

NOTICE OF REQUEST FOR QUALIFICATIONS/PROPOSALS (RFP) TO BUILD MAINTAIN AND MANAGE THE THREE BRIDGES 100% AFFORDABLE MULTI-FAMILY HOUSING DEVELOPMENT TO BE LOCATED ON BLOCK 81, LOT 1, READINGTON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

Notice is hereby given that sealed proposals will be received by the Township of Readington, County of Hunterdon for an Affordable Housing Developer to develop, construct, maintain and manage a minimum 80 unit 100% affordable multi-family housing development to be located on Block 81, Lot 1 (702 Highway 202) in Three Bridges, Readington Township, New Jersey. Units may be rental or owner-occupied for sale residences. Proposals will be opened and read in public at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, New Jersey 08889 on August 28, 2020 at 10:00 a.m. prevailing time.

All Respondents and the general public are invited to be present for the opening of the proposals.

The Township assumes no responsibility for the loss or the non-delivery of any proposal sent to it prior to the bid opening.

The Request for Qualifications/Proposals Documents and forms were prepared by the Township of Readington and are on file with the Township Administrator/Qualified Purchasing Agent (QPA) at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, New Jersey 08889 (telephone number (908) 534-4051) and may be inspected by prospective Respondents during business hours (Monday through Friday from 8:30 A.M. to 4:30 p.m.) by appointment only. Copies will be furnished to prospective Respondents upon request, by telephone or by emailing Richard J. Sheola, Township Administrator/QPA at rsheola@readingtontwp-nj.org, with a copy to Karin Parker, Twp. Clerk at parker@readingtontwp--nj.org. Inquirers shall include a contact name, company name, address, phone number, fax number and email address, along with the request.

Proposals must be made on the standard proposal forms in the manner designated therein and required by the instructions. Respondents shall submit one (1) original with four (4) copies and a flash drive of the proposal addressed to the Readington Township Committee, c/o Richard J. Sheola, Administrator/QPA and enclosed in the sealed envelope bearing the name and address of the Respondent and marked on the outside with the words "**Qualifications/Proposal for the Three Bridges 100% Affordable Multi-Family Housing Development**", no later than Wednesday, August 26, 2020 at 4:00 p.m.

Respondents must comply with all applicable NJ laws for governing public contracts including, but not limited to New Jersey ELEC Laws, N.J.S.A. 10:5-31, et seq. and N.J.A.C. 17:27 (Affirmative Action Law), N.J.A.C. 17:27-5.2 (Americans with Disabilities Act) and N.J.S.A. 52:32-44 (Business Registration Act). The contract will be awarded under the **fair and open** provisions of the Pay-to-Play laws, pursuant to N.J.S.A. 19:44A-20.4 et seq. All proposals must be accompanied by a non-collusion affidavit as required in the Instructions to Respondents, together with all documents required in the proposal package. The standard proposal forms and non-collusion affidavit are part of the proposal package available from the Township's administrative offices.

The Respondent's attention is directed to P.L. 1977, Chapter 33, which relates to the requirement for submitting a list of names and address of certain stockholders and others with ownership interests in certain business entities. Respondents are required to comply with P.L. 1975, c. 127, setting forth Affirmative Action requirements, as well as all other statutory requirements as set forth in the Instructions of the RFP.

The Township Committee reserves the right to reject all qualifications/proposals, to reject any qualifications/proposal not complying with this notice, and to waive any informalities of any qualification/proposal or to accept a proposal which in its judgment and discretion, is most advantageous to the Township, all factors considered. No proposal may be withdrawn for a period of 60 days after the date set for the opening of the qualifications/proposals.

Respondents are expected to examine existing conditions at the site that will bear on the proposed work.

All proposals and accompanying documents are subject to review by the Township Administrator/QPA and Township Attorney to ensure compliance with New Jersey laws and regulations.

No oral interpretations will be given to any Respondent as to the meaning of the proposal package or instructions or any part thereof. Any request for such interpretations shall be made in writing to the project Representative: Michael Sullivan, Twp. Planner, c/o Clarke Caton, Hintz, 100 Barrack Street, Trenton, N.J. 08608 or via email to mmsullivan@cchnj.com with copies sent simultaneously to both Karin Parker, Twp. Clerk and to Richard J. Sheola, Township Administrator/QPA c/o Readington Township Municipal Building, 509 Route 523, Whitehouse Station, N.J. 08889 (or via email) and will be given if it is received at least 5 business days prior to the date scheduled for the opening of qualifications/proposals. Such interpretation, when made, shall be in the form of an addendum to the proposal instructions and will be distributed to any person who has submitted a proposal package or who has received a proposal package in one of the following ways: 1) in writing by certified mail; 2) by certified facsimile transmission, meaning that the sender's facsimile machine produces a receipt showing the date and time of submission and that the transmission was successful; 3) via email or, as otherwise permitted by the New Jersey Local Public Contracts Law.

DATED: August 10, 2020

Richard J. Sheola
Township Administrator/QPA