



NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION

REQUEST FOR QUALIFICATIONS FOR

*The Provision of:
Architectural and Schematic Design Consulting Services
for the Development of a Downtown Park*

MANDATORY PRE-BID SITE VISIT MEETING

**5:00 P.M.
AUGUST 30, 2010**

All respondents with principal business addresses outside of the tri-state area are not required to attend, however are strongly encouraged to do so. A call-in number for the Pre-Bid Meeting will be made available to respondents who wish to respond to this Request for Qualifications and whose principal business address is located outside of the tri-state area.

SUBMISSION DEADLINE

**5:00 P.M.
SEPTEMBER 20, 2010**

ADDRESS ALL QUALIFICATIONS TO:

**NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION
500 BROAD STREET, 6TH FLOOR
NEWARK, NEW JERSEY 07102
ATTN: LUIS J. MACALUSO – DIRECTOR OF PROJECT MANAGMENT**

GENERAL INFORMATION & SUMMARY

ORGANIZATION REQUESTING QUALIFICATIONS

NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION
500 BROAD STREET, 6TH FLOOR
NEWARK, NJ 07102

CONTACT PERSON

Please contact the following to obtain an electronic copy of the RFQ:

AVERLYN HUTCHINSON
OFFICE: 973-273-6623
FAX: 973-430-2291
ahutchinson@newarkha.org

If you have any questions regarding the substance of the RFQ or procedures for respondents, please contact the following:

LUIS J. MACALUSO
DIRECTOR OF PROJECT MANAGEMENT
500 BROAD STREET, 6TH FLOOR
lmacaluso@newarkha.org

PURPOSE OF REQUEST

The Newark Downtown Core Redevelopment Corporation ("NDCRC") is requesting qualifications from qualified individuals and firms to be engaged in (a) developing and finalizing a schematic plan, design and budget, with sufficient site and landscape design and detail, program and uses, to serve as the basis for construction documentation; and (b) develop and implement construction documents and construction administration.

Qualifications will be evaluated in accordance with the criteria set forth in this RFQ. One or more individuals/firms may be selected to provide services.

PERIOD OF CONTRACT

To Be Negotiated

CONTRACT FORM

The successful respondent shall be required to execute the Newark Downtown Core Redevelopment Corporation form contract, which includes the indemnification, insurance, termination and licensing provisions.

It is also agreed and understood that the acceptance of the final payment by Contractor shall be considered a release in full of all claims against the Newark Downtown Core Redevelopment Corporation arising out of, or by reason of, the work done and materials furnished under this Contract.

NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION

The Newark Downtown Core Redevelopment Corporation (NDCRC) is a New Jersey Nonprofit 501(c) 3. The Newark Downtown Core Redevelopment Corporation was incorporated in 2005 to manage the redevelopment of Newark's Downtown Core District Redevelopment Area. The non-salaried Board of Trustees is the Newark Downtown Core Redevelopment Corporation's governing body consisting up of seven members.

The NDCRC has a proven track record of managing distressed projects within the downtown core district. The Newark Downtown Core District ("Core Area") is comprised of approximately 24 acres (excluding streets) bounded by; Market Street and Edison Place to the north; Broad Street to the west; Green Street and Lafayette Street to the south; and McCarter Highway and Mulberry Street to the east.

To date NDCRC is responsible for the following redevelopment efforts in the downtown core district:

1. PRUDENTIAL CENTER - CONSTRUCTION MANAGEMENT (OWNER'S REP.)

- \$375 million stadium with 18,500 seating capacity
- 404,000sqf of land was assembled
- 9.2 acres of land environmentally assessed and cleaned
- Demolished all structures and removed all debris

2. CIRCULATION PROJECT:

- 32 Properties Acquired
- All Tenants and landowners relocated
- 7 building structures demolished
- Road way Widening and Roadway Realignment
 - i. 10 City blocks of roadway
 - ii. 225,000sf of road surface
 - iii. 9,000 linear feet of curb completed
 - iv. 32,000 cubic feet of concrete sidewalk completed
- Utility Infrastructure Relocations and upgrades
 - i. Electrical/Telephone/Data/Cable
 - ii. 83 Street Lights
- Water, Sanitary and Sewer Improvements
- 16 New Traffic Signalization Patterns
- 20 relocations have been completed

3. INITIAL EXCHANGE:

- 4 Redevelopers Designated - Devils Renaissance Development LLC, Station Plaza Urban Renewal Corp., Lafayette Broad LLC and the First Presbyterian Church

- \$500,000,000.00 worth of land swapped through the IRS-1031 Exchange between and among, Edison, Lopez, NHA, the Church and the City of Newark
 - Acquired 36 Properties totaling 404,000sqf
 - 58 Tenants relocated
 - Approximately \$1,000,000.00 in relocation claims have been processed and disbursed.
 - The NHA gained title to the Prudential Arena footprint allowing for the Devils to obtain financing for the completion of the Prudential Arena
- 4. CHAMPIONSHIP PLAZA NEW JERSEY DEVILS:**
- 8 properties acquired
 - 50,000sf of land acquired
 - All commercial tenants relocated
 - 6 building structures demolished
 - Street Vacation Completed
 - Utilities relocated to facilitate redevelopment
 - Partnered with New Jersey Devils on Plaza Design and Project Budget
 - Completed in October 2009
- 5. SUBSEQUENT EXCHANGE:**
- 11 Properties acquired (55,000sf of land acquired to date)
 - Residential and commercial tenants of acquired properties have been relocated
 - Weighted Average Analysis conducted
 - Created a financial model to determine weighted average price per square foot to effectuate the IRS-1031 Exchange
 - Conducted as-built analysis of all utilities
- 6. “TRIANGLE” & “LINEAR”PARK:**
- Phase I Environmental Evaluation
 - Preliminary Subdivision Application drafted
 - Nationwide benchmarks established
 - Performance measures established
 - Conducted a Market Study and Feasibility Analysis
 - Creating a unit cost matrix for the construction of the park

NEWARK DOWNTOWN CORE DISTRICT REDEVELOPMENT AREA

The area targeted for the largest economic growth since the industrial era of the early part of the 20th century lies in the heart of the downtown of the largest and most populated city in the State of New Jersey, the City of Newark. Newark is known for its dense urban fabric comprising of immigrant small businesses as well as global industry leaders such as Prudential Financial and major universities graduate schools and law schools. The downtown core is the major central business and cultural district of the City. Most of Newark’s office buildings are located in this area. The downtown area is home to some of the state greatest cultural assets – the New Jersey Performing Arts Center (NJPAC), the 3,000 seat Symphony Hall, the 18,500 seat Prudential Center, the Newark Museum, and New Jersey Historical Society. Over 3 million patrons have walked through the downtown core area to attend the Prudential Center events since it opened a little over two years ago. These successful

cultural assets, the recently opened new apartments, condominiums and dorms and its proximity to the Newark's colleges and universities, downtown has seen a variety of restaurants and bars open their doors in the past few years.

The local stakeholders and developers in the downtown core area have made long term commitments to developing a 24-hour presence in the Core. Most buses ride through downtown and downtown is home to the shopping grounds of most Newark residents. The intersection of Broad Street and Market Street is widely considered one of the busiest in the State of New Jersey. The site is located just 1 block from Newark Penn Station, enabling the park to be accessible via New Jersey Transit, PATH and Amtrak. Newark is currently undergoing a major revitalization, converting the city core into a vibrant and energized entertainment district. The Prudential Center, the New Jersey Performing Arts Center, The Newark Symphony, and Newark Bears Stadium are the cornerstones in the revitalization and renaissance of downtown Newark. In addition to these assets, Newark will soon add scores of condominiums, restaurants, themed bars, and mixed retail establishments.

Newark's downtown is re-emerging and relocating closer to Newark Penn Station. A new road artery will be created to serve as the central corridor of commerce and entertainment. This new artery will be Mulberry Street, flanked on the east side by the Prudential Center Arena, a new hotel and restaurants and on the west side by a world class park and state of the art residential, retail and office structures. All Respondents are encouraged to reflect how the park will complement this new downtown emergence and how it will serve as a mechanism for overall economic growth in the downtown district.

NEWARK DOWNTOWN CORE DISTRICT REDEVELOPMENT PLAN

In October, 2004 the Redevelopment Plan was approved and adopted by the City of Newark Council pursuant to Local Redevelopment and Housing Law. The Redevelopment Plan identified 24 acres of land in the downtown area of the City that was in need of redevelopment. On October 6, 2004 the City Council appointed the NHA as the redevelopment entity charged with the development of the Redevelopment Area. In early 2005, the Redevelopment Area was expanded to include additional parcels of land in the downtown area of the City.

The Redevelopment Plan provided for a proposed major league sports venue to serve as a catalyst for mixed use development that would add to the market-rate housing stock, expand the range of retail and entertainment offerings and provide attractive sites for major additions to the City's commercial sector. Proposed uses in the Downtown Core Area included: (1) a mixed use arena (Prudential Center); (2) an administration building for the Newark Board of Education; (3) retail, office and commercial space; (4) residential buildings; and (5) structured parking.

All respondents are strongly encouraged to review the Newark Downtown Core District Redevelopment Plan and Amendments, the Downtown Living Urban Renewal Plan and the applicable Redevelopment Agreements between the NHA and local developers, prior to submitting proposals.

NEWARK DOWNTOWN CORE DISTRICT PARK

NDCRC is committed to empowering the Newark residents by offering a unique environment never seen before in the downtown area, in order to increase a sense of pride and strengthen the feeling of togetherness among its communities. We want to touch the lives of every individual who lives in Newark and transform the City into a one stop shop for entertainment, recreation, dining, and commerce. The Newark Downtown Core Redevelopment Corporation is committed to the preservation and ongoing management/programming of the park so that this public open space can provide an opportunity to create wealth for local residents and businesses. Our ultimate goal is to build and manage a safe, clean, world-class, self sustainable park filled with beautiful green space, entertainment, arts and fun. Our approach is geared towards self-sustainability and driven by community participation. The design for the downtown park shall recapture the rich architectural history of Newark as well as ultimately being a signature park for which all future parks are measured by.

Per the 2000 US Census, the Demographic of Newark is comprised of 273,546 people, 91,382 households, and 61,956 families residing in Newark. However, the recent census projections show that the population has already increased to around 280,000. The population density was 11,400/mile² (4,400/km²) or 21,000/mile² (8,100 km²) once airport, railroad, and seaport lands are excluded, Newark has the eighth highest density in the nation of any city with over 250,000 residents. The racial makeup of the city was 53.46% Black or African American, 26.52% White, 1.19% Asian, 0.37% Native American, 0.05% Pacific Islander, 14.05% from other races, and 4.36% from two or more races. 29.47% of the populations were Hispanic or Latino of any race. There is a significant Portuguese-speaking community, made up of Brazilian and Portuguese ethnicities, concentrated mainly at the ironbound district. This diverse aspect of the Demography in Newark gives it a unique position to create an environment that will benefit the various communities by exposing cultural interconnectedness and the advantage of living in a cosmopolitan City.

The footprint for the future park will be approximately 75,000 square feet. The park includes in whole or in part, Block 163, Lot 10 and Block 159, Lot 60 as depicted on the City of Newark Tax Maps. It will be bordered in whole or in part by Hamilton Street to the south, Mulberry Street on the west, Edison Place on the north and McCarter Highway on the east. Respondents are encouraged to create a design for the park complete with a reintegrated street grid which would best complement the ancillary development in the downtown core district. The redesigned street grid should take into account best practices regarding traffic circulation, environmental impact on park users and overall functionality of the downtown core district.

NEWARK DOWNTOWN PARK AS A SELF-SUSTAINABLE PLACEMAKER

NDCRC believes in the principles of citizen's needs for a safe, expressive, sensually appealing environment that provides a sense of connectivity to others. By focusing on these sets of needs in the planning, design and development process of the park, we are creating a place that is more equitable, efficient and sustainable. The selected design team must demonstrate a philosophy of designing the subject space into a destination place. The Downtown Park must be financially self-sustainable, and

the design of the park must take into account locations for retail and concessions in order to generate revenue to subsidize the park's operations. The selected design team must propose a world class signature park that is geared towards self sustainability.

NDCRC believes that the key to unlocking the potential of the downtown core area is improved connectivity to nearby Penn Station. While the station can be easily seen from the Downtown Core, getting into and out of the station is far from easy. Because access to the station is currently limited to its more northerly parts, pedestrians are forced to travel on uninviting sidewalks, to cross a state highway and a second major local arterial road and to endure substantial congestion at each crosswalk. During the design process we will incorporate plans to revitalize a defunct rail bridge crossing into a fully active pedestrian bridge and create a new south concourse to the station that will link the station directly to the Downtown Core and to the Ironbound. Therefore the park will be developed utilizing a phased approach. This phased approach is currently being developed by the major stakeholders in the downtown core district. The revitalization of the rail bridge crossing will capitalize on the adaptive reuse of the facilities constructed for the defunct Central Railroad of New Jersey, the pedestrian bridge would dramatically shorten the time to reach the train platforms, avoid the current conflicts between pedestrians and vehicles and provide a pleasant environment for those walking through the area. The Downtown Park will serve as the gateway connection to the entire downtown core area and facilitate pedestrian traffic flow in a sensible and pedestrian friendly manner. NDCRC believes that the availability of this connection will provide a strong motivation for both commercial and residential users to consider relocation to the Downtown Core.

SCOPE OF SERVICES

NDCRC will direct and manage the selected design team. The NDCRC and the Newark Housing Authority propose a participatory planning and design process that will be facilitated by NDCRC with collaboration by Newark Housing Authority.

The selected professional will be engaged to perform the following services:

1. Meet with NDCRC and NHA and provide advice within their areas of expertise, presenting plans in development, and facilitating design-related discussions.
2. Meet with various stakeholders in the community to share ideas and strategies at meetings to be facilitated by the NDCRC.
3. Conduct regular project meetings with the NDCRC to ensure that the project is proceeding effectively and efficiently, and achieving project goals and objectives.
4. Create presentation materials for these meetings.
5. Draft a report and all schematic design drawings that will be tailored to the Program of the park, which was created by the NDCRC and is attached hereto.
6. Assist in the retail tenant recruitment efforts.

Respondents shall be responsible for the following during the Pre-Construction Phase of the Project:

- Provide a detailed schematic design to serve as basis for construction documentation. Include blow-up reproductions on whiteboards suitable for presentations.

- Produce a report explaining the overall theme and also including (1) Schematic Design, (2) Cost Estimate, (3) Estimated Sources and Uses Budget, (4) Proposed Construction Budget.
- Provide detailed maps and drawings illustrating the park design within the context of a conceptual rendering of the entire downtown core district future development.
- Create a virtual reality tour of park and downtown core district future development concept.
- Build a detailed 3-D model of The Park with downtown core district future development concept.
- Advise and participate in an initial Kickoff and project brainstorming sessions, a minimum of three Public Meetings and minimum of three stakeholder meetings during the design process.
- Submit progress documentation of Schematic Design at each phase of development as determined by the NDCRC.
- Deliverables for Public Meetings must be in PPT and PDF format and of the best quality resolution.
- Provide and track written documentation of project vision, goals and quantifiable objectives, and the member(s) of the design team responsible for implementing the related design components and details.
- Prepare design schedule broken down into stages of completion percentages, for completing schematic design as well as a timeframe for preparation of BID documents and construction to be approved by NDCRC.
- Prepare a detailed construction and implementation cost analysis in a standard Construction Standard Index (CSI) format, to be approved by NDCRC.
- Prepare BID documents (full size drawings and Specification books), in accordance with NDCRC's standard general conditions and requirements.
- Attend construction meetings and site visits to verify accurate execution of design plans.
- Provide CAD formatted As-Built drawings from contractor red-lines following the completion of construction. Create a CD of all CAD versions and drawings and specs for NDCRC.
- Develop a multi-year expense budget estimate and revenue plan to cover the expenses estimate.
- Conduct programming analysis for the Park which caters to the needs of the anticipated users of the Park.

Respondents shall be responsible for the following during the Construction Phase of the Project:

- RFI's
- Change Orders
- Shop Drawings and Submittals
- Meeting Minutes
- Req Review and Approval
- Material and Color
- Schedule Review and Commentary
- Punch list Prep and Inspection
- Substantial Comp. Certification

Respondents shall be responsible for the following during the BID Phase of the Project

- Walk through with Bidders

- Review And Recommend Bidders
- Review RFI and Issue Agenda as Required
- Bid Opening
- Bid Renew & Recommendation

3. **STANDARD REQUIREMENTS OF TECHNICAL PROPOSAL** - Proposers should submit a technical proposal which contains the following:

- A. The name of the proposer, the principal place of business and, if different, the place where the services will be provided;
- B. A principal/partner must have a minimum of ten (10) years of experience in a relative field and a minimum of five (5) years servicing governmental entities.
- C. The education, qualifications, experience, and training of all persons who would be assigned to provide services along with their names and titles.
- D. A listing of all other engagements where services of the types being proposed were provided in the past five (5) years. This should include other Newark Downtown Core Redevelopment Corporation governments and other levels of government. Contact information for the recipients of the similar services must be provided. The Newark Downtown Core Redevelopment Corporation may obtain references from any of the parties listed;
- E. A statement that neither the firm nor any individuals assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency;
- F. An Affirmative Action Statement;
- G. A completed Non-Collusion Affidavit;
- H. A statement that the proposer will comply with the General Terms and Conditions required by Newark Downtown Core Redevelopment Corporation and enter into the Newark Downtown Core Redevelopment Corporation's standard Professional Services Contract;
- I. A copy of the proposer's Business Registration Statement;
- J. List of Consultants to be used with reference to above-item E.
- K. Disclosure of all possible conflicts of interest including any engagements with landowners or developers having interests in the Newark Downtown Core in the last five (5) years.

4. **COST PROPOSAL** - Proposers should submit a cost proposal which would include any

proposed fees, the services to be provided for such fees, if services will be provided at a flat rate, total value lump sum, per unit cost and if all or any services will be billed through hourly rates and what are the established rate(s). The Newark Downtown Core Redevelopment Corporation does not provide payment for retainers or reimbursement for travel expenses.

5. **PROPOSAL EVALUATION** – The Newark Downtown Core Redevelopment Corporation will select the most advantageous proposals based on all of the evaluation factors set forth at the end of this RFQ. The Newark Downtown Core Redevelopment Corporation will make the award(s) that is in the best interest of the Newark Downtown Core Redevelopment Corporation.

Each proposal must satisfy the objectives and requirements detailed in this RFQ. The successful proposer shall be determined by an evaluation of the total contents of the proposal submitted. The Newark Downtown Core Redevelopment Corporation reserves the right to:

- a. Not select any of the proposals;
- b. Select only portions of a particular proposer’s proposal for further consideration; (However, proposers may specify portions of the proposal that they consider “bundled”.)
- c. Award a contract for the requested services at any time within 90 days of the selection of the most advantageous proposal; every proposal should be valid through this time period.

The Newark Downtown Core Redevelopment Corporation shall not be obligated to explain the results of the evaluation process to any proposer.

The Newark Downtown Core Redevelopment Corporation may require proposers to demonstrate any services described in their proposal prior to award.

6. **PROPOSAL LIMITATIONS** - This RFQ is not intended to be an offer, order or contract and should not be regarded as such, nor shall any obligation or liability be imposed on the Newark Downtown Core Redevelopment Corporation by issuance of this RFQ. The Newark Downtown Core Redevelopment Corporation reserves the right at Newark Downtown Core Redevelopment Corporation’s sole discretion to refuse any proposal submitted.
7. **USE OF INFORMATION** - Any specifications, drawings, sketches, models, samples, data, computer programs, documentation, technical or business information and the like (“Information”) furnished or disclosed by the Newark Downtown Core Redevelopment Corporation to the proposer in connection with this RFQ shall remain the property of the Newark Downtown Core Redevelopment Corporation . When in tangible form, all copies of such information shall be returned to the Newark Downtown Core Redevelopment Corporation

upon request. Unless such information was previously known to the proposer, free of any obligation to keep it confidential, or has been or is subsequently made public by the Newark Downtown Core Redevelopment Corporation or a third party, it shall be held in confidence by the proposer, shall be used only for the purposes of this RFQ, and may not be used for other purposes except upon such terms and conditions as may be mutually agreed upon in writing.

8. GENERAL TERMS AND CONDITIONS –

- A. The Newark Downtown Core Redevelopment Corporation reserves the right to reject any or all proposals, if necessary, or to waive any informalities in the proposals, and, unless otherwise specified by the proposer, to accept any item, items or services in the proposals should it be deemed in the best interest of the Newark Downtown Core Redevelopment Corporation to do so.
- B. In case of failure by the successful proposer, the Newark Downtown Core Redevelopment Corporation may procure the articles or services from other sources, deduct the cost of the replacement from money due to the proposer under the contract and hold the proposer responsible for any excess cost occasioned thereby.
- C. The proposer shall maintain sufficient insurance to protect against all claims under Workmen's Compensation, General, Professional and Automobile Liability. The proposer shall also maintain Errors & Omissions insurance.
- D. Each proposal must be signed by the person authorized to do so.
- E. Sealed proposals may be hand delivered or mailed consistent with the provisions of the legal notice to proposers. In the case of mailed proposals, the Newark Downtown Core Redevelopment Corporation assumes no responsibility for proposals received after the designated date and time and will return late proposals unopened. Proposals will not be accepted by facsimile or e-mail.
- F. In accordance with Affirmative Action Law, P.L. 1975, c.127 (N.J.A.C. 17:27) with implementation of July 10, 1978, successful proposers must agree to submit individual employer certifications and number or complete Affirmative Action employee information report (form AA-302). Also, during the performance of this contract, the contractor agrees as follows: (a) the contractor or subcontractor where applicable, will not discriminate against any employee because of age, race, creed, color, national origin, ancestry, marital status or 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, sex or handicap. 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 section for training, including apprenticeship. The

contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause: (b) 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, sex or handicap; (c) the contractor or subcontractor, where applicable, will send to each labor Linden 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 Linden or worker's representative of the contractor's commitments under this act and shall post copies of the notice; (d) the contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the treasurer pursuant to the P.L. 1975, c.127, as amended and supplemented from time to time.

- G.** By submission of the proposal, the proposer certifies that the service to be furnished will not infringe upon any valid patent, trademark or copyright and the successful proposer shall, at its expense, defend any and all actions or suits charging such infringement, and will save the Newark Downtown Core Redevelopment Corporation harmless in any case of any such infringement.
- H.** No proposer shall influence, or attempt to influence, or cause to be influenced, any Newark Downtown Core Redevelopment Corporation officer or employee to use his/her official capacity in any manner which might tend to impair the objectivity or independence of judgment of said officer or employee.
- I.** No proposer shall cause or influence, or attempt to cause or influence, any Newark Downtown Core Redevelopment Corporation officer or employee to use his/her official capacity to secure unwarranted privileges or advantages for the proposer or any other person.
- J.** Should any difference arise between the contracting parties as to the meaning or intent of these instructions or specifications, the Newark Downtown Core Redevelopment Corporation's Law Department decision shall be final and conclusive.
- K.** The Newark Downtown Core Redevelopment Corporation shall not be responsible for any expenditure of monies or other expenses incurred by the proposer in making its proposal.
- L.** The checklist, affidavits, notices and the like presented at the end of this Request for Proposals are a part of this Request for Proposals and shall be completed and submitted as part of this proposal.

END OF GENERAL INSTRUCTIONS

EVALUATION FACTORS

- A. Relevance and Extent of Qualifications, Experience, Reputation and Training of Personnel to be assigned.**
- B. Knowledge of the Newark Downtown Core Redevelopment Corporation and the subject matter to be addressed under this engagement.**
- C. Relevance and Extent of Similar Engagements performed**
- D. Technical Proposal contains all required information**
- E. Evidence of commitment to partnerships with minority owned and Newark based firms.**
- F. Reasonableness of Cost Proposal**
- G. Demonstrate willingness to engage students from local universities who are pursuing a career in the Architectural and Landscape Design field.**
- H. Demonstrate understanding of the vision for the park and how it interconnects with the overall goals of the downtown district core area.**

REQUEST FOR PROPOSALS CHECKLIST

THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH YOUR QUALIFICATIONS:

**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. An original and six (6) signed copies of your complete qualifications _____
- B. Non-Collusion Affidavit properly notarized _____
- C. Authorized signatures on all forms _____
- D. Affirmative Action Statement _____

Note: N.J.S.A 52:32-44 provides that the Newark Downtown Core Redevelopment Corporation 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 RESPONDENT:

Person, Firm or Corporation

BY:

(NAME)

(TITLE)

EXHIBIT A

**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 Linden 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 Newark Downtown Core Redevelopment Corporation employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable Newark Downtown Core Redevelopment Corporation 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 B

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY
NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION

SS:

I AM _____

OF THE FIRM OF _____

UPON MY OATH, I DEPOSE AND SAY:

1. THAT I EXECUTED THE SAID QUALIFICATIONS WITH FULL AUTHORITY TO DO SO;
2. THAT THIS RESPONDENT 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 NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION 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 RESPONDENT. (N.J.S.A.52: 34-25)

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY

OF _____ 20 ____.

(TYPE OR PRINT NAME OF
AFFIANT UNDER SIGNATURE)

EXHIBIT C

PROGRAM OVERVIEW



NEWARK DOWNTOWN CORE REDEVELOPMENT CORPORATION PROGRAM OVERVIEW FOR TRIANGLE PARK

MISSION STATEMENT

To create a world-class self-sustainable, multi-use park, filled with beautiful green space, entertainment, arts, education and fun.

DEVELOPMENT OBJECTIVES

- Develop an “Urban Oasis”, encouraging redevelopment of vacant and underutilized properties.
- Create a new image for the City of Newark as a “Destination Place” for all.
- Improve physical landscape and overall aesthetics of Newark’s downtown district.
- Create employment opportunities for Newark citizens.

THEMES

- Historical gateway into the City of Newark
- Central hub for all of Newark’s diverse communities to congregate
- Regional destination park for tourist
- Display of local arts, entertainment, and multicultural pride
- Post card view of downtown Newark

CHARACTER OF TRIANGLE PARK

- High quality services, design and amenities
- Clean, inviting and friendly open space
- Technologically advanced and environmentally conscious

DESIGN CHARACTERISTICS

Visually stimulating to onlookers who:

- live and work in nearby buildings
- are driving pass the park on parallel streets
- are walking within and around the Park
- riding on nearby passing trains to and from Newark Penn Station

PARK USES

- Shopping, Dining, Entertainment, Leisure Activities
- Learning, Meeting destination, place for local community groups to congregate

PARK USERS/VISITORS

- Prudential Center Patrons

- Employees and customers of local private and public businesses
- Local residents and community groups
- Nearby hotel guests
- Students from NJIT, Rutgers, UMDNJ, Seton Hall Law School, Essex County College etc...
- Institutions wanting to host events in an outdoor venue, i.e. Symphony Hall, NJPAC, etc...

MAJOR DESIGN FEATURES AND AMENITY ELEMENTS

- Open Green Space, Streetscapes and Edges
- Fountain Feature, Sculpture, Public Art, and Commemorative Features
- Thematic Fixtures and Furnishings
- Visitor Orientation Amenities
- Park Maintenance with Storage space
- Permanent and Temporary Retail Space

PROGRAMMING AND RETAIL SPACE

- Multicultural festivals
- Local community group events
- Educational programs
- Theatre and Arts festivals
- Fireworks, movies in the park and other social events
- Food, beverage and souvenir kiosks
- Sit-in dining and high-end permanent retail venues

AWARD WINNING STANDARDS

- Sustainable land development according to smart growth principles
- Energy efficient and environmentally sound construction and design
- Urban redevelopment with an extraordinary economic and social impact
- Converting under-developed land into beautiful open green space
- High quality, efficient and effective park maintenance and park management

SECURITY

- Lighting, cameras, clear sight lines, park rangers/ambassadors
- Prevention of misuse from intentional or unintentional abuse

PEDESTRIAN BRIDGE

The Pedestrian Bridge is intended to connect the eastern portion of the city along with the proposed park and downtown district. Utilizing this bridge encourages a safe and seamlessly passageway for entering and exiting Penn Station and the Ironbound District. Due to the difficulties in financing this project it is necessary to pursue a flexible park design which will allow for changes that accommodate the future need for this complex structure.

EXHIBIT D

EVALUATION & SELECTION CRITERIA

NDCRC, based on the evaluation criteria contained in this RFQ, will review all qualification packages. NDCRC will use a point system that assigns values based on the Respondents ability to demonstrate capability to provide said services for the site that it wishes to be considered. The specific evaluation criteria and respective weighting are detailed below.

SELECTION CRITERIA	SCORE
QUALIFICATIONS & RELEVANT EXPERIENCE Experience with design, construction and management of similar projects Knowledge of unique funding arrangements and constraints of public tax exempt Bond Financing Experience with designing parks and outdoor public spaces Experience in retail leasing and management General qualifications	40
PROJECT APPROACH Proposed financial and legal structure Proposed design and implementation Proposed sustainable or green elements Approach to project phasing	30
QUALITY OF REFERENCES Financial institutions, governmental entities, former clients Experience with layered financing Profile of respondent's portfolio Current development profile Recent experience obtaining comparable financing commitments	10
NDCRC AFFIRMATIVE ACTION Proposal for surpassing Section 3 requirements Track record for meeting Section 3 requirements	10
STRENGTH OF QUALIFICATION PRESENTATION Interview	10
OVERALL SCORE	100