

CITY OF PATERSON
REQUEST FOR PROPOSAL
NOTICE

THE CITY OF PATERSON, NEW JERSEY SHALL RECEIVE SEALED REQUEST FOR PROPOSAL AT THE PURCHASING OFFICE, 4TH FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY 07505 UNTIL 2:00 P.M. PREVAILING TIME, **WEDNESDAY, MAY 3, 2017** FOR THE FOLLOWING:

DEVELOPERS PROPOSALS FOR THE
PATERSON ARMORY BUILDING AND SITE
RFP NO. 2017-15.1

REQUEST FOR PROPOSAL MAY BE OBTAINED FROM: CITY HALL, 4TH FL., PURCHASING DIVISION, 155 MARKET STREET, PATERSON, NJ 07505 TEL: 973-321-1340 FAX: 973-321-1341. REPRODUCTION OR REDISTRIBUTION OF THE CONTENTS OF THIS PROPOSAL PACKAGE BY A PARTY OTHER THAN THE CITY OF PATERSON IS STRICTLY PROHIBITED. PROPOSALS RECEIVED BY DEVELOPERS THAT DID NOT OBTAIN PROPOSAL PACKAGES FROM THE PURCHASING DIVISION WILL NOT BE CONSIDERED.

A PRE SUBMISSION MEETING AND SITE INSPECTION IS SCHEDULE FOR WEDNESDAY, FEBRUARY 22, 2017 AT 10:00 AM AT CITY HALL, CITY COUNCIL CHAMBERS, 155 MARKET STREET, 3RD FL. PATERSON, NJ 07505, CONTACT MR. GEORGE MEADOWS AT 973-321-1999 FOR INFORMATION /DIRECTIONS; ALL PROPOSERS ARE URGED TO ATTEND AS THIS WILL BE THE ONLY TIME TO INSPECT THE SITE LOCATION. QUESTIONS WILL BE ACCEPTED UNTIL FRIDAY, APRIL 7, 2017 AT 12:00 NOON. (NO EXCEPTIONS) FAX QUESTIONS TO THE PURCHASING OFFICE AT 973.-321-1341.

DEVELOPER PROPOSALS MUST BE SUBMITTED ENCLOSED IN A SEALED ENVELOPE BEARING THE TITLE AND RFP NUMBER, NAME AND ADDRESS OF THE PROPOSER ON THE OUTSIDE; ADDRESSED TO MR. HARRY M. CEVALLOS, PURCHASING AGENT, AND DELIVERED TO THE ABOVE ADDRESS AT THE DATE AND TIME SET AT THE PLACE HEREIN. THE CITY OF PATERSON IS NOT RESPONSIBLE FOR ANY HAND DELIVERED OR THIRD PARTY DELIVERED RFP WHICH DO NOT ARRIVE AT THE PROPER TIME OR LOCATION. ANY SUCH PROPOSAL WILL BE RETURNED UNOPENED TO THE VENDOR.

DEFINITION:

THE FOLLOWING SOLICITATION IS A REQUEST FOR PROPOSALS TO DEVELOP A 1.23 ACRE PROPERTY LOCATED AT 461-473 MARKET STREET. IT IS SITUATED ON CITY TAX BLOCK 4109, LOT 1. THE SITE IS COMMONLY REFERRED TO AS THE SITE OF THE PATERSON ARMORY BUILDING. THE FORMER BUILDING WAS DAMAGED BY FIRE AND FOR THE MOST PART HAS BEEN REDUCED TO A 3-STORY FAÇADE, WITH FRONTAGE ALONG MARKET STREET. IT IS THE INTENT OF THIS SOLICITATION TO SUBSTANTIALLY REHABILITATE THE REMAINING FACAD FRONTAGE AND SUPPLEMENT IT WITH A NEWLY CONSTRUCTED RESIDENTIAL OR MIXED-USE DEVELOPMENT.

THE SITE IS LOCATED IN THE SANDY HILL NEIGHBORHOOD, IMMEDIATELY EAST OF THE DOWNTOWN IN THE CITY'S FIFTH WARD REDEVELOPMENT AREA. IT IS BOUNDED BY MARKET STREET ON ITS' SOUTH, ROSA PARKS BOULEVARD ON ITS' EAST, 17TH AVE ON ITS' NORTH AND PENNINGTON STREET ON ITS' EAST. IT IS RELATIVELY FLAT AND IRREGULARLY SHAPED. ITS' DIMENSIONS ARE APPROXIMATELY 183' X 294'. IT HAS PRINCIPAL FRONTAGE ALONG MARKET STREET, A PRINCIPAL TRANSPORTATION ROUTE, BETWEEN ROSA PARKS BOULEVARD AND PENNINGTON STREET. THE LENGTH OF THE FRONTAGE IS APPROXIMATELY 187'.

HARRY M. CEVALLOS, QPA, RPPS
QUALIFIED PURCHASING AGENT