

CITY OF PATERSON 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, ON **WEDNESDAY, SEPTEMBER 6, 2017** FOR THE FOLLOWING: REQUEST FOR PROPOSAL FOR PLANNERS AND/OR PLANNING FIRMS INTERESTED IN PROVIDING PLANNING SERVICES IN CONNECTION WITH THE DEVELOPMENT OF A SCATTERED SITE REDEVELOPMENT PLAN, RFP NO. 2018-08

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 VENDORS THAT DID NOT OBTAIN PROPOSAL PACKAGES FROM THE CITY OF PATERSON PURCHASING DIVISION WILL NOT BE CONSIDERED.

PROPOSAL MUST BE SUBMITTED ON THE STANDARD PROPOSAL FORM PROVIDED IN THE MANNER DESIGNATED THEREIN, AND MUST BE 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.

ALL DOCUMENTS CONTAINED IN THIS PACKAGE MUST BE RETURNED TO THE CITY OF PATERSON IN THEIR ORIGINAL FORM. NO SUBSTITUTIONS, ALTERATIONS, OR MODIFICATIONS OF ANY OF THE RFP DOCUMENTS ARE PERMITTED.

PROPOSERS MUST COMPLY WITH REGULATIONS OF THE "NEW JERSEY LOCAL PUBLIC CONTRACT LAW" (N.S.A.40A:11-1 ET. SEQ.), AFFIRMATIVE ACTION REGULATIONS N.J.S.A.10:5-31 ET SEQ., N.J.A.C. 17:27, AND THE NEW JERSEY CONTRACTOR BUSINESS REGISTRATION ACT N.J.S.A.52:32-44 (P.L.2004, c57)

THE CITY COUNCIL OF THE CITY OF PATERSON RESERVES THE RIGHT TO CONSIDER THE PROPOSAL FOR SIXTY (60) DAYS AFTER RECEIPT THEREOF, AND FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS, WAIVE INFORMALITIES, AND MAKE SUCH AWARDS OR TAKE ACTION IN ACCORDANCE WITH APPLICABLE LAW.

PURPOSE OF RFP:

THE CITY OF PATERSON HEREBY REQUESTS PROPOSALS FROM PROFESSIONAL PLANNING FIRMS TO PROVIDE PLANNING SERVICES TO THE CITY COUNCIL AND CITY PLANNING BOARD IN CONNECTION WITH THE PREPARATION OF A REDEVELOPMENT PLAN, AS THIS TERM IS DEFINED IN THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. ("LRHL"), FOR SCATTERED SITES THROUGHOUT THE CITY OF PATERSON. THERE ARE CURRENTLY 131 PROPERTIES ON THE CITY'S ABANDONED PROPERTY LIST PURSUANT TO THE ABANDONED PROPERTIES REHABILITATION ACT, N.J.S.A. 55:19-78 ET. SEQ. (THE "APRA") NOT CURRENTLY LOCATED WITHIN A REDEVELOPMENT AREA AND APPROXIMATELY 325 ADDITIONAL PROPERTIES ON THE CITY'S VACANT BUILDINGS REGISTRATION LIST WHICH MAY BE ADDED TO THE CITY'S ABANDONED PROPERTY LIST, PURSUANT TO APRA. AT SOME TIME IN THE FUTURE.

PURSUANT TO APRA, THE MUNICIPAL COUNCIL OF THE CITY OF PATERSON ADOPTED ORDINANCE NO. 14-034 AUTHORIZING A DESIGNATED PUBLIC OFFICER TO IDENTIFY ABANDONED PROPERTY WITHIN THE CITY THAT MEETS THE STATUTORY CRITERIA AND TO PLACE SUCH PROPERTY ON AN ABANDONED PROPERTY LIST. THESE ABANDONED BUILDINGS, BY VIRTUE OF THEIR CONDITION AND THEIR PROXIMITY TO OTHER BUILDINGS, ARE DIMINISHING THE VALUE OF THE NEIGHBORHOOD AND HAVE A NEGATIVE EFFECT ON THE QUALITY OF LIFE OF ADJACENT RESIDENTS AND PROPERTY OWNERS, INCREASING THE RISK OF PROPERTY DAMAGE AND DISCOURAGING NEIGHBORHOOD STABILITY AND REVITALIZATION. THE CITY ADOPTED ITS CURRENT MASTER PLAN BY RESOLUTION ON MARCH 24, 2014. A STATED GOAL OF THE MASTER PLAN IS TO MAKE USE OF VACANT AND ABANDONED PROPERTIES. PROPERTIES THAT ARE NOT PROPERLY MAINTAINED AND SECURED IF THEY ARE ABANDONED BECOME A DRAIN ON THE LIMITED RESOURCES OF THE CITY AND A DETRIMENT TO COMMUNITY VITALITY. THE CITY IS SEEKING TO INCLUDE THESE PROPERTIES IN A SCATTERED SITE REDEVELOPMENT PLAN, IN ORDER TO ENCOURAGE THE REDEVELOPMENT AND REHABILITATION OF THESE PROPERTIES.

HARRY CEVALLOS, QPA, R.P.P.S.
QUALIFIED PURCHASING AGENT