711 Broad Street
Florence, New Jersey 08518

Request for Qualifications/ Request for Proposal

For the

Redevelopment of the Former Roebling Steel Mill Site

Issued on

October 3, 2022

REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS
ROEBLING STEEL MILL SITE

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REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS
REDEVELOPMENT OF THE ROEBLING STEEL MILL SITE

Advertisement

The Township of Florence (Florence Township), Burlington County, New Jersey is seeking from Redevelopers (Offerors) their Qualifications and Proposals for redeveloping a portion of the former Roebling Steel Mill Site (Site) that contains about 108 acres. Florence Township desires to have the Site redeveloped with a mix of uses that would benefit the community, are compatible with the historic Village of Roebling, and leverage onsite and surrounding natural and manmade amenities and resources. Florence Township designated the Site as an area in need of redevelopment and would be willing to amend the redevelopment plan to accommodate the Proposal it selects for the Site.

Site Description

The Site, which contains about 108 acres, is part of the former manufacturing plant for steel and wire products that the John A. Roebling's Sons Company built and began operating in 1905. The Village of Roebling, developed by the Company for its workers to live within walking distance to the plant, remains largely intact and is a historic district on the National Register of Historic Places. Since 1952, when the plant was sold to Colorado Fuel and Iron Company, the property changed ownership numerous times until its last owner, John A. Roebling Steel Corporation, ceased operations in 1983 and subsequently filed for bankruptcy. Over the years, the property has been cited for violations of environmental regulations and laws, dating back to the late 1960s. In September 1983, the United States Environmental Protection Agency (USEPA) placed the 200-acre property on the Superfund program's National Priorities List. The USEPA has completed four (4) remedial actions spanning from 1991 to 2016. In February 2001, by exercising eminent domain under the New Jersey Housing and Redevelopment Law, Florence Township condemned the entire parcel of land thereby extinguishing numerous liens held against the property and clearing title in order for the Township to gain ownership of it. The USEPA remains the custodian of the property, overseeing its continued cleanup and remediation.

Since the early 2000s, portions of the property have been remediated and redeveloped. A 4.72-acre area of the property opened as a light rail passenger station for the New Jersey Transit interurban light rail system known as the River Line. The USEPA restored the Main Gate House, which is now occupied by the Roebling Museum, and remediated nearby soils on an 11-acre parcel of land used by the Museum. The federal agency remediated and capped the 30-acre slag area between the Village of Roebling and the Delaware River, allowing for the extension of the municipality's John A. Roebling Park to the river's shoreline. Approximately 108 acres, which are mostly open and bounded by the Delaware River and its Back Channel, Crafts Creek, the railroad on which the River Line operates, the Roebling Museum, and John A. Roebling

Park, still require remediation – this is the Site that is the subject of this RFQ/RFP for redevelopment.

Project

Florence Township desires to redevelop the Site with productive uses that would benefit the community and the Offeror selected as the redeveloper. The redevelopment must leverage the natural and manmade amenities existing on and surrounding the Site. It is imperative to provide public access through the Site to allow for the continuous use of the Delaware River Heritage Trail that traverses the Site from the Mansfield Township border where it crosses Crafts Creek over a former railroad bridge, follows the top of the Site's shoreline along the Delaware River Back Channel, and connects to walking paths in the extension of the John A. Roebling Park. Tantamount to providing public access is ensuring the redevelopment of the Site is compatible with the neighboring historic Village of Roebling. Water-dependent uses, such as a marina, fishing piers and waterfront restaurants and eating/drinking establishments, are strongly encouraged. Mixed-use buildings, such as residential dwelling units over commercial uses on the first floor, are welcomed in areas around the River Line light rail train station and along First Avenue. USEPA's overall cleanup strategy addresses contamination in a manner that would allow most of the Site to be returned to productive use for industrial, commercial, or recreational purposes. Additional investigations, remediation measures, and institutional controls are needed for residential use of the property, at the expense of the potential redeveloper, under USEPA oversight, to support a ROD amendment. The architectural design, height and mass of the mixed-use buildings must be compatible with the architectural style of the buildings in the Village of Roebling and must be in scale and proportion with the Village of Roebling. Any residential component of the redevelopment shall have a set-aside of at least 20 percent for affordable housing. Portions of the Site should be explored for providing non-residential uses that create high-skilled jobs, take advantage of the River Line for employees commuting to their jobs, generate few to no truck trips, and is designed to be in scale and proportion with the Village of Roebling. Permanent interpretive remembrances honoring the history of and industrial innovations achieved at Roebling Steel Mill site must be incorporated into the redevelopment of the Site. The selected redeveloper will be responsible for capping the Site according to USEPA requirements and successfully obtaining USEPA's approval for reusing the Site.

Obtaining the Request for Qualifications/Request for Proposal (RFQ/RFP): Obtain a copy of the RFQ/RFP titled "Redevelopment of the Roebling Steel Mill Site" from the following Township of Florence website:

https://florence-nj.gov

Site Visit: A visit to the project site shall be provided to Offerors on **October 28, 2022 at 10a.m.** The meeting location for the site visit shall be the parking lot situated next to the Roebling Museum. Access to the parking lot is gained from roadway that

extends from Hornberger Avenue and traverses to the north past the entrance driveway for the River Line light rail passenger station toward the museum parking lot. Offerors interested in participating in this site visit shall send an email message to the Township Administrator at sfazekas@florence-nj.gov to confirm their attendance no later than **October 21, 2022 at 4 p.m**. In order for Offerors to enter the project site and to avoid the liability of individual vehicles entering the project site, Offerors shall be transported as passengers in Township vehicles.

Questions: Offerors are encouraged to submit questions regarding this RFQ/RFP. Any questions about the RFQ shall be submitted in writing to the Township Administrator no later than **4 p.m. on November 11, 2022** at the address below. A written response to all questions received according to the deadline will be posted on the Township of Florence website on **December 2, 2022**.

Nothing in this RFQ/RFP prevents Florence Township from issuing addenda to address questions raised by Offerors.

Submission Deadline:

Submissions shall be made by 10 a.m. on January 13, 2023.

Submissions shall be submitted to:
Township Administrator
Township of Florence
711 Broad Street
Florence Township, NJ 08518

Florence Township requires submissions consist of no less than six (6) printed and bound hard copies and a CD or USB drive containing electronic copies of the submission in PDF format. Submissions consisting of only electronic copies or made only by email or FAX will not be accepted.

Diversity: Florence Township is an Equal Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses and small businesses to submit their qualifications or to participate as subcontractors and suppliers.

Evaluation: Florence Township expects to select the Offeror that demonstrates the greatest potential for achieving the objectives set forth in the RFQ/RFP and best meets the evaluation criteria provided in the RFQ/RFP. Florence Township reserves the right to waive any irregularity in submissions and/or to reject any and all submissions.

The Township will consider as "non-responsive" any submission for which critical information is lacking, or any submission that represents a major deviation from this RFQ/RFP. Minor omission may, at the sole option and discretion of the Township, be

corrected within five business days of notification of the deficiency issued by the Township.

The Township will evaluate the responses utilizing the evaluation criteria listed herein. Personal interviews with the respondent(s) with the most compelling proposals will be scheduled during the week of **February 13, 2023**. The Township Council intends to select a Redeveloper by **March 8, 2023**. The Township reserves the right to reject any or all responses to the RFQ/RFP, to not select a Redeveloper, and to re-advertise this RFQ/RFP or another RFQ/RFP for the Site. Selection of an Offeror as the prospective Redeveloper does not guarantee that the Township will enter into an Agreement with the Offeror or that the Project will proceed in the manner described in this RFQ/RFP. Offerors are hereby notified that all information submitted as part of or in support of their responses to this RFQ/RFP will be made available for public inspection. All costs associated with responding to this RFQ/RFP shall be borne by the Offeror.

INTRODUCTION AND PROJECT DESCRIPTION

1. **Brief Description.** The Township of Florence in Burlington County, New Jersey (the Township) seeks submissions from qualified Offeror's to redevelop the Site with a mixed-use development that leverages the natural and manmade amenities existing on and surrounding the Site. The following types of uses should be considered for the redevelopment of the Site: water-dependent uses, such as a marina, fishing piers and waterfront restaurants and eating/drinking establishments; mixed-use buildings, such as residential dwelling units over commercial uses on the first floor; non-residential uses that create high-skilled jobs, take advantage of the River Line for employees commuting to their jobs, and generate few to no truck trips; passive recreational uses for residents of Florence Township; and public access through the Site to allow for the continuous use of the Delaware River Heritage Trail that traverses the Site to the extension of the John A. Roebling Park. Any residential component of the redevelopment shall have a set aside of at least 20 percent for affordable housing. The architectural design, height and mass of the mixed-use buildings must be compatible with the architectural style of the buildings in the Village of Roebling and must be in scale and proportion with the Village of Roebling. USEPA's overall cleanup strategy addresses contamination in a manner that would allow most of the Site to be returned to productive use for industrial, commercial, or recreational purposes. Additional investigations, remediation measures, and institutional controls are needed for residential use of the property, at the expense of the potential redeveloper, under USEPA oversight, to support a ROD amendment. Job-generating non-residential development must be designed to be in scale and proportion with the Village of Roebling. The selected redeveloper will be responsible for capping the Site according to USEPA requirements and successfully obtaining USEPA's approval for reusing the Site. The Township

intends to enter into a development agreement with a qualified Offeror as the result of this RFQ/RFP.

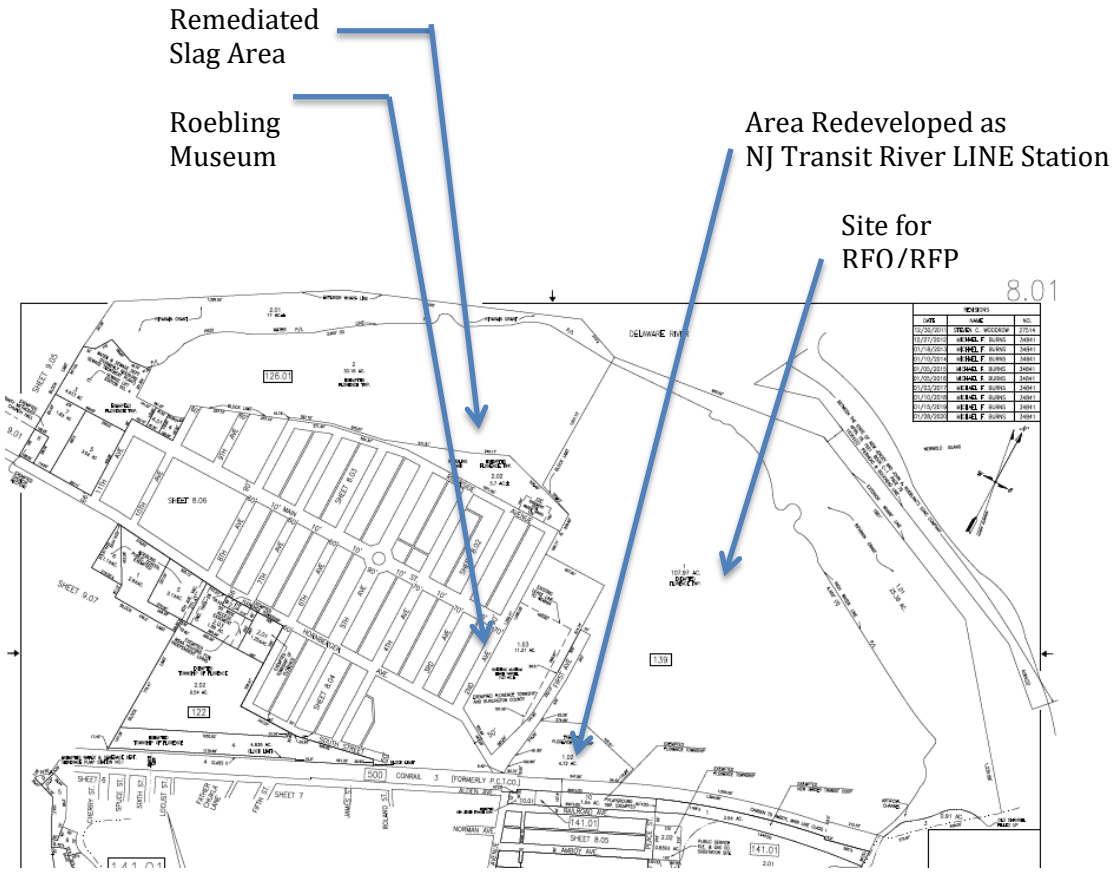
2. **Background and General Description of Project.** The Township desires to redevelop the Site into a mixed-use development. A brief historical background of the Site is provided below.

Background

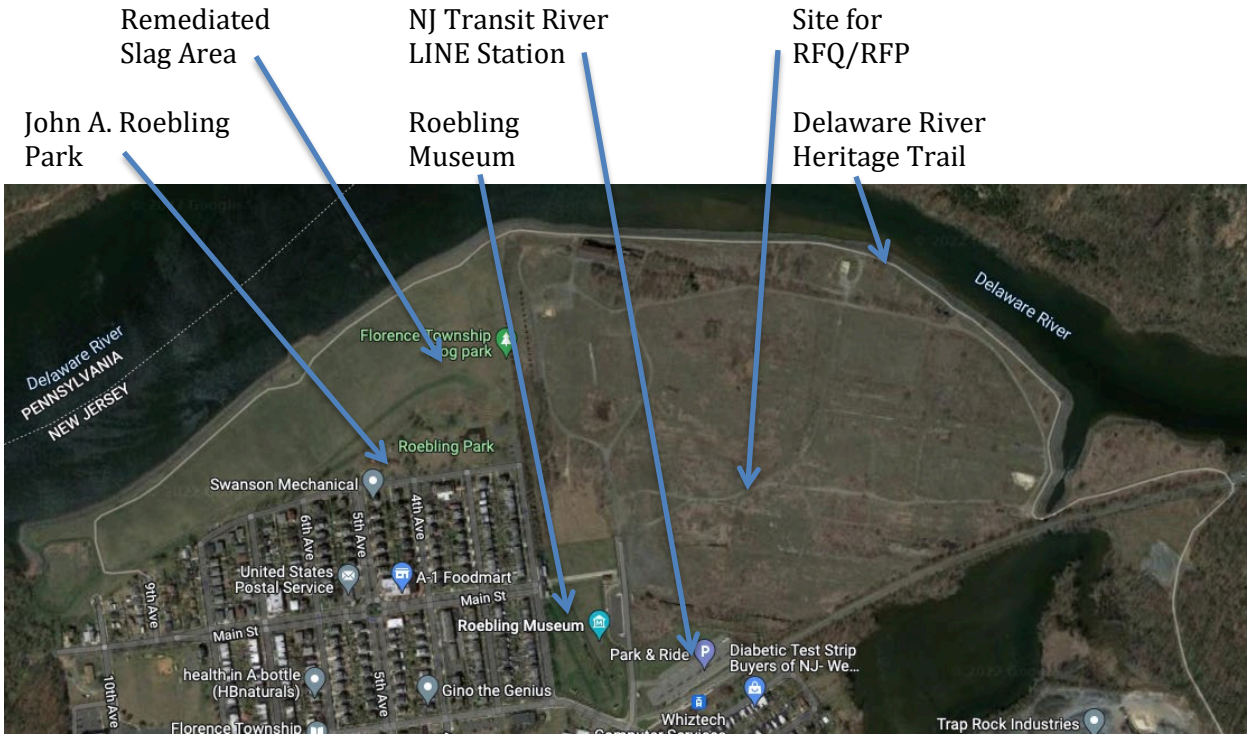
The Site, which is identified as Block 139, Lot 1 and contains about 108 acres, is part of the former manufacturing plant for steel and wire products that the John A. Roebling's Sons Company built and began operating in 1905. The Village of Roebling, developed by the Company for its workers to live within walking distance to the plant, remains largely intact and is a historic district on the National Register of Historic Places. Since 1952, when the plant was sold to Colorado Fuel and Iron Company, the property changed ownership numerous times until its last owner, John A. Roebling Steel Corporation, ceased operations in 1983 and subsequently filed for bankruptcy. Over the years, the property has been cited for violations of environmental regulations and laws, dating back to the late 1960s. In September 1983, the United States Environmental Protection Agency (USEPA) placed the 200-acre property on the Superfund program's National Priorities List. The USEPA has completed four (4) remedial actions spanning from 1991 to 2016. In February 2001, by exercising eminent domain under the New Jersey Housing and Redevelopment Law, Florence Township condemned the entire parcel of land thereby extinguishing numerous liens held against the property and clearing title in order for the Township to gain ownership of it. The USEPA remains the custodian of the property, overseeing its continued cleanup and remediation.

Since the early 2000s, portions of the property have been remediated and redeveloped. A 4.72-acre area of the property opened as a light rail passenger station for the New Jersey Transit interurban light rail system known as the River LINE. The USEPA restored the Main Gate House, which is now occupied by the Roebling Museum, and remediated nearby soils on an 11-acre parcel of land used by the Museum. The federal agency remediated and capped the 30-acre slag area between the Village of Roebling and the Delaware River, allowing for the extension of the municipality's John A. Roebling Park to the river's shoreline. Approximately 108 acres, which are mostly open and bounded by the Delaware River and its Back Channel, Crafts Creek, the railroad on which the River LINE operates, the Roebling Museum, and John A. Roebling Park, still require remediation – the Site that is the subject of this RFQ/RFP for redevelopment.

A portion of Tax Map Sheet No. 8.01 showing the Site and recently redeveloped areas of the Roebling Steel Mill Site is provided.



An aerial view of the Site and surrounding areas is provided below.



Source:
https://www.google.com/maps/@40.1187308,-74.7718893,2208m/data=!3m1!1e3

The Background provided in this RFP/RFQ is for informational purposes only, including but not limited to information regarding environmental constraints, prior uses, or regulatory matters involving the NJDEP or USEPA. The Applicant shall not rely on the information set forth herein, but should perform their own due diligence in formulating their application.

Project

Florence Township desires to redevelop the Site with productive uses that would benefit the community and the Offeror selected as the redeveloper. The redevelopment must leverage the natural and manmade amenities existing on and surrounding the Site. It is imperative to provide public access through the Site to allow for the continuous use of the Delaware River Heritage Trail that traverses the Site from the Mansfield Township border where it crosses Crafts Creek over a former railroad bridge, follows the top of the Site's shoreline along the Delaware River Back Channel, and connects to walking paths in the extension of the John A. Roebling Park.
The following uses should be considered for the redevelopment of the Site:

- A "transit village" designed as a compact, pedestrian-friendly, mixed-use district consisting of multifamily and mixed-use buildings, such as residential dwelling units over commercial uses on the first floor, in areas oriented around the River LINE light rail train station. Twenty percent of the total residential dwelling units shall be set aside for affordable housing according the New Jersey statutes. USEPA's overall cleanup strategy addresses contamination in a manner that would allow most of the Site to be returned to productive use for industrial, commercial, or recreational purposes. Additional investigations, remediation measures, and institutional controls are needed for residential use of the property, at the expense of the potential redeveloper, under USEPA oversight, to support a ROD amendment.
- Water-dependent uses including, but not limited to, a marina, fishing piers and waterfront restaurants and eating/drinking establishments that may include microbreweries and brewpubs.
- Non-residential uses to create high-skilled jobs that take advantage of the River LINE for employees commuting to their jobs, generate few to no truck trips, and is designed to be in scale and proportion with the Village of Roebling – no warehouses, or facilities for distribution or logistical storage and movement of goods shall be permitted.
- Passive recreational uses including, but not limited to, areas for sitting and picnicking with benches and tables, open shelters for music, plays and similar events, ornamental gardens, and walking trails that connect to the Delaware River Heritage Trail that currently traverses the Site.
- Permanent interpretive remembrances honoring the history of and industrial innovations achieved at Roebling Steel Mill site – to develop the remembrances, input from the Roebling Museum and the Roebling Historical Society must be obtained. The two rows of concrete pillars that supported elevated railroad tracks where rail cars emptied their loads of coal shall be incorporated into the overall design of the redevelopment of the Site.

The following additional considerations must be included in the Offeror's response to this RFQ/RFP:

- Capping the site and obtaining USEPA approvals – The selected redeveloper shall be responsible for capping the Site according to USEPA requirements and successfully obtaining USEPA's approval for reusing the Site.
- Miscellaneous considerations:
    - Master Entity – A master entity shall be created to be responsible for managing, maintaining, repairing and replacing:
        - Stormwater management facilities
        - Roads, drives, and parking and loading areas
        - Pedestrian walkways and plazas, sidewalks, and pathways

- Open space, recreational areas and facilities, street trees and streetscapes
- Private utilities including, but not limited to, water lines, sanitary sewers, site and street lighting, and other private utilities.
- All improvements including, but not limited to, buildings and structures.
- The cap of the Site as approved and required by the USEPA.

- Stormwater management – Stormwater management facilities shall comply with current New Jersey Department of Environmental Protection regulations. Shared facilities, i.e., stormwater management basins, serving multiple areas and lots of the redevelopment may be provided.
- Circulation and traffic analysis – Access to the Project site from U.S. Route 130 via Hornberger Avenue shall be analyzed in terms of the road system's ability to adequately and safely convey motorized vehicles to and from the Project when fully built out. Florence Township is aware that circulation and traffic congestion and safety issues exist along said roads, particularly during morning and afternoon peak hours. The circulation and traffic analysis shall be prepared in accordance with traffic engineering industry standards that include projected levels of service of key intersections and recommendations to address and/or mitigate circulation and traffic issues.

3. **General Development Plan.** The Project shall require the selected Offeror to submit a general development plan application that complies with the Municipal Land Use Law, N.J.S.A. 40:55D-45—45.8 for planned developments.

4. **Funding.** The selected Offeror is responsible for obtaining all funding for the redevelopment of the Site. Florence Township will provide written support when the selected Offeror applies for grants to remediate and redevelop the Site.

   Florence Township will entertain providing a payment-in-lieu-of-taxes (PILOT) for redeveloping the Site. The decision to provide a PILOT depends upon the selected Offeror demonstrating the financial need for a PILOT in a pro forma cash flow analysis submitted as part of its response to this RFQ/RFP.

5. **Site Description, Boundaries and Ownership.** The Site on which the subject Project is to be constructed is known as Block 139, Lot 1 in the Township of Florence, Burlington County, New Jersey. According to Florence Township Tax Map Sheet No. 8.01, the Site contains 107.97 acres. The selected Offeror shall be responsible for preparing a boundary survey for the Site.

   The Township owns the Site and will retain ownership of the Site. The selected Offeror will execute with the Township a 99-year land lease with negotiated

options to extend the lease for the redevelopment of the Site. The selected Offeror shall redevelop the Site according to the "proposed timing schedule," which is required by the Municipal Land Use Law for general development plan submission. Violating the "proposed timing schedule" for redeveloping the Site shall be subject to the terms and conditions of a "Development Agreement" that provides methods for the Offeror to cure the violation, and for terminating the 99-year lease and any negotiated options to extend the lease when the Offeror is unable to cure the violation of the "proposed timing schedule."

6. **Building and Site Design and Engineering.** The selected Offeror shall provide all architectural and engineering services for the subject Project. Florence Township engineering and planning professionals will provide input into the design and engineering of the redevelopment of the Site on an as-needed basis.

7. **Management and Operations.** The selected Offeror shall responsible for managing and operating the subject Project.

8. **Subdivision and Site Plan Application Processing.** The selected Offeror shall be responsible for preparing and submitting subdivision and site plan applications to the Florence Township Planning Board. Florence Township will process any required subdivision and/or site plan applications in an expeditious manner.

9. **Site Visit:** Site visits will be done by appointment only. Contact Administrator Stephen Fazekas at (609) 499-2525 or sfazekas@florence-nj.gov to schedule a visit. Any questions that are asked or answered at each site visit will be reduced to writing and provided as an addendum to the RFP in order to ensure all potential bidders have the same information. Waivers will need to be signed before entrance onto the property site since it is a EPA controlled site.

LEGAL AND FINANCIAL STRUCTURE

1. **Sources of Funds.** The anticipated sources of funds for the project may include, but are not limited to:

    - Developer equity
    - Conventional debt undertaken by the selected Offeror
    - Other sources, such as grants, chosen by the selected Offeror including, but not limited to, foundation grants, corporate grants, and other state or federal funding.

2. **Florence Township Funds for Development.** The Township may consider providing a PILOT for redeveloping the Site. The decision to provide a PILOT depends upon the selected Offeror demonstrating the financial need for a PILOT in a pro forma cash flow analysis submitted as part of its response to this RFQ/RFP.

3. **Ownership Structure.** The Township will retain ownership of the land on which the Project is constructed and will lease the land to the selected Offeror (Ownership Entity) for a negotiated amount per year for ninety-nine (99) years. Options for extending the lease will be negotiated, and the agreed upon options will be incorporated into the "Development Agreement." During the term of the ground lease and any executed options to extend the lease, the Ownership Entity will hold title to the improvements to the land. The Ownership Entity will be responsible for maintaining the land and the improvements made to the land. The Ownership Entity will be responsible for the day-to-day operations of the project constructed upon the land.

4. **Development Agreement.** The Township and the selected Offeror will negotiate and execute a "Development Agreement" setting forth the relationship of the Township and the selected Offeror and the roles and responsibilities of each party. The selected Offeror will undertake the development of the Project according to the terms and conditions of the Development Agreement. The Development Agreement will set forth the assistance the Township is prepared to provide the Offeror, conditions on that assistance, and requirements for closing. The Development Agreement will provide the terms and conditions for the Offeror to comply with the "proposed timing schedule" for redeveloping the Site, for curing any violations of the "proposed timing schedule," and for terminating the 99-year lease and any negotiated options to extend the lease when the Offeror is unable to cure the violation of the "proposed timing schedule." The closing documents will be executed including, but not limited to, a Ground Lease, Regulatory and Operating Agreement, and any other documents necessary for the closing.

5. **Ground Lease.** The Township will enter into a Ground Lease with the Ownership Entity for a period of ninety-nine (99) years with negotiated options to extend the lease. The Ownership Entity will pay the Township the negotiated amount per year for the Ground Lease. At the end of the term of the Ground Lease and any

executed options to extend the lease, the facility and all improvements to the property will revert to the Township.

6. **Net Operating Income.** Net Operating Income will be the property of the Ownership Entity.

7. **Reserves.** The selected Offeror shall provide its own funds for customary and reasonable reserve accounts for the replacement of the facility and improvements to the development.

8. **Guarantees.** The selected Offeror shall be solely responsible for all guarantees of completion, working capital and operating deficits compliance required by investors and lenders. The Township will not make any guarantees for the redevelopment of the Site.

9. **Timeliness.** The Township will expeditiously prepare and adopt, by ordinance, a redevelopment plan to effectuate the agreed upon Project concept and its specifications. While the Township will go through its standard process for site plan review and other planning and engineering reviews as appropriate, the Township will seek to process all review and permit applications in an accelerated manner.

10. **Management and Operations.** The Township expects the project to be managed to high standards. The facility and units must be maintained and operated in compliance with all requirements of applicable local ordinances, state and federal laws, regulations, funding resources and policies approved by the Township.

SUBMISSION REQUIREMENTS AND EVALUATION CRITERIA

1. **Overview and Organization of Submission Requirements.** The Offeror shall assemble its submission in a three-ring binder with tabs clearly identifying each section that is organized by topic areas in the following format:

    - Tab A. Letter of Interest and Executive Summary not to exceed two (2) pages
    - Tab B. Background Information of Offeror
    - Tab C. Team Experience and Qualifications
        - Team Descriptions and Roles
        - Profile of the Offeror's Developer
        - Profiles of the Offeror's Development Team Members
        - Profile of the Offeror's Operator/Manager of the Facility
        - Offeror's Property
    - Tab D. Submission/Business Plan
        - Development Concept Plan and Project Narrative
        - Financing Plan, Including Bonding for Project
        - Development Schedule
    - Tab E. Certifications and Assurances
    - Tab F. Other Attachments

2. **Description of Submission Requirements.** The Offeror shall provide in its submission the following information and documentation organized by topic areas in the following format:

    - Tab A. Letter of Interest and Executive Summary

      The Offeror shall provide a letter of interest and an executive summary for designing, building, operating and maintaining the subject Project for redeveloping the Site. The letter of interest must identify the primary contact person representing the Offeror.

    - Tab B. Background Information of Offeror

        - Full name of Offeror, including all principals and/or board members of organization
        - Employer Identification Number
        - Physical Address
        - Mailing Address, if different than Physical Address
        - Telephone Number
        - Facsimile Transmission Number
        - E-Mail Address
        - Dunn and Bradstreet (DUNS) Number (if applicable)
        - Name of Representative designated by Offeror

- Representative's Contact Information
- Form of Business of Offeror including Organizational Documents filed with State in which Business was formed
- New Jersey Business Certification
- Identification of Business Principals and their Resumes
- Brief History of Business, including start-up date of operations

- Tab C. Team Experience and Qualifications

  - Team Descriptions and Roles. The Offeror shall provide the following information on the Offeror's Developer, Development Team and Operator/Manager of the Facility:

    - Profile of the Offeror's Developer: Describe the Developer's experience in undertaking the design, construction, ownership and management of projects similar to the subject Project, in obtaining USEPA approvals for reusing Superfund sites, and successfully remediating and redeveloping Superfund sites according to USEPA requirements. Include the following information:

      - Provide a concise narrative description of the Offeror's Developer's relevant experience in designing, constructing, owning and managing large-scale projects that consist of: mixed residential and commercial uses; water-dependent uses such as marinas, restaurants and retail establishments; office and light industrial uses; and recreational uses.
      - Provide three (3) examples of previous projects evidencing the Developer's experience with successful new construction and operation of projects consisting of the aforementioned uses of similar size and scale to the subject Project. Include evidence of the Developer's experience in obtaining entitlements including, but not limited to, USEPA approvals, New Jersey Department of Environmental (NJDEP) waterfront development approvals, United States Army Corps of Engineers approvals for developing along navigable waters, and other state and federal agencies involving development along the Delaware River.
      - Identify all projects similar to the Project that is the subject of this RFQ/RFP, both in progress and/or completed within the last ten (10) years in which

Developer is/was involved. Provide the location and address for each project. Include the overall financial structure for each project.

- Provide profiles of key staff members, including the Project Manager who will be involved in the subject project and the Manager of Operations who will manage the project once it has been constructed and is operating. Specify the roles of key staff members in carrying out the development of the subject project and their previous experience in developments similar to the Project that is the subject of this RFQ/RFP.
- Provide current certified financial statements for the Developer and any affiliate who will participate in the project providing a financial guarantee. Include a balance sheet (assets, liabilities and equity), income statement and cash flow statement. Provide the Developer's most recent financial audit prepared by a Certified Public Accountant. Submit bank references for the Developer.
- Provide three (3) references for the Developer that are relevant to the scope of work anticipated in the subject Project. The following entities are desirable as references: construction lender; permanent lender; general contractor; tax credit partners; and any joint development partners.

o <u>Profiles of the Offeror's Development Team Members</u>

- Provide a summary of Development Team Members including their name, contact person, address, telephone and facsimile transmission numbers, email address and a brief description of their role in the development. Provide the address and telephone and facsimile transmission numbers from which services will be provided if different than above.
- Provide an organizational structure chart of all Development Team Members noting each member's role in the development. Attached to the chart include a list of all Development Team Members identifying their area(s) of specialization.
- Provide resumes for all Development Team members.
- Provide specific information about the Architectural and Engineering (A&E) Design Team including, in narrative form, the consultant's background and experience in projects similar to the subject project.

Include references for at least three (3) similar projects designed by the A&E Team.

- Provide specific information about the Construction Firm including, in narrative form, the firm's background and experience in projects similar to the subject project. Include at least three (3) references for similar projects constructed by the firm.

- Profile of the Offeror's Operator/Manager of the Facility

  - Provide the name, contact person, address, telephone and facsimile transmission numbers, and email address of the Offeror's Operator/Manager (O/M) of the proposed facility.
  - Provide resumes for all key personnel who will operate and manage the proposed facility.
  - Provide specific information about the O/M including, in narrative form, the O/M's background and experience in operating and managing similar projects, and a description of its approach to operation, management and maintenance of the project. Include at least three (3) references for facilities operated and managed by the O/M. The O/M must demonstrate that it has management experience with developments consisting of mixed uses including, but not limited to, residential and commercial uses, water-dependent uses, offices and light industrial uses, and recreational uses.

- Offeror's Property:

  Provide a list of all property owned or managed in New Jersey by Offeror or an affiliate. For each property listed provide a brief description including but not limited to owner, location (address and tax map reference), current use, whether all taxes are current on the property, any property maintenance or code violations that were issued relative to the property within the last twelve months, any government citations that are pending or have been pending in the last twelve months.

- Tab D. Business Plan

  - Development Concept Plan. The Offeror shall describe the development strategy that will be implemented to

accomplish the development and operation of the subject Project. Within the Development Concept Plan the Offeror shall demonstrate that he/she has a clear understanding of the anticipated design and construction elements of the project. The Offeror shall submit a detailed narrative describing the Offeror's proposed concept, approach and vision, including an accurate overall description of the intended project design and construction methodology. Including any and all LEED/green building strategies and techniques. The description should also demonstrate that the Offeror has a clear understanding of how to accomplish the project in a timely manner and on budget. Offeror is not required, at this time, to submit site plans, elevations or architectural renderings. The Circulation and Traffic Analysis, which is discussed under Miscellaneous Considerations on page 10, shall be included with the submission for the Development Concept Plan.

- Financing Plan. The Offeror shall provide the following information:

  - Provide Proposed Sources and Uses of financing for the project, hard and soft cost projections for the project, and a pro forma for the construction of the project, including development cost estimates, construction costs, consultant fees, potential sources of leveraged financing, contractor profit, overhead and general conditions, developer fee and other relevant cost projections. Provide assumptions applied for the construction loan and permanent financing including interest rates, term, loan amounts and average balance. Offeror shall propose methods to fill any financing gap(s) during construction and upon conversion to permanent financing, if any. Provide an exit strategy for subordinate lender(s) or investor(s) as appropriate.
  - Provide an Income and Expense Statement and 20-Year Cash Flow Pro Forma. Specify assumptions applied for rent levels, operating costs, income and expense escalation factors, operating and replacement reserves, property management fees, deferred development fees, residual receipts and other incomes and expenses, as applicable. Consideration must be given to the Initial Deposit of Reserves for Replacement and annual contribution to Reserves for Replacement.
  - Provide a Description of Additional Financing and Equity that the Offeror will provide for the implementation of

the Submission, specifying sources and uses of all funds, including supportive service programs.

- Development Schedule. Provide a Gantt chart that shows the major steps in the financing, design and development of the project by milestones along a timeline.

- Tab E. Certifications and Assurances

  The Offeror must complete and submit the required certifications and assurance forms located in the Appendix, and may be subsequently required to furnish certifications regarding debarment and suspension, as well as other standard certifications and reference release forms.

  The successful Offeror must be willing to certify that he/she will comply with all terms and conditions of the RFQ/RFP and as a general requirement that all work is to be performed in accordance with professional standards, state Affordable Housing regulations, requirements and criteria, USEPA and other applicable federal regulations, requirements and criteria, and state and local codes, regulations, ordinances and statutes. It will be the Township's full expectation and a contractual requirement that the successful Offeror fully and routinely meets the above requirements.

- Tab F. Other Attachments

  The Offeror may attach, at the end its submission, other promotional materials or work products that would demonstrate its experience and qualifications. All attachments must be clearly identified as to the team member the attachments represent.

3. **Evaluation Criteria.** The following criteria will be utilized in evaluating the Offeror's Submissions to determine which Offeror's are deemed within a competitive range for further consideration. Each Submission has a possible total score of 100 points. The criteria and points breakdown is provided below.

Criterion		Points
Experience and Capacity of the Offeror including, but not limited to, background and administrative information and relevant experience, past and present performance		25
Quality of Development Submission/Concept		25
Financial Strength of Offeror		15
Pro forma/Estimated Costs		15
Ability to Obtain and Contribute Balance of Funds to Project		10
Property Management and Maintenance		5
Capacity and Qualifications, Community Relations, Equal Opportunity and Non-Discrimination, and Section 3 Compliance		5
	Total	100

GENERAL INFORMATION

1. STATUTORY REQUIREMENTS

Any contract entered into between the firm and the Township must be in accordance with and subject to compliance by both parties with the New Jersey Local Public Contracts Law. The firm must agree to comply with the non-discrimination provisions and all other laws and regulations applicable to the performance of services there under. The firm shall sign and acknowledge such forms and certificates as may be required.

a. Prior to award, the firm must provide a copy of the firm's New Jersey Business Registration Certificate as required by P.L. 2004, c. 57 and P.L. 2009, c. 315 as amended (N.J.S.A. 52:32-44).

b. Prior to award, the firm must provide a list of all owners or major stockholders who have ten (10) percent or more interest in the company as required by P.L. 1977, c. 33 (N.J.A.C. 52:25-24.2). All firms shall comply with the act relating to a disclosure statement to conflict of interest as per P.L., 1977, C. 33, and shall submit the completed and signed disclosure statement as attached. Failure to submit this information may be cause for the rejection of the proposal, at the option of the Township.

c. No firm may be issued a contract unless it complies with the Affirmative Action requirements of P.L. 1975, c. 127 (N.J.A.C. 17:27). The firm shall submit to the Township after notification of award but prior to execution of contract, one of the following documents:
    1. A photocopy of a valid letter that the firm is operating under a Federally approved or sanctioned affirmative action program; or
    2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; or
    3. A photocopy of an Employee Report (Form AA302) completed by the firm in accordance with N.J.A.C. 17:27-4 (goods service professional contracts).

d. Discrimination on the basis of disability in contracting for the delivery of services is prohibited. Firms are required to read American with Disabilities language that is part of the documents attached hereto and agree that provisions of Title II of the Act are made part of the contract. The firm is obligated to comply with the Act and hold the Township harmless.

e. The Non-Collusion Affidavit, which is part of this proposal, shall be properly executed and submitted with the proposal response.

f. The firm shall maintain sufficient insurance to protect against all claims under Professional Liability, Workers Compensation, General Liability and Automobile Insurance and certificates of such insurance shall be provided naming the Township of Florence as additionally insured and certificate holder.

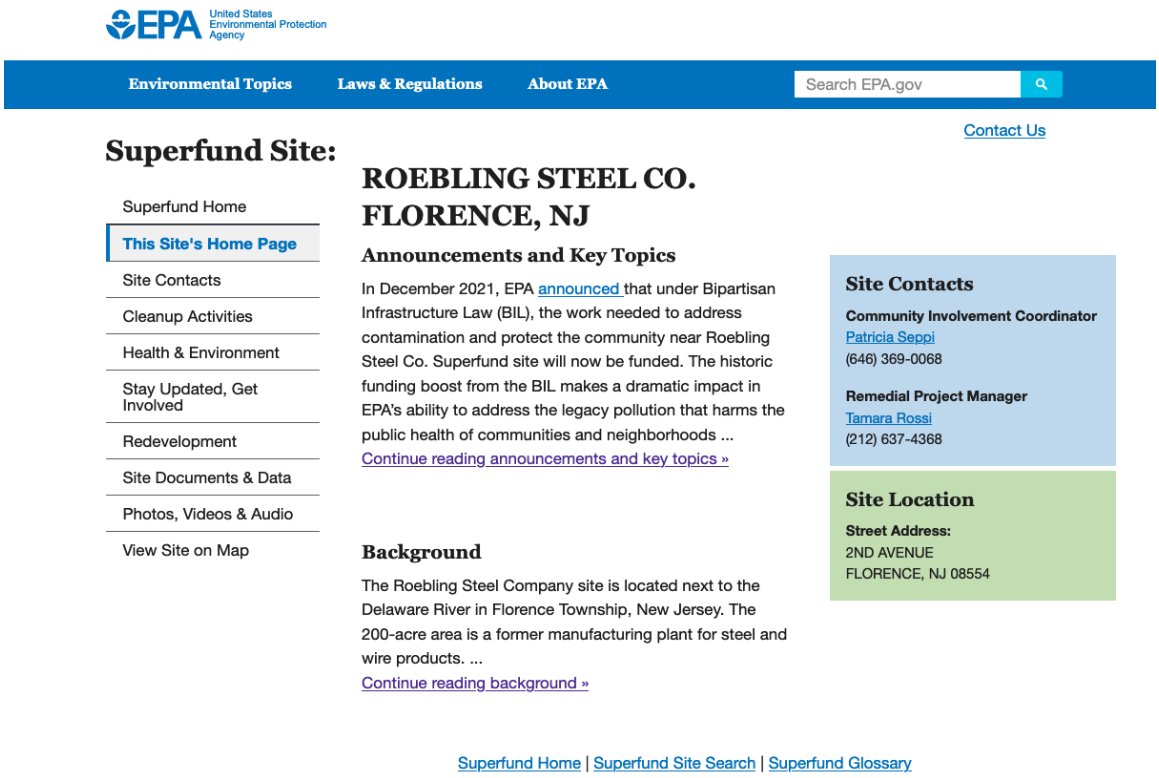
g. Starting in January 2007, business entities are advised of their responsibility to file an annual disclosure statement of political responsibility to file an annual disclosure statement of political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if they receive contracts in excess of $50,000 from public entities in a calendar year. Business entities are responsible for determining if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

h. C. 52:32-57 "P.L. 2012, c. 25" prohibits State and Local public contracts with persons or entities engaging in certain investment activities in energy or finance sectors of Iran. The firm shall properly execute and submit the "Disclosure of Investment Activities in Iran" form with the proposal response.

ATTACHMENTS

ATTACHMENT A – UNITED STATE ENVIRONMENTAL PROTECTION AGENCY INFORMATION

The United States Environmental Protection Agency (USEPA) has extensive files on the on the Roebling Steel Mill Site. Information about the Site can be obtained from https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0200439 on USEPA's website. For informational purposes, a copy of a portion of USEPA's webpage for the Site is provided below. Respondents to the RFQ/RFP are encouraged to review the information about the Site contained on USEPA's website.



The Background provided in this RFP/RFQ is for informational purposes only, including but not limited to information regarding environmental constraints, prior uses, or regulatory matters involving the NJDEP or USEPA. The Applicant shall not rely on the information set forth herein, but should perform their own due diligence in formulating their application.

ATTACHMENT B – PROPOSAL DOCUMENT SUBMISSION CHECKLIST

Failure to submit the following documents is mandatory cause for the proposal to be rejected.

N.J.S.A. 40A:11-23.2

Required With Submission of Bid (When Checked)		Initial Each Item Submitted With Bid (Bidders Initials)
	A bid guarantee as required by N.J.S.A. 40A:11-21	
	Certificate from a surety company, pursuant to N.J.S.A. 40A:11-22 "Consent of Surety"	
X	A statement of corporate ownership, pursuant to N.J.S.A. 52:25-24.2	
	A listing of subcontractors as required by N.J.S.A. 40A:11-16	
X	If applicable, bidder's acknowledgement of receipt of any notice(s) or revision(s) or addenda to an advertisement, specifications or bid document(s)	

Failure to submit the following documents may be a cause for the proposal to be rejected.

Required With Submission of Bid (When Checked)		Initial Each Item Submitted with Bid (Bidders Initials)
X	Submission of a Non-Collusion Affidavit (this form must be notarized)	
X	A copy of the Firm's business registration as required pursuant to Section 1 of P.L. 2001, c.134 (C.52:32-44)	
X	Disclosure of Investment Activities Iran	

SIGNATURE The undersigned hereby acknowledges and has submitted the above listed requirements.

Name of Bidder:_____

Signature:_____

Print Name and Title:_____

Date:_____

ATTACHMENT C – FORMS AND CERTIFICATIONS

AFFIDAVIT OF NON-COLLUSION

STATE OF _____:

COUNTY OF _____: SS:

_____ of full age being duly sworn according to law, upon oath deposes and says:

1. **I am _____**
   (President, Partner, Individual)

   Of_____, a _____
   (Name of Corporation, Partnership, Individual)

   _____
   (Corporation, Partnership, Sole Proprietorship)

   Bidder for the following item: _____

   _____

   Submitted to the TOWNSHIP OF FLORENCE on _____
   (Date)

2. **I certify that the bid submitted herewith was arrived at independently without collusion with any other bidder or with any competitor or potential competitor.**

_____
(ORIGINAL SIGNATURE REQUIRED)

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____
Notary Public

SEAL:

STOCKHOLDER DISCLOSURE CERTIFICATION

STATEMENT OF OWNERSHIP (OWNERSHIP DISCLOSURE CERTIFICATION)
N.J.S.A. 52:25-24.2 (P.L. 1977, C.33, as amended by P.L. 2016, c.43)

This Statement Shall Be Included
With All Bid and Proposal
Submissions

Name of Business: _____

Address of Business: _____

Name of person completing this form: _____

N.J.S.A. 52:25-24.2:

"No corporation, partnership, or limited liability company shall be awarded any contract nor shall any agreement be entered into for the performance of any work or the furnishing of any materials or supplies, unless prior to the receipt of the bid or proposal, or accompanying the bid or proposal of said corporation, said partnership, or said limited liability company there is submitted a statement setting forth the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

If one or more such stockholder or partner or member is itself a corporation or partnership or limited liability company, the stockholders holding 10 percent or more of that corporation's stock, or the individual partners owning 10 percent or greater interest in that partnership, or the members owning 10 percent or greater interest in that limited liability company, as the case may be, shall also be listed. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member, exceeding the 10 percent ownership criteria established in this act, has been listed.

To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the Federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the Federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

The Attorney General has advised that the provisions of N.J.S.A. 52:25-24.2, which refer to corporations and partnerships apply to limited partnerships, limited liability partnerships, and Subchapter S corporations.

This Ownership Disclosure Certification form shall be completed, signed and notarized.

Failure of the bidder/proposer to submit the required information is cause for Automatic rejection of the bid or proposal

Part I

Check the box that represents the type of business organization:

[ ]Sole Proprietorship (skip Parts II and III, sign and notarize at the end)

[ ]Non-Profit Corporation (skip Parts II and III, sign and notarize at the end)

[ ]Partnership **[ ]**Limited Partnership **[ ]**Limited Liability Partnership

[ ]Limited Liability Company

[ ]For-profit Corporation (including Subchapters C and S or Professional Corporation)

[ ]Other (be specific):_____

Part II

[ ] I certify that the list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

OR

[ ] I certify that no one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or that no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be.

Sign and notarize the form below, and, if necessary, complete the list below. (Please attach additional sheets if more space is needed):

Stockholders:

Name:_____ Name:_____
Home Address:_____ Home Address:_____
_____ _____

Name:_____ Name:_____
Home Address:_____ Home Address:_____
_____ _____

Name:_____
Home Address:_____
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<u>Part III</u> **Any Direct or Indirect Parent Entity Which is Publicly Traded:**
"To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the Federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the Federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

[ ] Pages attached with name and address of each publicly traded entity as well as the name and address of each person that holds a 10 percent or greater beneficial interest.

OR

[ ] Submit here the links to the Websites (URLs) containing the last annual filings with the Federal Securities and Exchange Commission or the foreign equivalent.

_____

_____

AND

[ ] Submit here the relevant page numbers of the filings containing the information on each person holding a 10 percent or greater beneficial interest.

_____

_____

Subscribed and sworn before me this _____ day of _____
(Affiant)

_____, 20_____. _____
(Notary Public)

My Commission expires: **(Print name of affiant and title if applicable)**
(Corporate Seal if Corporation)

AFFIRMATIVE ACTION COMPLIANCE NOTICE

N.J.S.A. 10:5-31 and N.J.A.C. 17:27

GOODS AND SERVICES CONTRACTS
(INCLUDING PROFESSIONAL SERVICES)

This form is a summary of the successful bidder's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful bidder shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

a) A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her bid shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

COMPANY:_____ DATE:_____

SIGNATURE:_____
(Original Signature Required)

PRINT NAME:_____ TITLE:_____

QUALIFICATIONS CERTIFICATION

EXPERIENCE

1. Number of years that organization has been in business under your present business name. _____

2. How many years of experience in this type of work has your organization had? _____

3. What are the latest projects (within the last five years) your organization has completed?

	Contract Amount	Date Work Completed	For Whom
A.	$_____	_____	_____
B.	$_____	_____	_____
C.	$_____	_____	_____

Names, addresses and telephone numbers of reference for items listed above:

	Name and Address	Telephone Number
A.	_____	_____
B.	_____	_____
C.	_____	_____

The undersigned hereby certifies the bidder making this bid is not on the State of New Jersey list of Debarred, Suspended or Disqualified Bidders. Bidder further certifies they have available resources, equipment, experience and capability to undertake and perform the work described in this specification.

Name of Bidder:_____

By Authorized Representative:

Original Signature:_____

Print Name and Title:_____

Date:_____

EXHIBIT D: DISCLOSURE OF INVESTMENT ACTIVITIES IRAN

OPS Number:_____ Proposer:_____

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the New Jersey Department of the Treasury as a person or entity engaging in investment activities in Iran. If the Director finds a person or entity to be in violation of principles which are the subject of this law, he/she shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity.

I certify, pursuant to Public Law 2012, c. 25, that the person or entity listed above for which I am authorized to submit a proposal:

[ ] is not providing goods or services of $20,000.00 or more in energy sector of Iran, including a person or entity that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy section of Iran,

AND

[ ] is not a financial institution that extends $20,000.00 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran.

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in part 2 below to the Township of Florence under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN
You must provide a detailed, accurate and precise description of the activities of the proposer, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlines above by completing the boxes below.

Name:_____ Relationship to Proposer:_____

Description of Activities:_____

_____

Duration of Engagement:_____ Contact Phone No.:_____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that the Township of Florence is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Township to notify the Township in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with the Township of Florence and that the Township at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name:_____ Signature:_____

Title:_____ Date:_____

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)
N.J.A.C. 17 :27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

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, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, 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, gender identity or expression, disability, nationality 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 forth 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, gender identity or expression, disability, nationality 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 worker's 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 county employment goals established in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county 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, gender identity or expression, disability, nationality 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, gender identity or expression, disability, nationality 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 & EEO as may be requested by the office 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.**

AMERICAN WITH DISABILITIES ACT OF 1990
Equal Opportunity for Individuals with Disability

The contractor and the Township of Florence (hereafter "owner") do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "Act") (42 U.S.C. S121 01 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant there unto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the owner pursuant to this contract, the contractor agrees that the performance shall be in strict compliance with the Act. In the event that the contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the contractor shall defend the owner in any action or administrative proceeding commenced pursuant to this Act. The contractor shall indemnify, protect, and save harmless the owner, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind of nature arising out of or claimed to arise out of the alleged violation. The contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brough pursuant to the owner's grievance procedure, the contractor agrees to abide by any decision of the owner which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the owner, or if the owner incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the contractor shall satisfy and discharge the same at its own expense.

The owner shall, as soon as practicable after a claim has been made against it, give written notice thereof to the contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the owner or any of its agents, servants, and employees, the owner shall expeditiously forward or have forwarded to the contractor every demand, complaint, notice, summons, pleading, or other process received by the owner or its representatives.

It is expressly agreed and understood that any approval by the owner of the services provided by the contractor pursuant to this contract will not relieve the contractor of the obligations to comply with the Act and to defend, indemnify, protect, an save harmless the owner pursuant to this paragraph.

It is further agreed an understood that the owner assumes no obligation to indemnify or save harmless the contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this agreement. Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

ATTACHMENT D – NOTICE TO PROPOSERS

REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS REDEVELOPMENT OF THE ROEBLING STEEL MILL SITE

The Township of Florence (Florence Township), Burlington County, New Jersey is seeking from Redevelopers (Offerors) their Qualifications and Proposals for redeveloping a portion of the former Roebling Steel Mill Site (Site) that contains about 108 acres. Florence Township desires to have the Site redeveloped with a mix of uses that would benefit the community, are compatible with the historic Village of Roebling, and leverage onsite and surrounding natural and manmade amenities and resources. Florence Township designated the Site as an area in need of redevelopment and would be willing to amend the redevelopment plan to accommodate the Proposal it selects for the Site.

Site Description

The Site, which contains about 108 acres, is part of the former manufacturing plant for steel and wire products that the John A. Roebling's Sons Company built and began operating in 1905. The Village of Roebling, developed by the Company for its workers to live within walking distance to the plant, remains largely intact and is a historic district on the National Register of Historic Places. Since 1952, when the plant was sold to Colorado Fuel and Iron Company, the property changed ownership numerous times until its last owner, John A. Roebling Steel Corporation, ceased operations in 1983 and subsequently filed for bankruptcy. Over the years, the property has been cited for violations of environmental regulations and laws, dating back to the late 1960s. In September 1983, the United States Environmental Protection Agency (USEPA) placed the 200-acre property on the Superfund program's National Priorities List. The USEPA has completed four (4) remedial actions spanning from 1991 to 2016. In February 2001, by exercising eminent domain under the New Jersey Housing and Redevelopment Law, Florence Township condemned the entire parcel of land thereby extinguishing numerous liens held against the property and clearing title in order for the Township to gain ownership of it. The USEPA remains the custodian of the property, overseeing its continued cleanup and remediation.

Since the early 2000s, portions of the property have been remediated and redeveloped. A 4.72-acre area of the property opened as a light rail passenger station for the New Jersey Transit interurban light rail system known as the River Line. The USEPA restored the Main Gate House, which is now occupied by the Roebling Museum, and remediated nearby soils on an 11-acre parcel of land used by the Museum. The federal agency remediated and capped the 30-acre slag area between the Village of Roebling and the Delaware River, allowing for the extension of the municipality's John A. Roebling Park to the river's shoreline. Approximately 108 acres, which are mostly open and bounded by the Delaware River and its Back Channel, Crafts Creek, the railroad on which the River Line operates, the Roebling Museum, and John A. Roebling

Park, still require remediation – this is the Site that is the subject of this RFQ/RFP for redevelopment.

Project

Florence Township desires to redevelop the Site with productive uses that would benefit the community and the Offeror selected as the redeveloper. The redevelopment must leverage the natural and manmade amenities existing on and surrounding the Site. It is imperative to provide public access through the Site to allow for the continuous use of the Delaware River Heritage Trail that traverses the Site from the Mansfield Township border where it crosses Crafts Creek over a former railroad bridge, follows the top of the Site's shoreline along the Delaware River Back Channel, and connects to walking paths in the extension of the John A. Roebling Park. Tantamount to providing public access is ensuring the redevelopment of the Site is compatible with the neighboring historic Village of Roebling. Water-dependent uses, such as a marina, fishing piers and waterfront restaurants and eating/drinking establishments, are strongly encouraged. Mixed-use buildings, such as residential dwelling units over commercial uses on the first floor, are welcomed in areas around the River LINE light rail train station and along First Avenue. The architectural design, height and mass of the mixed-use buildings must be compatible with the architectural style of the buildings in the Village of Roebling and must be in scale and proportion with the Village of Roebling. Any residential component of the redevelopment shall have a set aside of at least 20 percent for affordable housing. Portions of the Site should be explored for providing non-residential uses that create high-skilled jobs, take advantage of the River LINE for employees commuting to their jobs, generate few to no truck trips, and is designed to be in scale and proportion with the Village of Roebling. Permanent interpretive remembrances honoring the history of and industrial innovations achieved at Roebling Steel Mill site must be incorporated into the redevelopment of the Site. The selected redeveloper will be responsible for capping the Site according to USEPA requirements and successfully obtaining USEPA's approval for reusing the Site.

Obtaining the Request for Qualifications/Request for Proposal (RFQ/RFP): Obtain a copy of the RFQ/RFP titled "Redevelopment of the Roebling Steel Mill Site" from the following Township of Florence website:

https://florence-nj.gov

Site Visit: A visit to the project site shall be provided to Offerors on **October 28, 2022 at 10a.m.** The meeting location for the site visit shall be the parking lot situated next to the Roebling Museum. Access to the parking lot is gained from roadway that extends from Hornberger Avenue and traverses to the north past the entrance driveway for the River Line light rail passenger station toward the museum parking lot. Offerors interested in participating in this site visit shall send an email message to the Township Administrator at sfazekas@florence-nj.gov to confirm their attendance no later than **October 21, 2022 at 4 p.m**. In order for Offerors to enter

the project site and to avoid the liability of individual vehicles entering the project site, Offerors shall be transported as passengers in Township vehicles.

Questions: Offerors are encouraged to submit questions regarding this RFQ/RFP. Any questions about the RFQ shall be submitted in writing to the Township Administrator no later than **4 p.m. on November 11, 2022** at the address below. A written response to all questions received according to the deadline will be posted on the Township of Florence website on **December 2, 2022**.

Nothing in this RFQ/RFP prevents Florence Township from issuing addenda to address questions raised by Offerors.

Submission Deadline:

Submissions shall be made by 10 a.m. on January 13, 2023.

Submissions shall be submitted to:
Township Administrator
Township of Florence
711 Broad Street
Florence Township, NJ 08518

Florence Township requires submissions consist of no less than six (6) printed and bound hard copies and a CD or USB drive containing electronic copies of the submission in PDF format. Submissions consisting of only electronic copies or made only by email or FAX will not be accepted.

Diversity: Florence Township is an Equal Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses and small businesses to submit their qualifications or to participate as subcontractors and suppliers.

Evaluation: Florence Township expects to select the Offeror that demonstrates the greatest potential for achieving the objectives set forth in the RFQ/RFP and best meets the evaluation criteria provided in the RFQ/RFP. Florence Township reserves the right to waive any irregularity in submissions and/or to reject any and all submissions.

The Township will consider as "non-responsive" any submission for which critical information is lacking, or any submission that represents a major deviation from this RFQ/RFP. Minor omission may, at the sole option and discretion of the Township, be corrected within five business days of notification of the deficiency issued by the Township.

The Township will evaluate the responses utilizing the evaluation criteria listed herein. Personal interviews with the respondent(s) with the most compelling

proposals will be scheduled during the week of **February 13, 2023**. The Township Council intends to select a Redeveloper by **March 8, 2023**. The Township reserves the right to reject any or all responses to the RFQ/RFP, to not select a Redeveloper, and to re-advertise this RFQ/RFP or another RFQ/RFP for the Site. Selection of an Offeror as the prospective Redeveloper does not guarantee that the Township will enter into an Agreement with the Offeror or that the Project will proceed in the manner described in this RFQ/RFP. Offerors are hereby notified that all information submitted as part of or in support of their responses to this RFQ/RFP will be made available for public inspection. All costs associated with responding to this RFQ/RFP shall be borne by the Offeror.

Contracts will be awarded as provided by law at a public meeting.

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

This proposal is being solicited through a Fair and Open Process in accordance with N.J.S.A.19:44A-20.5 et seq.

Nancy L. Erlston, RMC
Township Clerk