

**TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY – NEW JERSEY**

**MANAGED SENIOR HOUSING**

**REQUEST FOR REDEVELOPER/DEVELOPER  
QUALIFICATIONS/PROPOSALS FOR  
MANAGED SENIOR HOUSING  
AND PURCHASE OF PREMISES  
BLOCK 12301, PROPOSED LOT 4.01**

**April 08, 2013**

## **Request for Qualifications/Proposals**

### **I. Introduction**

The Township of Gloucester ("Township"), located in Camden County, New Jersey seeks a developer to purchase and be designated as "Redeveloper" for Block 12301, Proposed Lot 4.01 (the "Property".)

### **II. "RFQ/RFP" Process**

This RFQ/RFP is authorized on April 08, 2013 and RFQ/RFP packets will remain available at 1261 Chews Landing Road, Blackwood, NJ 08012 until 11:00 a.m., on May 22, 2013. The Township is conducting a search for qualified Redeveloper(s) interested in securing site control, purchase, and revitalizing the Property.

Upon review and evaluation of timely-submitted submissions, the Township will select a qualified Redeveloper(s) to purchase the property and develop the Project, pursuant to a Redeveloper's Agreement to be negotiated with the Township Council as Redevelopment Entity.

**MINIMUM BID:     \$1,500,000.00**

Two (2) hard copies of each bid to purchase and response are required. Submissions must be sealed and mailed/delivered for receipt by the Township no later than 11:00 a.m. on **May 22, 2013** to:

Clerk, Gloucester Township  
1261 Chews Landing Road  
Blackwood, NJ 08012

### **III. The Project**

Gloucester Township owns Block 12301, Proposed Lot 4.01. This is a 5.0 acre parcel located northwest of the intersection of Lakeland Road (Camden County Route 747) and Woodbury–Turnersville Road (County Route 707) in Gloucester Township, New Jersey. The Gloucester Township Planning Board has granted preliminary site plan approval for the development of seventy five (75) units of managed affordable senior housing.

The Township is looking for a Redeveloper to purchase the property from the Township and agree to develop seventy five (75) units of affordable senior housing to be managed by the Gloucester Township Housing Authority. The Township understands that the current Lakeland Complex Phase 1 (Block 12301) Redevelopment Plan allows for up to one hundred twenty five (125) units to be constructed on the subject parcel. The Township also understands that funding constraints may limit the development of the property to fewer than seventy five (75) units or require the seventy five (75) units to be developed in multiple phases.

#### **IV. RFQ/RFP Response Requirements**

All BID and RFQ/RFP submissions to the Township Clerk shall be comprised of two (2) hard copies, timely submitted, and shall include the following:

##### **A. Cover Letter**

The cover letter to Rosemary DiJosie, Township Clerk, must include the name of proposed Redeveloper, along with a description of the entity's formation and ownership structure. E-mail addresses, postal and delivery addresses, telephone and fax numbers, and a named lead contact for any responding entity, must be provided.

##### **B. Redeveloper Background**

1. A profile of the proposed Redeveloper, including a narrative description of the history and background of the Redeveloper and its senior managers and officers, must be provided.
2. A description, including the locations of relevant, comparable redevelopment and development projects completed by, or at the direction of the Redeveloper must be provided, including copies of approved projects and photographs of Redeveloper's completed work. The current stage of redevelopment or development of each comparable project must be identified, and references relative to each project must be provided.

##### **C. Project Approach**

A description of Redeveloper's proposed approach to developing the Property, financing the Property, and the amount to be paid to the Township for the Property.

##### **D. Financial Information**

A complete description of Redeveloper's financial capability to: (1) pay all predevelopment expenses; (2) acquire the Property; (3) develop the Property; (4) obtain a construction loan and other construction financing; (5) obtain permanent financing; and (6) guarantee completion of construction. Redevelopers must attach to the BID and RFQ/RFP Response relevant supporting documentation, including financial statements.

E. Redevelopment Concept

A summary of the redevelopment concept proposed for the Property, including the proposed numbers and types of structures.

F. Identify Redeveloper's Proposed Team

Include contact information for all persons and other entities proposed to be part of the Redevelopment team, and describe their roles in the proposed Project.

**V. Evaluation Criteria**

The following criteria will be used to evaluate each qualifying Redeveloper's submission:

- A. The Redeveloper's qualification in developing and managing affordable housing projects. The Township will look specifically at Redeveloper's track record in development and Management of Affordable Housing projects and its experience in developing affordable housing in Camden County, New Jersey;
- B. Qualification and experience of Redeveloper's professional team in constructing buildings and related site improvements;
- C. Qualifications and experience of the redevelopment team members and the staff specifically assigned to the project;
- D. The Redeveloper's experience in meeting schedules on similar projects. Redevelopers should list every project in which the Redeveloper was selected as a redeveloper or a member of a development team for an affordable housing development, provide a description of that development and indicate whether the Redeveloper completed the development;
- E. The Redeveloper's financial capacity and ability to secure adequate public funding and private capital to finance the project. The Redeveloper should provide development and operating budgets as well as a financial statement. The Redeveloper shall demonstrate its ability to obtain any financing shown in the budget including construction financing and the syndication/placement of tax credit equity; and
- F. The Redeveloper's proposed manner of payment of the purchase price.

- VI.** The selected Redeveloper will be required by the Township to enter into a Memorandum of Understanding ("MOU) with the Township, under which the Parties will be afforded a certain period of time (not less than thirty (30) days) memorializing the manner of payment of the purchase price and within which to negotiate a Redeveloper's Agreement with the Township. Selected entities will be required to escrow funds for Township legal and planning professional costs under the MOU, and under any Redeveloper's Agreement negotiated by the Parties.

**VII. Timeline**

- RFQ/RFP Packets Available From:

**April 23, 2013 through May 22, 2013 at 11:00 a.m.**

- BID and RFQ/RFP Responses Due On:

No BID and RFP/RFQ will be accepted after 11:00 a.m. on **May 22, 2013**. Township will open all BIDS and RFQ/RFP's at 11:00 a.m. Any party having submitted a BID and RFP/RFQ is invited to attend the BID and RFP/RFQ opening, but attendance is not required. Parties in attendance will be invited to increase their purchase price, as the Township will conduct the property sale price as a "Public Auction."

- Anticipated Acceptance and Selection of Redeveloper(s) By:

The Township will either accept or reject any and all RFP/RFQs at a regular meeting of Township Council.

**VIII. Right to Reject**

The Township reserves the right to reject any and all bids not deemed to be in compliance with the conditions of this RFQ/RFP and deemed not in the best interest of the Township.

**IX. Contact Information**

Questions regarding the RFQ/RFP process and RFQ/RFP responsive submission requirements shall be in writing, and shall be directed to Tom Cardis, Township Administrator at tcardis@glotwp.com; with copies to Rosemary DiJosie, Township Clerk at rdijosie@glotwp.com

**X. Existing Project Information**

The following project information is available for inspection at the Township Clerk's office:

**Reports**

Acer Associates	Remedial Investigation Report (10 acre site)	2007
Acer Associates	Phase I ESA Report (10 acre site)	2007
Casie Protank	UST Closure Report (Overall Lot 1)	1999

## **Plans**

Bach Associates, PC	Site Plan (Lot 4.01 of 10 acre site)	2010
	C-1	Cover Sheet and Index
	SB-2	Minor Subdivision Plan
	SP-1	Demolition Plan
	SP-2	Site Plan
	SP-3	Grading Plan
	SP-4	Utility Plan
	SP-5	Stormwater Management Plan
	SP-6	Landscaping Plan
	SP-7	Lighting Plan
	SP-8A	Soil Erosion and Sediment Control Plan
	SP-8B	Soil Erosion and Sediment Control Details
	SP-9	Details
	SP-10	Details
	TP-1	Boundary – Topographic Survey
Bach Associates, PC	Conceptual Site Plan (Architectural) (Lot 4.01)	2009

## **Documents**

NJDEP	Sewer Service Area confirmation letter	2011
Gloucester Twp.	Major Site Plan Approval (Preliminary)	2010
Gloucester Twp.	Minor Subdivision Approval	2010
NJDEP	Wetlands LOI (with T&M Associates plan)	2009
Bach Associates	Aqua NJ Water Easement and Easement Plan	2008
Camden Co. PB	Major Subdivision Approval	2008
Camden Co. SCD	Conditional Cert. (Phase I, mentions Phase II)	2008
Gloucester Twp.	Minor Subdivision Approval	2008
Gloucester Twp.	Lakeland Phase 1 Redevelopment Plan	2005
NJDEP	Letter regarding no further remediation of soils	2001
Camden Co.	Lakeland Deed	1926

PDF versions of the above listed documents are also available on CD upon request.