, (directed to the Designated Contact Person) of any information provided herein that it believes is not accurate or correct.



## 1.8 Rights of the Issuer

The Issuer reserves, holds, and may exercise, at its sole discretion, the following rights and options with regard to this RFP process:

- To reject, for any reason, any and all responses and components thereof and to eliminate any and all Respondents responding to this RFP from further consideration for this procurement;
- To eliminate any Respondent who submits incomplete or inadequate responses or is not responsive to this RFP;
- To reject all Responses or any non-responsive Responses;
- To supplement, amend, or otherwise modify this RFP;
- To waive any technical, or other, nonconformance of the Responses, whether material or otherwise;
- To change or alter the schedule for any events called for in this RFP;
- To conduct investigations of any or all of the Respondents and their Responses as the Issuer deems necessary or convenient, to clarify the information provided as part of the Response, including discussions with contact persons or prior clients, regulatory agencies and visits to the facilities or projects referenced in its Response, and to request additional information to support the information included in any Response;
- To decline to award an Agreement for any reason;
- To abandon this RFP process at the Issuer's convenience at any time for any reason;
- To proceed with a Qualified Respondent that, in the Issuer's sole judgment, best serves the interest of the Township;
- To facilitate the negotiation and execution of a Redevelopment Agreement with the Township under applicable law;
- To designate or consult with another agency, group, consultant, individual, public body, or *ad hoc* committee to act at any time during the term of this procurement process in its place or on its behalf;
- To award any Agreement subject to final adoption of all necessary authorizations;
- To interview any and all or no Respondents.

## **1.9 Submission Date**

Responses shall be submitted to: Business Administrator, 8 Springfield Avenue, Cranford, New Jersey 07016 as follows: One original submission with two (2) hard copies and a copy on a USB Drive on or before June 15, 2023, 10:00 AM, as more fully set forth in Section 3.1.

## **1.10 Submission Fee**

**In addition to the mandatory requirements set forth in this RFP, each submission to this RFP must include a \$2,500 fee (“Submission Fee”), check made payable to “the Township of Cranford” to cover the administrative cost associated with this RFP. The Submission fee will be non-refundable, unless the Respondent withdraws its submission before the Submission Date.**

**{END OF SECTION 1}**

## **SECTION 2 THE REDEVELOPMENT AREA**

### **2.1 Township of Cranford**

The Redevelopment Area is located in the Township of Cranford, Union County, New Jersey. Cranford is home to approximately 24,000 residents who enjoy its many parks, recreational facilities, shopping areas and outstanding schools. Strategically located in the heart of Union County, the Township is served by the NJ Transit bus and Raritan Valley train line making it desirable for outbound and inbound commuters.

Established in 1871, Cranford is 4.8 square miles of wonderful neighborhoods and historic homes along the Rahway River, some dating back to the late 1800s. Township residents and visitors, young and old, can enjoy the many programs offered at the Community Center, Public Library, parks, tennis courts, indoor and outdoor pools or canoeing on the river. These are just some of the reasons Cranford is routinely rated in the Top 50 Best Places to Live in NJ and to raise a family.

Cranford Public Schools, a K-12 program, offer innovative programs and consistently receive high rankings both nationally and at the State. The town is also home to Union County College main campus.

The Township also has a strong commercial base. Downtown Cranford is well known for its many restaurants, unique specialty shops and has seen tremendous investment and growth in recent years with several Transit-Oriented Development projects. Smaller neighborhood shopping areas, like Centennial Village, are also revitalized with new restaurants and businesses. The Cranford Business Park, with easy access to the Garden State Parkway, major roads and Newark Airport, is home to several well-known national corporations.

However, Cranford's best asset is its residents who take great pride in the town's history and exemplify volunteerism and community spirit in the many civic organizations, clubs and committees.

### **2.2 Downtown Cranford**

For the past two years, Cranford's central business district has been voted the Best Downtown in New Jersey by the readers of NJ.com/NJ Advance Media. The Redevelopment Area, centrally located within Downtown Cranford, is within Cranford's designated Special Improvement District ("SID"). The SID comprises 224 properties and more than 300 businesses. These include stores, restaurants, personal services, professional offices and almost 1,000 apartments/ condo units in the SID and immediate surrounding area. The Downtown Management Corporation/Office of Downtown Business & Economic Development ("DMC") is responsible for fostering economic revitalization and investments, business development and marketing for the SID. The downtown property owners pay an annual special assessment, in addition to their general property taxes, for things like streetscape improvements and maintenance to supplement what the Township provides, marketing and communications, landscaping and strategic planning.

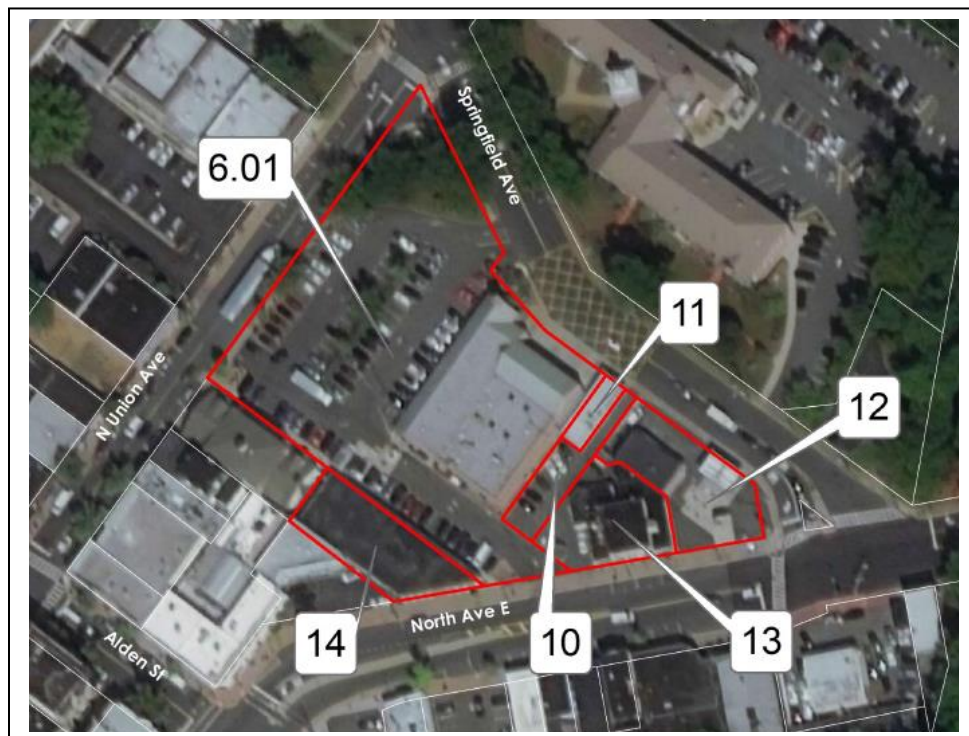
### 2.3 Prospective Land Uses

Prospective land uses for the Redevelopment Area are reflected in the Redevelopment Plan. Respondents are encouraged to review the Redevelopment Plan and the proposed uses for the Redevelopment Area.

### 2.4 Redevelopment Area Properties

The following properties comprise the Redevelopment Area:

- Lot 6.01 is the site of the Cranford Fire Department as well as Municipal Parking Lot #1, with spaces for shopper and daily permit parking. The lot has frontage along Union Avenue North, Springfield Avenue, and North Avenue East. ***Only a an approximate 0.20 acre portion of Lot 6.01 along the North Avenue entrance will be utilized for the Project. This area is situated between the fire house and Lot 14 building and depicted on Exhibit J.***
- Lot 10 fronts on Springfield Avenue and contains a one-way driveway and accompanying parking lot, held in common ownership with Lot 13.
- Lot 11 is the site of the Cranford Animal Hospital fronting on Springfield Avenue.
- Lot 12 contains a Delta Gas Station at the corner of Springfield Avenue and North Avenue East.
- Lot 13, which fronts on North Avenue East, contains a two-story building that contains four retail businesses on the ground floor—Cranford Hair Care, Island Tans, Ramen, and Hunan Wok. Upstairs contains at least one residential apartment unit.
- Lot 14 contains a one-story vacant structure.



## **2.5 Affordable Housing Requirement**

The Redevelopment Area was identified in the Township’s March 3, 2021 Housing Element and Fair Share Plan (“HEFSP”) as part of a “Proposed North Avenue Redevelopment Area.” The Redevelopment Area will provide for a mixed-use inclusionary project of at most 40 residential units, eight (8) units of which are to be designated and deed-restricted affordable housing units. The area would also include a municipal parking component, address downtown flooding concerns, and is designed at a scale and density that is consistent with Cranford’s continued efforts to revitalize its downtown.

## **2.6 Environmental Conditions**

THE REDEVELOPMENT AREA IS BEING MADE AVAILABLE FOR PURCHASE AND REDEVELOPMENT “AS IS”, INCLUDING WITH RESPECT TO ANY ENVIRONMENTAL CONDITIONS AT OR AFFECTING THE REDEVELOPMENT AREA, AND THE ISSUER DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR GUARANTEES OF ANY KIND, INCLUDING WARRANTIES OF MARKETABILITY OR FITNESS FOR PARTICULAR USE OF THE REDEVELOPMENT AREA, REGARDING THE CONDITION OF THE REDEVELOPMENT AREA. Without limiting the generality of the preceding paragraph, EACH RESPONDENT SHALL BE RESPONSIBLE FOR UNDERTAKING ITS OWN DUE DILIGENCE WITH RESPECT TO THE ENVIRONMENTAL CONDITIONS OF OR AFFECTING THE REDEVELOPMENT AREA. In no event will the Issuer pay or reimburse the costs associated with such due diligence efforts.

## **2.7 Redevelopment Plan and Approval Process**

The Redevelopment Area is located within a municipally-designated “area in need of redevelopment” in accordance with the provisions contained within the Redevelopment Law. This designation permits the Township to undertake a review of the planning and zoning needs for the area. The Redevelopment Plan may be amended to reflect any necessary superseding zoning changes to conform to the applicable use of the Redevelopment Area. Once the Township has identified and designated a Redeveloper, the Township will perform all necessary administrative oversight pursuant to an Agreement.

The Redeveloper will be solely responsible for all other approvals concerning the redevelopment of the Redevelopment Area, including those associated with utility service and appropriate environmental remediation. The Township will provide reasonable cooperation to assist the redeveloper in making application and securing such approvals.

**{END OF SECTION 2}**

**SECTION 3  
INSTRUCTIONS FOR PREPARATION AND  
SUBMISSION OF RESPONSES**

**3.1 General Provisions**

In addition to the information submission requirements listed below, the Respondent may submit supplemental information that it feels may be useful in evaluating its Response.

3.1.1 Submission of Responses, Time and Place

Responses shall be submitted to the Township before 10:00 AM on June 15, 2023. Responses shall be to: Business Administrator, 8 Springfield Avenue, Cranford, New Jersey 07016 as follows: One original submission with two (2) hard copies and a copy on a USB Drive.

NO COPIES OF RESPONSES SHALL BE SENT DIRECTLY TO ANY OTHER  
PROJECT TEAM MEMBER OR ANY OTHER TOWNSHIP OFFICIAL.

All submissions will remain unopened by the Project Team until 10:00 AM on June 15, 2023. Any Response or portions thereof that are submitted and received after the specified deadline will be marked “received late” and will be returned to the respondent submitting same.

The electronic delivery of the Response on the above date and prior to the time specified herein is solely and strictly the responsibility of the Respondent. The Township shall not, under any circumstances, be responsible for the loss of, delay or non-delivery of any Response sent or delivered, by electronic mail or otherwise, prior to the Response opening.

3.1.2 Questions/Clarifications Request

All communications, questions or clarifications pertaining to this RFP should be directed, in writing, to the Designated Contact Person and received no later than May 24, 2023. No communications, questions or clarifications, whether verbal or written, shall be presented to any other member of the project team or any other Township official. During the period provided for the preparation of Responses, the Issuer may issue addenda to this RFP. These addenda will be numbered consecutively and will be posted on the Township’s website at the following link:

[www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area](http://www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area)

Answers to questions or clarifications will be posted on this link to the Township website. Respondents are encouraged to regularly visit the link and the Township website. These addenda will be issued by the Issuer and will constitute a part of this RFP. Each Respondent is required to acknowledge receipt of all addenda at the time of submission of the Response by submitting an executed acknowledgment in the form set forth in Exhibit E. All responses to this RFP shall be prepared with full consideration of the addenda issued prior to the Response submission date.

### 3.1.3 Cost of Presentation

Each Response and all information required to be submitted pursuant to this RFP shall be prepared at the sole cost and expense of the Respondent. There shall be no claims whatsoever against the Issuer, its staff or consultants for reimbursement for the payment of costs or expenses incurred in the preparation of the Response or other information required by this RFP.

### 3.1.4 Disclosure of Information in Responses

If the Respondent chooses to include material of a proprietary nature in the Response, the Issuer will keep such material confidential unless required to disclose such information pursuant to applicable law. The Respondent must specifically identify each page of its Response that contains such information by properly marking the applicable pages. Any sections which contain material of a proprietary nature shall be severable or removable from the Response to assist the Issuer in protecting this information. The Respondent also shall include the following notice in the introduction of the relevant Response:

*The data on pages \_\_\_\_\_ identified by \_\_\_\_\_(symbol) and labeled "Proprietary Information", contain information that is a trade secret and/or contains other information which, if disclosed, would cause substantial injury to (Respondent's) competitive position. (Respondent) requests that such data be used only for the evaluation of the Response and understands that disclosure will be limited only to the extent that the Issuer is required to do so pursuant to applicable law. If an Agreement is awarded to (Respondent), the Issuer will have the right to use or disclose the data as provided in the Agreement executed with the Respondent.*

To the extent permitted by law, the Issuer will use commercially reasonable efforts to prevent the unauthorized disclosure of this information in applying the proprietary standard to marked data. However, the Issuer assumes no liability for any loss, damage, or injury that may result from any disclosure or use of marked data or any disclosure of this or other information. Respondent understands that the Issuer is subject to the dictates of the Open Public Meetings Act, the Open Public Records Act and other applicable laws and acknowledge that a court of competent jurisdiction could order the disclosure of all materials received as Responses hereto.

### 3.1.5 Response Acceptance or Rejection

The Issuer in its sole and absolute discretion reserves the right to (a) abandon this RFP process, (b) reject any or all Responses and (c) waive any informality or nonconformance in the Response.

### 3.1.6 Disposal of Responses

All Responses are the property of the Issuer and will not be returned. At the conclusion of the procurement process, the Issuer may use or dispose of any and all copies of Responses received in whatever manner they deem appropriate. However, prior to such disposal, the Issuer will use commercially reasonable efforts to prevent the unauthorized disclosure of proprietary information, provided same is properly identified in accordance herein. In no event will the Issuer assume liability for any loss, damage or injury that may result from any disclosure or use of marked data.

### 3.1.7 Withdrawal by Respondent

A Respondent may request withdrawal of its Response prior to the date and time set for the opening of the Responses provided that a written request to withdraw the Response is hand delivered to the Issuer by or on behalf of an accredited representative of the Respondent, or the request is delivered by certified U.S. Mail. The request to withdraw the Response must be received by the Issuer prior to commencement of Response opening. While the Issuer will seek to honor such withdrawal request, the Issuer shall incur no liability for failure to do so.

### 3.1.8 Negotiations & Termination of Negotiations

The Township reserves the right to engage in negotiations with any Qualified Respondent(s) recommended by the Project Team and reserves the right to terminate negotiations at any time for any reason, including without limitation, if a redevelopment agreement has not been agreed upon within 120 days of the date Project Team making its recommendation(s).

## 3.2 Submission Requirements

All Responses must be submitted complete with all requested information and are to be in conformance with the instructions set forth herein and as required by subsequent addenda, if and as applicable. The Response and all related information must be bound and must be signed and acknowledged by the Respondent in accordance with the directions herein.

The Respondent is referred to the following sections hereof, which summarize the documents and information required to be submitted pursuant to this RFP.



### **3.3 Form and Content of Response**

#### **3.3.1 Organization**

Responses submitted in response to this RFP shall consist of the following:

- |             |  |
|-------------|--|
| Section I   | Executive Summary, Respondent's Statement of Public Disclosure (see <u>Exhibit B</u> hereto), Respondent's Statement of Qualifications and Financial Responsibility (see <u>Exhibit C</u> hereto), Letter of Intent (see <u>Exhibit D</u> hereto), Acknowledgment of Addenda (see <u>Exhibit E</u> hereto) (pursuant to Section 3.3.2). Checklist, (See <u>Exhibit F</u> hereto), Non-Collusion Affidavit ( <u>Exhibit G</u> ) and Affirmative Action Statement ( <u>Exhibit H</u> ) |
| Section II  | General Information (pursuant to Section 3.3.3)  |
| Section III | Financial Information (pursuant to Section 3.3.4)  |
| Section IV  | Technical Information (pursuant to Section 3.3.5)  |
| Section V   | Proposed Redevelopment Plan (pursuant to Section 3.3.6)  |
| Section VI  | Administrative Information (pursuant to Section 3.3.7)   |
| Section VII | Supplemental Information (pursuant to Section 3.3.8)   |

#### **3.3.2 Executive Summary; Letter of Intent; Acknowledgment of Addenda**

Section I of the Response shall contain the Respondent's Executive Summary, Respondent's Statement of Public Disclosure, Respondent's Statement of Qualifications and Financial Responsibility, Letter of Intent and Acknowledgment of Addenda (all on Respondent's official letterhead) in the form and content exactly as set forth in Exhibits C, D & E herein. The Executive Summary shall include a summary of the key points of the Response including the proposed purchase price for the Redevelopment Area.

#### **3.3.3 General Information Submission Requirements**

Section II of the Response shall contain the following information set forth in the following order:

1. The name, address and telephone number of the Respondent's primary business office. If the Respondent's primary business office is located outside of the State, give the address and telephone number of the New Jersey location, if any, that will be responsible for participating in this procurement and the project.
2. Identify the parent company and any subsidiary or affiliated companies of the Respondent, giving the name, address and telephone numbers of each such company.
3. Option (if known at this time) - Does the Respondent intend to joint venture, partner or subcontract with any other company or firm or other entity in the submission of a Response? If so, identify such joint venturer, partner or subcontractor and provide for each the same information as required of the Respondence in paragraphs 1 and 2. Describe in narrative form the proposed contractual relationship and responsibilities, written or otherwise, of each of the firms or companies that will be

participating.

4. All principal officers of Respondent, and all persons or entities that hold a ten percent (10%) or greater interest in Respondent.
5. All persons or entities that hold a ten percent (10%) or greater interest in an entity identified in paragraphs 2, 3 and 4.
6. In connection with 1 through 5 above, provide:
  - a. A complete identification of all principals or officers of any entities, firms, arrangements, associates, joint ventures, partnerships, or involvements described above;
  - b. Provide complete identification of all principals holding ten percent (10%) or more of net equity and all officers of all firms or entities so named;
  - c. A complete list of all criminal charges, or civil environmental complaints, brought against any of those entities, firms or persons that have been involved in any way with Respondent as identified in the foregoing answers and the disposition of all such criminal charges.
7. Complete the Respondent's Statement for Public Disclosure exactly as set forth in Exhibit B herein.

#### 3.3.4 Financial Information Submission Requirements

Respondents must provide evidence that the development entity has the financial capacity to implement the proposed development. The Respondent must provide the following information:

- a. A summary of the amount and source of investment capital (debt and equity) anticipated to be available for the successful redevelopment of the Redevelopment Area, including the purchase price of the properties in the Redevelopment Area or commitment to pay the fair market value as determined by the Township's appraiser.
- b. A list of three (3) financial references, including a banking reference, noting the names, addresses and telephone numbers.
- c. Financial statements (audited preferred) for the general partner or controlling entity of the development team for the last three (3) years.
- d. Evidence of its ability to secure builder's risk insurance and performance bonding capacity.
- e. Disclosure of any negative information that would be deemed material under generally accepted accounting practices and, in addition thereto, any history of bankruptcy, insolvency, receivership, or similar declaration or status determination with respect to individuals or entities associated with the Respondent or any entity or affiliate therefore

or individuals, or entities that are principals of said Respondent.

- f. Specific information on how Respondent's firm has financed major projects. Indicate the source and amount of debt and equity funds Respondent's firm has arranged in the past.

Additionally, the Township is interested in how outside lenders, investors and business prospects may view the development opportunity. Although the Township is not requiring firm, binding financing and/or leasing commitments from outside financial entities (debt & equity) at this time, proposals providing evidence of same will be viewed favorably. The Respondent is also required to complete the Respondent's Statement of Qualifications and Financial Responsibility exactly as set forth in Exhibit C herein.

### 3.3.5 Technical and Project-Related Information Submission Requirements

Section IV of the Response shall contain Respondent's technical and related experience. Respondents to this RFP shall demonstrate their ability to undertake the development of the Redevelopment Area by providing the technical qualifications of the Respondent, principal subcontractors, and individual team members. The Issuer reserves the right to conduct an independent investigation of the Respondent and its subcontractor's technical qualifications by contacting project references, accessing public information, or contacting independent parties. Additional information may be requested during the evaluation of technical qualifications. At a minimum, the Respondent and its subcontractors shall provide the following information to demonstrate its technical qualifications.

#### 3.3.5.1 Summary of Related Projects

The Respondent shall include a description of its prior projects with a strong mixed residential and retail component including those in which any person or entity identified in response to Section 3.3.3 was involved. The portfolio may include visual and descriptive information sufficient to judge the quality and use of the project.

For each project, Respondent shall provide the following information:

##### 3.3.5.1(a) Project Development:

- a. Specify the scope, cost, time and completion, completion date and sources of funding for all projects.
- b. Demonstrate the project's post-construction success in terms of design, use, construction, management, income, employment, tax assessment, and associated expansions or spin-off development.
- c. Discuss any unanticipated problems that arose with any of the above issues, as well as discussion of how the firm has addressed them.

##### 3.3.5.1(b) Project Operations:

- a. Identify the current ownership and/or property management for each project.
- b. Provide contact names, addresses and telephone numbers for each project.
- c. List any project defaults in which any of the principals have been a general partner or had a controlling ownership of Respondent during the last ten (10) years.

#### 3.3.5.2 Current or Pending Projects:

Briefly describe any current or pending projects being undertaken by all members of the Respondent's team. Identify the current and future workload of staff members being assigned to this project. Identify the location of any current project, and include a contact name, address, and telephone number for each current client.

#### 3.3.5.3 Project References:

Include three (3) references from public entities for whom the Respondent has developed similar projects, indicating whether the work was that of the Respondent and/or specific staff who will be assigned to the Redevelopment Area. Identify the contact name, organization, type of work provided, and the contact's address and telephone number. The Issuer reserves the right to contact entities for whom the Respondent has developed a similar project that are not listed by the Respondent as a reference.

#### 3.3.6 Redevelopment Plan

##### Project Concept

Respondents shall review the Redevelopment Plan. The Township encourages proposals that maximize the potential of the Redevelopment Area (consistent with the overall approach of the Redevelopment Plan and the Connolly & Hickey Vision Plan Design Criteria), even if such proposal includes non-material deviations from the literal requirements of the Redevelopment Plan. Respondents must provide a project description that includes, but is not limited to, the following elements (please be as specific as possible) (collectively, the "**Project Concept**"):

- a. Uses;
- b. Square feet and number of structures;
- c. Parking, number of spaces: structured and ground level;
- d. Design scheme (this shall include but not limited to: scale, height, context, access, open space and parking. This may be presented in the form of plans and sketches);
- e. Phasing Plan, if required;
- f. Prospective tenant/occupant profiles;
- g. Targeted rent/sales price – per square foot;
- h. Market research, if applicable;
- i. Project completion timetable;
- j. Green building design;
- k. Total number of residential units, with bedroom distribution; and
- l. Total square footage of retail/commercial space proposed.

### Conceptual Site Plan

Submit a preliminary conceptual site plan at a scale of no greater than 1:50. This plan should illustrate all elements proposed in the Project Concept. Please provide sufficient information suitable to understand the project layout and design. The Project Concept should be consistent with the Connolly & Hickey Vision Plan Design Criteria.

Please indicate, at a minimum, the following information: the number of floors, approximate height, building footprint and setbacks, any landscaped areas and paved areas, sidewalks, building square footage; and the location of proposed curb cuts, vehicular and any truck parking lots and decks and interior roadways that service the project. Also, provide a sufficient overview to illustrate how the project will respond and relate to the surroundings.

### Financial Plan

Describe the financing plan for the proposed project:

- a. Total project budget;
- b. Sources and uses of funds;
- c. Terms of financing;
- d. Multi-year cash flow statements of project;
- e. Documentation of the basis of the financial projections;
- f. Estimated market value of the total project and phases (if appropriate);
- g. Include all on- and off-site infrastructure improvements supporting all uses to be developed; and
- h. Estimate of taxes to be paid;

#### 3.3.7 Administrative Information Submission Requirements

Section VI of the Response shall include the following information in the following order:

##### 1. Project Organization

- The Respondent shall submit a Project Organization Plan. The plan should describe, in narrative form and as a chart, the Respondent's proposed organizational structure for this Redevelopment Area. The chart shall display:

- the firms involved, their interrelationships and responsibilities (if known); and
  - key management personnel identified by name and firm;
  - resumes of key personnel to be assigned to the Redevelopment Area, including those to be involved in project implementation, are to be provided in the Response.
2. Describe briefly any significant pending legal and administrative proceedings (other than ordinary routine litigation incidental to Respondent's business) in which the Respondent or any person or entity identified in response to Section 3.3.3 is a party or of which any of their property is the subject. Include the name of the court or agency in which the proceedings are pending, the date instituted, and the principal parties thereto, a description of the factual basis alleged to underlie the proceeding and the relief sought. Include similar information as to any such proceedings known to be contemplated by governmental authorities. Administrative or judicial proceedings arising under any federal, State, or local laws or ordinances that have been enacted or adopted for purposes of environmental protection shall not be deemed "ordinary routine litigation incidental to the business" and shall be described.
  3. A complete list of all criminal charges and civil environmental complaints brought against Respondent or any person or entity identified in response to Section 3.3.3 identified in the foregoing answers and the disposition of all such criminal charges and/or civil environmental complaints, if any.
  4. Describe briefly any occasion in which Respondent or any person or entity identified in response to Section 3.3.3, has ever been disqualified, removed or otherwise prevented from participating in, or completing a federal, State, or local governmental project because of a violation of law or a safety regulation.
  5. Describe briefly any occasion in which Respondent or any person or entity identified in response to Section 3.3.3 has been in a position of default in a federal, State or local government project, such that payment proceedings and/or execution on a payment, performance or bid bond have been undertaken.
  6. Willingness to provide a Tax Clearance Certificate from the Director of the New Jersey Division of Taxation applied for and received by all Respondents.
  7. State whether the Respondent or any person or entity identified in response to Section 3.3.3 now or has been during the past three (3) years delinquent on any tax payments or obligations owed to any taxing jurisdiction.
  8. State whether the Respondent, or of any affiliated corporation of the Respondent or said parent corporation, or any of the Respondent's officers or principal members, shareholders

or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years.

9. State whether the Respondent or anyone referred to above as “principals of the Respondent” been indicted for or convicted of any felony within the past ten (10) years.
10. List all threatened and pending claims, litigation and judgments or settlements, including but not limited to government investigations and enforcement actions against Respondent or any person or entity identified in response to Section 3.3.3.
11. State whether the Respondent or any of its officers or principals refused to testify or waive immunity before any state or federal grand jury relating to any public construction project within the last ten years. If so, provide details.
12. If multiple organizations are participating (e.g., subsidiaries, parent companies, joint ventures and/or subcontractors), the information requested in this Section 3.3.7 shall be provided regarding each of the respective organizations.

### 3.3.8 Supplemental Information to be Provided at Respondent’s Option

The Respondent may include in Section VII any other information that it deems relevant or useful for the Issuer to consider in evaluating Respondent’s Response. Respondent should also include any concerns regarding this project or any information or suggestions that the Respondent deems relevant to the Issuer. Some suggested topics for supplemental information include:

- a. ownership issues;
- b. potential future uses;
- c. potential for additional properties to be included in Redevelopment Area; and
- d. environmental concerns.

### 3.3.9 Form

The Respondent shall provide the appropriate information required for each Section in accordance with the following content and format requirements.

- a. Each volume and all related information shall be bound as a single document (with the exception of the one (1) unbound copy), unless that is impractical, in which case an Exhibit document accompanying the volume may be submitted.
- b. The Response shall be concise, clear, factual, and complete with a minimum of extraneous material.
- c. The Response shall be indexed and sectioned and shall be prefaced with a table of contents.
- d. Maps and drawings should be attached.

**{END OF SECTION 3}**

## SECTION 4 EVALUATION AND SELECTION PROCESS

### 4.1 Evaluation Process

Generally, the Issuer will identify Qualified Respondents giving due regard to past experience, conformance to the goals and objectives articulated in this RFP, as well as financial strength and other qualifications and experience which are deemed, at the sole discretion of the Issuer, to be relevant. Only those Respondents that are deemed qualified by the Issuer will be considered. The Issuer reserves the right to select or reject a Respondent on any basis it deems appropriate or to waive any item or requirement set forth in this RFP.

All responses will first be evaluated to assure that they meet the requirements of this RFP. Responses will be evaluated by a Project Team composed of the following individuals:

- *Brian Andrews, Mayor*
- *Kathleen Miller-Prunty, Commissioner of Public Works & Engineering*
- *Township Administrator*
- *Lavona Patterson, CFO*
- *Graham Petto, Redevelopment Planner*
- *Paul LaCorte, Member, Downtown Management Corporation*

Responses will be evaluated based upon the following criteria (not ranked in order of importance):

- Understanding of the goals, nature and scope of the Township's redevelopment efforts in the Redevelopment Area, Redevelopment Plan and Vision Plan;
- Level of creativity, innovativeness and resourcefulness of past projects;
- Respondent's experience and qualifications with similar projects (redevelopment properties, joint venture or other partnerships, public entities);
- Project references;
- Financial strength and available capital;
- Innovativeness of development concept(s);
- Competency and thoroughness evidenced in the Project Concept;
- Demonstrated experience in building development projects;
- Demonstrated ability to arrange debt and equity financing for projects;
- Ability to provide superior qualified staff and professionals;
- Viability of proposed development uses; and
- Economic benefit to the Township.

Overall, a Qualified Respondent to this RFP must evidence, either directly or as part of an existing or proposed joint venture, partnership or other organization or firms or through the use of subcontractors, the technical ability, financial strength and the willingness to provide the required performance-related guarantees for the services contemplated in this RFP. The Issuer reserves the right in its sole discretion to interview one or more Respondents as to their proposals as part of its evaluation process.



The Issuer may select one or more of the Respondents with whom to undertake negotiations of a Redevelopment Agreement that will set forth the obligations and responsibilities relating to the development of the Redevelopment Area and/or to assist the Issuer in its development of the Redevelopment Area. The issuance of this RFP in no way obligates the Issuer to negotiate an Agreement with any of the Respondents. Such negotiations, if conducted, will proceed for a reasonable time acceptable to the Issuer and shall culminate in the execution of an Agreement, termination of such negotiations and the Issuer's selection of another Qualified Respondent for the commencement of negotiations, or the Issuer's abandonment or revision of the selection process contemplated by this RFP.

**{END OF SECTION 4}**

**EXHIBIT A**

**Link to Dropbox of Project Related Documents:**

[www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area](http://www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area)

**If a respondent has any trouble accessing or downloading the plan or would like to request the plan emailed to them, please contact \_\_\_\_\_**

## EXHIBIT B

### RESPONDENT'S STATEMENT FOR PUBLIC DISCLOSURE

#### A. RESPONDENT

1.
  - a. Name of Respondent:
  - b. Address of Respondent:
2. If the Respondent is not an individual doing business under his own name, the Respondent has the status indicated below and is organized or operating under the laws of

- 
- A corporation
  - A non-profit or charitable institution or corporation
  - A partnership known as
  - A business association or joint venture known as
  - A federal, state or local government of instrumentality thereof
  - Other (explain)

1. If the Respondent is not an individual, give date of establishment of entity.
2. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the Respondent, are set forth as follows:
  - a. If the Respondent is a corporation, the officers, directors or trustees, and each stockholder owning more than 10 percent or any class of stock.
  - b. If the Respondent is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *The developer should be sure to include any prospective partners it is aware of at the time of the submission.*
  - c. If the Respondent is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
  - d. If the Respondent is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10 percent.

Name, Address and Zip Code

\_\_\_\_\_

Position Title (if any) and Percent of Interest or Description of Character and  
Extent of Interest

\_\_\_\_\_

***CERTIFICATION***

I, (We) \_\_\_\_\_  
Certify that this Respondent's Statement for Public Disclosure is true and correct  
to the best of my (our) knowledge and belief.

Dated:

Dated:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Signature

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Address and Zip Code:

Address and Zip Code:

Notary:

If the Respondent is an individual, this statement should be signed by such  
individual, if a partnership, by one of the partners; if a corporation or other such  
entity, by one of its chief officers having knowledge of the facts required by this  
statement.

**EXHIBIT C**

**RESPONDENT'S STATEMENT OF QUALIFICATIONS  
AND FINANCIAL RESPONSIBILITY**

1. Name, Address and Zip Code of Respondent:
  
2. Is the Respondent a subsidiary of or affiliated with any other corporation or corporations or any other firms? Yes \_\_\_\_ No \_\_\_\_

If yes, list each such corporation or firm by name and address, specifically its relationship to the Respondent, and identify the officers and directors or trustees common to the Respondent and such other corporation or firms.

- a. The financial condition of the Respondent, as of \_\_\_\_\_, is as reflected in the attached financial statement. (Note: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with acceptable accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than sixty (60) days old).
  
  - b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based.
  
  - c. If funds for the development of the Project Concept proposed are to be obtained from sources other than the Respondent's own funds, provide a statement of the Respondent's plan for financing the acquisition and development of the land.
4. Sources and amount of cash available to Respondent to meet equity requirements of the proposed undertaking:

- a. In Banks:  

Name, Address and Zip Code of Bank	Amount
	\$
  
- b. By sale of readily saleable assets:  

Description	Market Value	Mortgages or Liens
	\$	

5. Names and addresses of bank references:

6.

- a. Has the Respondent or any person or entity identified in Section 3.3 hereto been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?

Yes \_\_\_ No \_\_\_

If yes, give date, place and under what name.

- b. Has the Respondent or anyone referred to above as “principals of the Respondent” been indicted for or convicted of any felony within the past ten (10) years?

Yes \_\_\_ No \_\_\_

7.

- a. Undertakings comparable to the proposed redevelopment completed by the Respondent or any of the principals of the Respondent, including identification and a brief description of each project and date of completion:

- b. If the Respondent or any of the principals of the Respondent has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable to the proposed development work, name such employee, name and address of employer, title of position, and brief description of work:

8. If the Respondent or a parent corporation, a subsidiary, an affiliate or a principal of the Respondent is to participate in the development of the land as a construction contract builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten (10) years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract. Yes \_\_\_ No \_\_\_ If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last five (5) years:

\$

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of Contract of Development</u>	<u>Location</u>	<u>Amount</u>	<u>Date to be Completed</u>
--	-----------------	---------------	---------------------------------

e. Outstanding construction-contract bids of such contractor or builder:

<u>Awarding Body</u>	<u>Amount</u>	<u>Date Opened</u>
	\$	

9. Does any member of the governing body in the Township or any other appointed official in the Township, have any direct or indirect personal or financial interest in the Respondent or in the development rehabilitation of the property upon the basis of such proposal?

Yes \_\_\_ No \_\_\_      If yes, explain:

10. Statements and other evidence of the Respondent's qualifications and financial responsibility (other than the financial statement) are attached hereto and hereby made a part hereof as follows:

## EXHIBIT D

### LETTER OF INTENT

(Note: To be typed on Respondent's letterhead.

The Issuer shall accept no modifications to the language of the letter).

The undersigned, (Name of Respondent) has submitted the attached Response to the Request for Proposals (the "RFP"), issued by the Township of Cranford (the "Issuer"), relative to the development of as Block 193, Lots 6.01 (portion), 10, 11, 12, 13 and 14 on the tax map of the Township of Cranford, Union County, State of New Jersey.

#### THE RESPONDENT HEREBY STATES:

- I. The attached Response contains accurate, factual and complete information.
- II. The Respondent agrees to participate in good faith in the application process as described in the RFP and to adhere to the Issuer's schedule.
- III. The Respondent acknowledges that all costs incurred by it in connection with the preparation and submission of the Response, or any negotiations which result therefrom shall be borne exclusively by the Respondent.
- IV. The Respondent hereby declares that the only persons participating in this Response as principals are named herein and that no person other than those herein mentioned has any participation in the Response or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating principals, but only if acceptable to the Issuer. The Respondent declares that this Response is made without connection with any other person, firm or parties who has submitted a Response, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.
- V. The Respondent acknowledges and agrees that the Issuer may modify, amend, suspend and/or terminate the RFP process (in its sole judgment) or may decide not to proceed with development of the Redevelopment Area described in the RFP. In either case, neither the Issuer nor any of their officers, agents or representatives shall have any liability to the Respondent for any costs incurred by the Respondent with respect to the application activities described in the RFP.
- VI. The Respondent acknowledges that any contract executed with respect to implementation/effectuation of the project described in the RFP must comply with all applicable affirmative action and similar laws. Respondent hereby agrees to take such actions as are required in order to comply with such applicable laws.
- VII. The Respondent hereby acknowledges receipt of the RFP.



Very truly yours,

(NAME OF RESPONDENT)

By: \_

Name:

Title: \_

Date:

**EXHIBIT E**

**ACKNOWLEDGMENT OF ADDENDA**

The Respondent hereby acknowledges receipt of \_\_\_\_\_ dated \_\_\_\_\_ and Addenda Nos. \_\_\_\_\_ through \_\_\_\_\_, inclusive.

(NAME OF RESPONDENT)\*

By:

Name:

Title:

\*If a joint venture, partnership or other formal organization of firms submit this Response, all such firms shall be listed and each such participant shall execute this Acknowledgment of Addenda.

**EXHIBIT F**

**REQUEST FOR QUALIFICATIONS CHECKLIST**

**THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH YOUR PROPOSAL:**

**Please initial below, indicating that your proposal includes the itemized document.**

**A PROPOSAL SUBMITTED WITHOUT THE FOLLOWING DOCUMENTS IS CAUSE FOR REFUSAL.**

**INITIAL BELOW**

**A. One Original, Two Copies and USB Drive of the complete Proposal.**

\_\_\_\_\_

**B. Non-Collusion Affidavit properly notarized.**

\_\_\_\_\_

**C. Authorized signatures on all forms.**

\_\_\_\_\_

**D. Business Registration Certificate(s).**

\_\_\_\_\_

**E. Affirmative Action Statement**

\_\_\_\_\_

**Note: N.J.S.A 52:32-44 provides that the Township shall not enter into a contract for goods or services unless the other party to the contract provides a copy of its business registration certificate and the business registration certificate of any subcontractors at the time that it submits its proposal. The contracting party must also collect the state use tax where applicable.**

**THE UNDERSIGNED HEREBY ACKNOWLEDGES**  
**THE ABOVE LISTED REQUIREMENTS.**

**NAME OF PROPOSER:**

**Person, Firm or Corporation**

---

**BY:**

**(NAME)**

**(TITLE)**

**EXHIBIT G**

**NON-COLLUSION AFFIDAVIT**

STATE OF NEW JERSEY  
COUNTY OF UNION

ss:

I AM \_\_\_\_\_

OF THE FIRM OF \_\_\_\_\_

UPON MY OATH, I DEPOSE AND SAY:

1. THAT I EXECUTED THE SAID PROPOSAL WITH FULL AUTHORITY SO TO DO;
2. THAT THIS PROPOSER HAS NOT, DIRECTLY OR INDIRECTLY ENTERED INTO ANY AGREEMENT, PARTICIPATED IN ANY COLLUSION, OR OTHERWISE TAKEN ANY ACTION IN RESTRAINT OF FAIR AND OPEN COMPETITION IN CONNECTION WITH THIS ENGAGEMENT;
3. THAT ALL STATEMENTS CONTAINED IN SAID PROPOSAL AND IN THIS AFFIDAVIT ARE TRUE AND CORRECT, AND MADE WITH FULL KNOWLEDGE THAT THE TOWNSHIP OF CRANFORD RELIES UPON THE TRUTH OF THE STATEMENTS CONTAINED IN SAID PROPOSAL AND IN THE STATEMENTS CONTAINED IN THIS AFFIDAVIT IN AWARDING THE CONTRACT FOR THE SAID ENGAGEMENT; AND
4. THAT NO PERSON OR SELLING AGENCY HAS BEEN EMPLOYED TO SOLICIT OR SECURE THIS ENGAGEMENT AGREEMENT OR UNDERSTANDING FOR A COMMISSION, PERCENTAGE, BROKERAGE OR CONTINGENT FEE, EXCEPT BONA FIDE EMPLOYEES OR BONA FIDE ESTABLISHED COMMERCIAL SELLING AGENCIES OF THE PROPOSER. (N.J.S.A.52: 34-25).

SUBSCRIBED AND SWORN TO

BEFORE ME THIS DAY

OF \_\_\_\_\_ 2023.

(TYPE OR PRINT NAME OF  
AFFIANT UNDER SIGNATURE)

NOTARY PUBLIC OF

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

## EXHIBIT H

**N.J.S.A. 10:5-31 and N.J.A.C. 17:27**  
**MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE**  
**Goods, Professional Services and General Service Contracts**  
**(Mandatory Affirmative Action Language)**

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting for the provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable Township employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable Township employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

**The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.**

**The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.**

**In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.**

**The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:**

- § Letter of Federal Affirmative Action Plan Approval**
- § Certificate of Employee Information Report**
- § Employee Information Report Form AA302**

**The contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

## EXHIBIT I

### **Narrative Description of Connolly & Hickey Vision Plan Design Criteria**

#### Building 'A' – Corner of North Avenue and Springfield Avenue

Inspired by Neoclassical design incorporating some of the style's key elements including Doric columns at the loggia including a balustrade; a delineation of floor levels including a water table, cornice band courses between the first and second and the third and fourth floor levels, and a molded cornice entablature all of which are detailed to the appropriate scale of the building massing using traditional molding profiles; a purposeful fenestration pattern; masonry window openings detailed with jambs returns, frames with brick molding, historical stone sills or stone panels, and traditional lintels; and other detailing appropriate to the architectural style.

Materials used include a traditional red brick at the body of the building and cast stone or limestone detailing at the water table, cornices, lintels, spandrels and the colonnade/portico elements and. The storefronts are detailed with metal set on cast stone bulkheads. Any stairs or other accoutrements match the cast stone detailing of the main building. This building uses a variety of window shapes and sizes at the half-round openings but most others are one-over-one double-hung windows.

#### Building 'B' – Lot 14 and portion of Lot 6.01

Inspired by a more simplified version of Neoclassical design incorporating a shallow cast stone water table, a molded metal cornice between the first and upper levels, a bracketed metal cornice entablature that is simplified on the secondary elevations, and metal spandrels between the groups of windows at the second and third floor levels. Similar to Building A, the window openings are hung sashes but with multi-panes, historical projecting metal sills, and jamb returns. The body of the building is traditional red brick slightly different from Building A.

**EXHIBIT J**

**This RFP covers only a 0.2 acre portion of Lot 6.01, Block 193 in the Redevelopment Area and defined as “Lot 6.01 Project Area” *highlighted in yellow* below:**





**NOTICE FOR REQUEST FOR PROPOSALS (RFP)**  
**TOWNSHIP OF CRANFORD**  
**UNION COUNTY, NEW JERSEY**

**FOR: DEVELOPMENT OF NORTH + SPRINGFIELD REDEVELOPMENT AREA**

Responses shall be submitted to: Business Administrator, 8 Springfield Avenue, Cranford, New Jersey 07016 as follows: One original submission with two (2) hard copies and a copy on a USB Drive on or before June 15, 2023, 10:00 AM,

To view, download, and/or print the RFP please go to the Township of Cranford Website [www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area](http://www.cranfordnj.org/home/bids/rfei-north-averedevelopment-area)

All proposers shall conform to the intention and provisions of affirmative action in Public Contracts Laws of the State of New Jersey, R.S. 10:2-1 of 7/23/75, Assembly Bill No. 2227.

Proposers are required to comply with requirements of *N.J.S.A. 10:5-31 et. seq.* and *N.J.A.C. 17:27*.

The Township Committee reserves the right to reject any and all proposals should it be in the interest of the Township to do so and to waive any informalities in the proposals.

By: \_\_\_\_\_