

~~REVISED FOR DEADLINE EXTENSION AND TO ELIMINATE "NOT TO EXCEED" INFORMATION~~

City of Hoboken Request for Qualifications From Planning Firms Interested in Serving as "Planner – Hoboken Terminal and Yard Redevelopment Plan"

Introduction

The City of Hoboken ("City") is a municipality governed according to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 to -210. Pursuant to Ordinance #DR-154, the City seeks Requests for Qualifications ("RFQ") from planning firms that wish to provide planning services for the preparation of the Hoboken Terminal and Yard Redevelopment Plan. ***The employee(s) that the firm designates to serve in this capacity must be a licensed Professional Planner ("PP").***

Background

NJTransit seeks to undertake the redevelopment of the Hoboken Terminal and Yard Redevelopment Area pursuant to the Transportation Act in order to maximize the economic potential of the Hoboken Terminal Redevelopment Area, increase revenue and ridership and promote mixed-use development in accordance with the principals of transit-oriented development. In furtherance of such, on October 27, 2005, NJTransit entered into a Master Development Agreement with LCOR Hoboken Rail Station Redevelopment, LLC ("**LCOR**"), for the purpose of undertaking the non-transit related development of the Hoboken Terminal and Yard Redevelopment Area. The area of interest includes 52 acres of land within the City of Hoboken, including Block 229, Lots 1 and 2, and Block 139, Lots 1.1, 1.2, 1.3, 2, 3 and 4 on the tax map of the City (the "**Project Site**").

On February 7, 2007, the City of Hoboken adopted a resolution designating the Project Site as an area in need of redevelopment in accordance with the requirements of Section 5 of the Redevelopment Law (N.J.S.A. 40A:12A-5).

The City is undertaking the preparation of the Redevelopment Plan pursuant to Section 7 of the Redevelopment Law (N.J.S.A. 40A:12A-7) and shall, in its sole discretion, hold, or direct the Planning Board to hold, various public hearings and meetings to accept public comments on the plan prior to final approval by the City. The City may, in consultation with NJTransit, present the Redevelopment Plan in multiple phases. If the Redevelopment Plan is undertaken in phases, the parties will work together to establish a priority schedule of review for the first phase of the Redevelopment Plan.

Preparation of the Redevelopment Plan

This RFQ is seeking responses from highly qualified and experienced planning professionals, recognized and distinguished in their field, on a national or regional level, together with capabilities or services as may be necessary or useful to prepare a comprehensive Redevelopment Plan for the Project Site. Special consideration for planning firms with experience in planning addressing green initiatives and sustainability issues, and strength in visioning and consensus building. The professional selected by the City will ultimately assist the City of Hoboken in the preparation of a Redevelopment Plan for approximately fifty-two (52) acres of the Hoboken Terminal and Yard Redevelopment Area.

Pursuant to the Redevelopment Law, the Redevelopment Plan that will be prepared will contain, at a minimum, information regarding the following:

- 1) The relationship of the planning and redevelopment of the area to definite local objectives as to appropriate land uses, density of population, and improved traffic, parking and public transportation, public utilities, recreational and community facilities and other public improvements;

- 2) Proposed land uses and building requirements in the project area;
- 3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
- 4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
- 5) Any significant relationship of the redevelopment plan to
 - (a) the master plans of contiguous municipalities,
 - (b) the master plan of the county in which the municipality is located and
 - (c) the State Development and Redevelopment Plan.
- 6) An inventory of affordable housing units to be removed as a result of implementation of such Redevelopment Plan;
- 7) A plan for provision of affordable housing, both replacement and additional units.

A copy of this Request for Qualifications will be available for download on the City of Hoboken's website: www.hobokennj.org.

Professional Information and Qualifications

1. Name of Firm;
2. Address of principal place of business and all other offices and corresponding telephone and fax numbers. Please note specifically which planners will be assigned to work with the City;
3. Description of firm's planners' education, experience, qualifications, number of years with the firm and a description of their experience with projects similar to those described above;
4. Experience related to providing planning services to public entities, specifically regarding redevelopment planning, green initiatives and sustainability issues, and strength in visioning and consensus building;
5. At least four (4) references, three (3) of which must have knowledge of your service to public entities, preferably related to redevelopment;
6. Examples of your record of success (or significant achievements) servicing public entities regarding redevelopment;
7. The firm's ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff);
8. Cost details, including the hourly rates of each of the individuals who will perform the services and the time estimates for each individual, ~~all expenses, and where appropriate, total cost of~~ "not to exceed" amount;

9. Evidence of compliance with New Jersey affirmative action requirements (e.g. Certificate of Employee Information Report);
10. A copy of your New Jersey Business Registration Certificate;
11. A copy of any of any required professional federal and/or state licenses to perform the required activities; and,
12. Any other information that the interested firm deems relevant.

Selection Criteria

The selection criteria used in awarding a contract or agreement for professional services as described herein shall include:

1. Qualifications of the individuals who will perform the tasks and the amounts of their respective participation, especially related to redevelopment planning, green initiatives and sustainability issues, and strength in visioning and consensus building;
2. Experience and references;
3. Ability to perform the task in a timely fashion, including staffing and familiarity with the subject matter;
4. Cost competitiveness; and,
5. All applicants must be able to certify compliance with the City of Hoboken’s “Public Contracting Reform Ordinance,” #DR-297 (Section 20A-11 et seq. of the Code of the City of Hoboken).

Submission Requirements

Each submission must include materials to address all of the professional information and qualification items listed in this RFQ.

Please submit one (1) original hard copy and one (1) electronic copy (CD) in a sealed envelope addressed to: Brandy Forbes, Community Development Director, City of Hoboken, 94 Washington Street, Hoboken, NJ 07030. Submittals are due by 4:00 p.m. on ~~Thursday, September 2, 2010~~ Monday, September 27, 2010. ~~Those who submitted by the previous deadline will be considered, but are also welcome to provide supplemental information or revisions to their submission by the September 27, 2010 deadline.~~

On the outside of the submission, it must state:

**City of Hoboken Request for Qualifications From Planning Firms
Interested in Serving as “Planner – Hoboken Terminal and Yard Redevelopment Plan”**

The submission must be delivered at the place and time required or mailed so as to be received prior to the deadline of submittal noted in the RFQ. Submissions received after the time herein named shall not be considered.

The City will not be responsible for submissions forwarded through the U.S. Mail or any delivery service if lost in transit at any time before submission opening, or if hand-delivered to incorrect location.