

**BLOOMFIELD PARKING AUTHORITY
(THE "AUTHORITY")**

**PUBLIC NOTICE FOR THE SOLICITATION OF
PROFESSIONAL SERVICE CONTRACT FOR
PARKING STUDY**

NOTICE IS HEREBY GIVEN that sealed submissions will be received by the Authority's Executive Director, or such other representative of the Authority as may be designated by the Executive Director, no later than 2:00 P.M. on October 8, 2015 prevailing time, at 230 Broad Street, Upper Level, Bloomfield, New Jersey 07003, then publicly opened and read aloud. All proposals must be delivered to the Authority's Office, Bloomfield Parking Authority, 230 Broad Street, Upper Level, Bloomfield, New Jersey 07003, Attn: Executive Director.

Standardized Submission Requirements and selection criteria are on file and available in the Authority's Office and on the internet at www.bloomfieldparking.org on the "Bid Requests, RFEI's, RFP's & RFQ's" link under the Tab entitled "Financial Information".

Submission packages may be obtained at the Authority's Office, (973) 680-8960, during regular business hours, 8:30 A.M. to 5:00 P.M., Monday through Saturday, excluding holidays, or on the internet at www.bloomfieldparking.org on the "Bid Requests, RFEI's, RFP's & RFQ's" link under the Tab entitled "Financial Information".

All professional service contractors are required to comply with the requirements of N.J.S.A. 52:32-44 (Business Registration of Public Contractors), N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. (Contract compliance and Equal Employment Opportunities in Public Contracts).

Submissions by Corporations and Partnerships shall include a completed Disclosure of Ownership form (N.J.S.A. 52:25-24.2) and shall include a completed Non-Collusion Affidavit.

The Authority reserves the right to reject any or all submissions due to any defects or waive informalities and accept any submissions that in its judgment will be in the best interest of the Authority. The Authority shall award the contract or reject all submissions no later than 60 days from receipt of same.

By authorization of the Board of Commissioners of the Bloomfield Parking Authority, Essex County, New Jersey.

Glenn Domenick, Executive Director

Dated: September 11, 2015

**BLOOMFIELD PARKING AUTHORITY
(THE “AUTHORITY”)**

**REQUEST FOR PROPOSALS FOR PARKING CONSULTING SERVICES
TO PERFORM PARKING STUDY**

The Bloomfield Parking Authority (the “**Authority**”) seeks the services of a professional parking consultant to perform a parking study (“**Parking Study**”) to provide a recommended strategy to best meet current and future parking demand for residents, businesses, employees, commuters and visitors, including but not limited to identifying the need for structured parking facilities and appropriate short-term (for example, 15 or 20 minute parking spaces), particularly in the Bloomfield Center District in the Township of Bloomfield (the “**Township**”).

The objectives are to study parking utilization and parking demand by various user groups; to identify needs and opportunities in relation to recognized standards for similar communities, and to develop recommended strategies and programs including possible modifications to existing parking facilities, the acquisition and/or construction of additional parking facilities, signage and information/marketing materials.

SUMMARY OF AUTHORITY AND TOWNSHIP

The Authority was created by ordinance adopted by the governing body of the Township on August 4, 2003, pursuant to the Parking Authority Law of the State of New Jersey, *N.J.S.A. 40A:11A-1 et seq.*, as amended and supplemented (the “**Parking Authority Law**”). The Authority is authorized under the Parking Authority Law to plan, design, construct, reconstruct, enlarge, improve, manage, maintain, repair, operate and use parking projects as, in the opinion of the Authority, will provide an effective and satisfactory method for promoting its purposes; and

The Authority owns and operates all municipal metered and permit-based parking facilities in the Township. The Township is located in central Essex County, surrounded by Nutley and Belleville to the east, East Orange to the south and Montclair to the west and north. A municipality of approximately 47,315 residents as recorded in the 2010 census, the Township holds 18,387 households and 11,768 families. There were 19,470 housing units at an average density of 3,670.7 per square mile.

The Township is intersected north to south by Broad Street and the Garden State Parkway. The land area is 5.32 square miles. There are two major downtown business districts, downtown Bloomfield Center (where the Lots are located), which is home to a variety of commercial stores and offices and the North Center, a smaller but vibrant business district. Bloomfield Green Historic District, designated on the National Register of Historic Places, maintains homes and structures dating back to revolutionary times. The Township is culturally diverse and primarily residential with 77.71% of its real property uses being residential. There are several pockets of industrial uses. The Township is home to Brookdale Park, a well-known recreational area, the majority of which is in Bloomfield. The DeCamp bus line provides service to New York's Port Authority. As noted above, there is rail service (see discussion of the Bloomfield Train Station below). Local buses provide transportation along Bloomfield Avenue and Broad Street.

Real estate values have been rising steadily. The Bloomfield Township School District includes one high school, one junior high and a number of elementary schools. Bloomfield College, located

just east of the downtown business area, serves a large commuting and residential college population.

SUMMARY OF RECENT DEVELOPMENT

The Township has recently undertaken a number of redevelopment projects in and around the Bloomfield Center District of the Township under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), and such projects are in varying stages of completion.

Bloomfield Center Redevelopment Plan and Vision

In 2000, the Township of Bloomfield designated the Bloomfield Lackawanna Station and surrounding area as "an area in need of redevelopment" under the Redevelopment Law to spur revitalization and redevelopment. Subsequently, in 2003, the Bloomfield Station Redevelopment Plan (“**BSRP**”) was adopted. This BSRP was superseded in part by the Bloomfield Center Redevelopment Plan – Phase I (“**BCRP-I**”). BCRP-1 addressed significant portions of the downtown..

In August 2013, the Authority substantially completed the construction of a 468 - space parking garage on Block 228, which will be enveloped by a five-story building consisting of 60,000 square feet of first floor retail space (including a 20,000 square foot urban supermarket and 10,000 square feet of restaurant space) and 224 apartments. The residential component will be owned and managed by an affiliate of AvalonBay Communities, Inc. The retail component will be owned and managed by a local developer, Bloomfield Center Urban Renewal, LLC. As of the date of this RFP, 80 residential units and 25,149 square feet of retail space have been completed, with the balance of the project expected to be completed by December 2015.

Bloomfield Train Station: Block 220

The Bloomfield Train Station, located at 14 Lackawanna Place, designated as Block 220, Lot 40 on the Township's Tax Maps, is located along New Jersey Transit's Montclair-Boonton line and currently experiences approximately 1,100 boardings per day. Leaving Bloomfield, this line makes easterly stops at Newark's Penn Station, Secaucus Junction, and New York's Penn Station. In August 2013, the Township completed the acquisition of the Bloomfield Train Station. The Township intends to renovate the interior and exterior of this bi-level, historic building, including the installation of an elevator, and re-opening of the pedestrian tunnel connecting the westbound and eastbound sides of the tracks.

6- Points Intersection

Bloomfield Avenue, Broad Street, Washington Street, and Glenwood Avenue all meet in the heart of Bloomfield Center at the 6-Points intersection. In connection with the other infrastructure and redevelopment improvements in the area, the 6-Points intersection has been redesigned to create a safer and more pedestrian-friendly crossing that utilizes a mix of architectural elements.

Changes to basic traffic flow, in conjunction with conversion of a section of Washington Street to one-way only, will greatly increase the ability of commuters, residents and shoppers to circulate in the Bloomfield Center. These reconfigurations will allow a more direct and accessible path from both the Garden State Parkway and Bloomfield Avenue to the Bloomfield Train Station and associated parking facilities.

Bloomfield College Project

This project, located on the corner of Broad and Franklin Streets, consists of 33 residential units and 7,000 square feet of retail space, including a Barnes & Noble bookstore, recreational facilities, and academic and administrative offices.

Block 243 Redevelopment

The Block 243 Redevelopment Area, otherwise known as the Annie Sez Project, is intended to complement the redevelopment of Blocks 228 and 220. The goal of the redevelopment is to accommodate high-quality new mixed-use buildings, with retail commercial activity at the street level and multi-family residential units on the upper floors. On August 12, 2013, the Township and MCP Bloomfield Urban Renewal, LLC (“MCP”) entered into a redevelopment agreement, pursuant to which the Entity will construct, on the Block 243 Redevelopment Area, a project consisting of approximately 140 residential units, approximately 11,000 square feet of retail space and approximately 140 on-site parking spaces. The BPA agreed to provide MCP additional parking spaces for the residential component of its project in parking facilities in and around Bloomfield Center, including initially in the Farrand Street Lot, although the BPA may use other facilities if necessary. MCP commenced construction on this project in June 2015.

Heritage Village

On July 17, 2014, the BPA conveyed title to the parking lot across the street from the municipal building and behind the US Post Office on Washington Avenue (the “Washington Avenue Lot”) to Heritage Village Urban Renewal, LLC. Heritage Village, the designated redeveloper for this parcel, began construction on 82 low and moderate income, age-restricted residential units. Construction of this project is underway and it expected to be completed by August 2016.

110 Washington Street Project

The Township designated 110 Washington Street Associates as the redeveloper of the properties known as 110, 112-116, 118-126 and 128 Washington Street, which are located immediately adjacent to the eastbound side of New Jersey Transit’s Montclair-Boonton rail line. The parties executed a redevelopment agreement in connection with these properties in December 2014 and the redeveloper plans to construct thereon a project consisting of 170 residential units in 2 five-story buildings with parking on the ground floor. In 2007, the redeveloper received site plan approval for a project consisting of 151 residential units and is currently awaiting approval of an amended site plan for 170 units.

Oakes Pond Redevelopment Project

Bloomfield Belleville Avenue Associates Urban Renewal, LLC, an affiliate of Garden Homes, is redeveloping the properties located at 221-225 Belleville Avenue, designated as Block 544, Lots 40 & 61 on the Township's Tax Maps. The redeveloper is constructing a two-phased project, consisting of 348 luxury residential units. This project will also include a host of public improvements, such as benches, a brick paver wall, improvements to two foot bridges, and landscaping. If the redeveloper proceeds with the second phase, the project will include: overflow/community parking, landscaped open space and a gazebo. This project is expected to be completed by Spring 2016.

Parkway Lofts Project

Prism Capital Partners recently completed this project, located a stone's throw from the Garden State Parkway and the Watsessing Plaza Train Station. This project is a complex of 1 & 2 bedroom luxury rental apartments and studios, featuring, among other amenities, 17 foot high ceilings, 13 foot high windows and views of the Manhattan skyline. Typical monthly rents are \$1,700 for a studio, \$2,390 for a 1 bedroom apartment and \$2,800 for a 2 bedroom apartment.

Hartz Mountain Redevelopment Project

The Hartz Mountain Redevelopment Project seeks to revitalize the property once home to a facility owned by the Hartz Mountain Corporation. The Hartz Mountain Site Redevelopment Plan was adopted by ordinance by the Bloomfield Township Mayor and Council on August 13, 2012 as an overlay. The ordinance was amended by the Township Mayor and Council on July 2, 2014.

The project site includes approximately 16.5 acres along Bloomfield Avenue and Federal Plaza. 192 Bloomfield, LLC will develop a 38,649 sq. foot shopping center consisting of two (2) retail buildings. AR North Development, LLC will construct eight (8) rental buildings with a total of 336 units.

OUTLINE OF PARKING STUDY REQUIREMENTS

In light of the above-described development, a new overall parking plan and strategy is needed to ensure that parking is provided to meet current and future needs. The following should be considered as part of the Parking Study:

- Projection of future parking demand and the evaluation of current parking ratios.
- Determination of the need for additional parking facilities (surface and/or structured) and, if so, possible locations for such facilities.
- Implementation of a wayfinding system that informs motorists where off-street parking facilities are located.
- Investigation of the necessity and feasibility of a shared valet parking system in commercial areas with large volumes of out-of-town visitors. This will allow development on smaller parcels to fulfill their parking requirements off-site and allow them to maximize their lot size, while causing less frustration for visitors driving to the Bloomfield Center District. They may also have the benefit of more efficiently utilizing scattered, hard-to-find parking sites throughout the Bloomfield Center District.
- Adjustments to the pricing of parking, and maximum parking periods, to create incentives to park off-street, rather than at on-street meters. Identify tiered cost schedule for parking facilities in the Bloomfield Center District and possible locations for short-term parking..
- The use of diagonal and/or other alternative style parking.
- Determine practical solutions for parking on-street during the snow season.
- Identification and evaluation of potential sites for business employee parking permits.

PROPOSAL SUBMISSION AND SELECTION

Submission

Proposals in response to this RFP must be submitted to the Authority's Executive Director, or such other representative of the Authority as may be designated by the Executive Director, no later than **2:00 P.M. on October 8, 2015** prevailing time, at 230 Broad Street, Upper Level, Bloomfield, New Jersey 07003.

Qualifications & Experience

The principal assigned to undertake the Scope of Services described herein must have at least 5 years of proven experience in advising public bodies in providing and maintaining publicly-owned parking facilities, including surface and structured parking facilities.

The Authority strongly encourages the participation of local firms, Minority Business Enterprises ("MBE"), Woman Business Enterprises ("WBE") and/or Veteran Owned Businesses ("VOB"). The Authority has established a goal of 20% of all work outlined in this RFP (measured as percentage of total costs for services performed hereunder) be undertaken by one or more MBE, WBE and VOB.

An MBE is a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by persons who are African American, Hispanic, Asian American, American Indian or Alaskan native. A WBE is a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by a woman or women. A VOB is a business which is a sole proprietorship, partnership or corporation of at least 51% which is owned and controlled by a United States veteran(s).

Proposal Requirements

Each proposal must contain:

1. Standardized Submission Requirements.
2. Name, qualifications and experience of principal who will oversee the relationship.
3. Name and qualifications of any other individual who may assist the principal in #1 above.
4. Cost proposal.
5. Statement of availability to perform work outlined in the Scope of Services, proposed modifications or variations to the Scope of Services, identification of specific deliverables, and estimation of number of meetings necessary to perform the Scope of Services outlined herein.
6. Completion of the Minority/Woman/Veteran Owned Business Questionnaire.
7. Any other information the proposer wants the Authority to consider.

Fees:

Respondent shall propose a fee expressed as a flat fee or an hourly rate with an estimated total not to exceed amount for the above Scope of Services.

Selection:

The Board reserves the right to reject any or all proposals. Selection will be based on the following criteria:

1. Qualifications of the primary principal and support staff.
2. General experience of the firm.
3. Experience with communities the size and complexity of Bloomfield.
4. Familiarity with Essex County and the State of New Jersey.
5. Fee.

MISCELLANEOUS

No Assignment

The selected respondent shall not assign, transfer, convey, sublet or otherwise dispose of the contract with the Authority for the services described herein or its rights, title or interest therein or its power to execute such contract to any other person, company or corporation without prior written consent of and approval from the Authority,

No Responsibility for Costs

The Authority shall not be responsible for any expenses incurred by any proposer in preparing or submitting a response to this RFP.

Ownership of Materials

All rights, title to and ownership of the data, materials and documentation resulting from or otherwise relating to the Parking Study performed pursuant to this RFP shall remain exclusively with the Authority.

Questions

Any questions relating to this RFP must be submitted (i) by electronic mail to the Authority's Executive Director, Glenn Domenick, at gdomenick@bloomfieldwpnj.com, with a copy to Anne Prince, the Authority's Operations Manager, at aprince@bloomfieldparking.org; or (ii) by regular mail or hand-delivery to the offices of the Authority, 230 Broad Street, Bloomfield, New Jersey 07003, Attn: Executive Director..

ALL RESPONSES MUST MEET THE ABOVE REQUIREMENTS AND THE REQUIREMENTS CONTAINED IN THE AUTHORITY'S STANDARDIZED SUBMISSION REQUIREMENTS FOR PROFESSIONAL SERVICES.

**MINORITY/WOMAN/VETERAN OWNED BUSINESS
QUESTIONNAIRE FOR BIDDERS**

The Bloomfield Parking Authority, in accordance with the stated policy of non-discrimination and equal employment opportunity has a goal of encouraging minority, woman and veteran owned business enterprises. To assist us in monitoring our achievement of this goal, please indicate below whether your company is or is not a minority owned, woman owned and/or veteran owned business, and return this form with your bid proposal.

_____ Minority Owned

_____ Veteran Owned

_____ Woman Owned

_____ Minority, Woman and Veteran Owned

Definition of Minority Business Enterprise

Minority Business Enterprise means a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by persons who are African American, Hispanic, Asian American, American Indian or Alaskan native, defined as follows:

African American: a person having origins in any of the black racial groups of Africa.

Hispanic: a person of Mexican, Puerto Rican, Central or South American or other non-European Spanish culture or origin regardless of race.

Asian: a person having origins in any of the original peoples of the Far East, South East Asia, Indian subcontinent, Hawaii or the Pacific Islands.

American Indian or Alaskan Native: a person having origins in any of the original peoples of North America and who maintains cultural identification through tribal affiliation or community recognition.

Woman Business Enterprise: a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by a woman or women.

Veteran Business Enterprise: a business which is a sole proprietorship, partnership or corporation of at least 51% which is owned and controlled by a United States veteran.

In the event your company is not a woman, minority or veteran owned business but does have woman, minority or veteran ownership, please indicate the percentage of each form of ownership below:

_____ % Minority Owned

_____ % Veteran Owned

_____ % Woman Owned

_____ % Minority, Woman and Veteran Owned