

From: dhoffman@david-hoffman-esq.com
Sent: Saturday, February 22, 2014 10:58 AM
To: Duffy, Daniel
Cc: Torres Rojas, Genara; Van Duyne, Sheree
Subject: Freedom of Information Online Request Form

Information:

First Name: David M.
Last Name: Hoffman
Company: Attorney
Mailing Address 1: 15A New England Ave.
Mailing Address 2:
City: Summit
State: NJ
Zip Code: 07901
Email Address: dhoffman@david-hoffman-esq.com
Phone: 908 608 0333
Required copies of the records: No

List of specific record(s):

1. City of Hoboken 2010 grant application and supporting documentation for North End Redevelopment Study.
2. Any and all electronic or written communications and correspondence to and from City of Hoboken representatives regarding any 2010 Hoboken North End Redevelopment Rehabilitation study or report.
3. Any and all Memoranda related to processing or approvals regarding 2010 City of Hoboken Grant Applications.
4. Request for Proposal RFP or Bid Solicitation documents related to 2010 City of Hoboken Redevelopment analysis or planning studies.
5. Request for Proposal RFP Submission or Bid proposal submitted by firm of Clark Caton Hintz related to any City of Hoboken Redevelopment analysis.
6. Award or acceptance letter or communication to the firm of Clark Caton Hintz related to any 2010 City of Hoboken Redevelopment study or analysis including the scope of work.

THE PORT AUTHORITY OF NY & NJ

FOI Administrator

March 31, 2014

Mr. David M. Hoffman
15A New England Avenue
Summit, NJ 07901

Re: Freedom of Information Reference No. 14696

Dear Mr. Hoffman:

This is in response to your February 22, 2014 request, which has been processed under the Port Authority's Freedom of Information Code (the "Code"), for copies of the following records: "1. City of Hoboken 2010 grant application and supporting documentation for North End Redevelopment Study. 2. Any and all electronic or written communications and correspondence to and from City of Hoboken representatives regarding any 2010 Hoboken North End Redevelopment Rehabilitation study or report. 3. Any and all Memoranda related to processing or approvals regarding 2010 City of Hoboken Grant Applications. 4. Request for Proposal RFP or Bid Solicitation documents related to 2010 City of Hoboken Redevelopment analysis or planning studies. 5. Request for Proposal RFP Submission or Bid proposal submitted by firm of Clark Caton Hintz related to any City of Hoboken Redevelopment analysis. 6. Award or acceptance letter or communication to the firm of Clark Caton Hintz related to any 2010 City of Hoboken Redevelopment study or analysis including the scope of work."

Material responsive to your request and available under the Code can be found on the Port Authority's website at <http://www.panynj.gov/corporate-information/foi/14696-LPA.pdf>. Paper copies of the available records are available upon request.

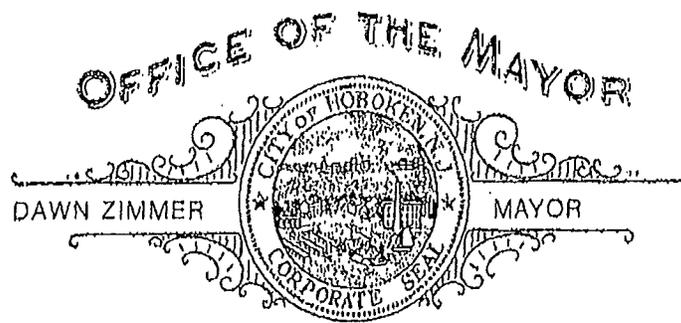
Please refer to the above FOI reference number in any future correspondence relating to your request.

Very truly yours,



Daniel D. Duffy
FOI Administrator

*225 Park Avenue South, 17th Floor
New York, NY 10003
T: 212 435 3642
F: 212 435 7555*



CITY HALL
HOBOKEN, NEW JERSEY

Bill Baroni
Deputy Executive Director
Port Authority of New York and New Jersey
225 Park Avenue South
New York, NY 10003

October 4, 2010

Dear Mr. Baroni:

Thank you for your continued interest in the City, and residents, of Hoboken. As one of the state's major gateway's to Manhattan there is no doubt that a positive working relationship with the Port Authority of New York and New Jersey is a vital component to our continued success. It is with this in mind that I respectfully ask for your agency's support in the City conducting the necessary studies to determine the best use of properties located in Hoboken's industrial northern end.

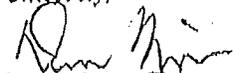
Currently comprised of blocks of surface parking for buses, and some abandoned industrial buildings, this section of the City north of Fourteenth Street truly is Hoboken's last frontier, and an area that will certainly be transformed in the next few decades. As with any other projects currently on the drawing board for Hoboken, it is my intention to make sure that this potential redevelopment is conducted in a manner which is true to the City's Master Plan and my Administration's policies of growing our City in ways which promote open space, increased transportation options, and more functional land-use patterns.

It is our belief that in order for us to make the most informed decision, and chart a course which will be of greatest benefit to our residents, we will have to conduct a preliminary study to determine whether or not this land meets the criteria for an area in need of redevelopment. It is estimated that this study will cost at least \$75,000.

While the need to move forward with these studies is not under question, we continue to make these financial decisions with our residents in mind. As you are aware, just last week we were forced to make the difficult decision to lay off municipal employees, and our utmost commitment is to be responsible stewards of the taxpayer's dollars. The Port Authority's support for this endeavor would be of great benefit to Hoboken and we look forward to your participation.

If you have any questions regarding this request please do not hesitate to contact myself or Brandy Forbes, Community Development Director.

Sincerely,


Mayor Dawn Zimmer
201-420-2013

THE PORT AUTHORITY OF NY & NJ

Francis A. DiMola
Director, Real Estate Services Department

December 28, 2010

Dawn Zimmer
Mayor, City of Hoboken
94 Washington Street
Hoboken, NJ 07030

Mayor Zimmer:

I am writing in response to your October 4, 2010, letter to Deputy Executive Director Bill Baroni requesting the Port Authority of New York and New Jersey's support in conducting a study of properties located in the City of Hoboken's Industrial northern end. The Port Authority is pleased to offer our support for this project.

Port Authority's Real Estate Services Department will utilize our Urban Planning list of Call-in Consultants for performance of a Redevelopment Study for the North End of the City of Hoboken. The services of the Consultant shall consist of providing professional planning services as required for the performance of the study to determine whether the North End Redevelopment Study Area qualifies as an area in need of redevelopment pursuant New Jersey's Local Redevelopment and Housing Law. Upon completion of the Study, the Consultant shall be required to present, and provide a draft written report documenting the Study findings. The Consultant shall provide testimony before the City of Hoboken Planning Board, as required.

The task order will not exceed \$75,000.

Upon your concurrence of this letter, the Port Authority will issue the Request for Proposals to our Urban Planning call-in list.

Regards,



Francis A. DiMola
Director, Real Estate Services Department

cc: Michael Ambrosio
Bill Baroni
Michael Francols
Brandy Forbes
Terrilann Moore-Abrams

Concur: 
Dawn Zimmer
Mayor, City of Hoboken

THE PORT AUTHORITY OF NY & NJ

225 Park Avenue South, 19th Floor
New York, NY 10003

January 3, 2011

SUBJECT: REQUEST FOR PROPOSALS FOR THE PERFORMANCE OF EXPERT PROFESSIONAL URBAN PLANNING SERVICES FOR HOBOKEN NORTH END REDEVELOPMENT STUDY

Dear Sir or Madam:

The Port Authority of New York and New Jersey, hereinafter referred to as the "Authority", seeks Proposals for furnishing the subject services.

I. PROPOSAL REQUIREMENTS:

Proposals will only be considered from entities that can demonstrate compliance with the following requirements:

- A. Planning individual and/or firm must be licensed professional planner(s) in the State of New Jersey.
- B. Planning individual and/or firm must demonstrate experience in successfully defending: a preliminary investigation where objections are entered into the record; and/or a case taken to court to contest the validity of the professional findings of the preliminary investigation into LRHL compliance.

II. PROPOSAL REQUIREMENTS:

To respond to this RFP, submit a concise proposal complying with each of the following basic format criteria:

- A. To be acceptable, proposals shall be of no more than 25 pages (single-sided using 12 point or greater font size) not including resumes. Each resume shall be 2-page maximum, single-sided using 12 point or greater front size.
- B. All proposals must be delivered in sealed envelopes and/or packages. You are requested to submit four (4) copies and one (1) compact disc copy, of your Proposal for review.
- C. In each submission to the Authority, including any return address label, information on the compact disc and information on the reproducible original and copies of the proposal, the Proposer shall use its **FULL LEGAL NAME WITHOUT ABBREVIATIONS**. Failure to comply with requirement may lead to delays in agreement award and payments, which shall be the responsibility of the Proposer.
- D. Your Proposal should be received in sufficient time so that the Authority receives it **no later than 2:00 p.m. on Tuesday, January 18, 2011.**

**Proposals should be addressed to: Ms. Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
New York, NY 10003**

- E. If your proposal is to be delivered by messenger, please note that only individuals with proper identification (e.g. photo identification) will be permitted access to the Authority's offices. Messengers without proper identification will be turned away and their packages not accepted.

III. SUBMISSION REQUIREMENTS:

To respond to this RFP, provide the following information:

- A. Each Proposer shall submit a transmittal letter on its letterhead, signed by an authorized representative, demonstrating compliance with each of the aforementioned "Proposer Requirements" listed above.
- B. In addition to resumes, clearly identify the qualifications and experience of all technical staff proposed by you to perform the contemplated services, including subconsultants, if any. Demonstrate the qualifications of these individuals relevant to the proposed assignment. In each case indicate the role the individual had in the assignment, and the employer of said individual at the time such services were performed.
- C. Identify the experience of your firm in providing services similar to those contemplated herein. Identify at least three (3) references where the firm performed comparable services for other municipal entities. References may include owners. Provide contact information (for verification purposes), and indicate whether said project(s) were completed on schedule and within budget. Identify the role the firm had, the nature of the services provided, and samples of previous work products.
- D. An estimated cost and staffing analysis for the performance of each task listed in Attachment A. The staffing analysis should give a detailed breakdown identifying assigned staff (including subconsultants), staff position title, hours of work per person/per task and actual hourly pay rate, multiplier (where applicable) and billing rates on a task-by task basis.

Indicate billing rates for partners or principals and name(s), title(s) and actual hourly pay rate(s) for all other billable employees.

An itemized estimate of out-of-pocket expenses.

The terms and conditions for the compensation of intended subconsultant(s) (including their multipliers, if applicable) and the estimated number of hours of subconsultant services. Include a breakdown of costs for each Task as defined in Attachment A.

- E. A detailed description of the proposed technical approach, and schedule for performance of the contemplated services. Your schedule shall provide for completion of all of the consultants services within 4 to 6 months. Your technical approach shall address each task as stated in Attachment A. Your technical approach and schedule should demonstrate your firm's ability to provide the services in a timely fashion. Provide a

complete discussion of all technical issues involved in performance of each task as required to demonstrate to the Authority the ability of your firm to address specific technical areas of the required services. Include any tasks that may be required but that have not been defined in Attachment A.

- F. The Consultant's proposed Management Approach to performance of the required services. For the purposes of this RFP, Management Approach shall identify your approach to keeping the client apprised of the project status, and to ensuring the quality/accuracy of the work product.
- G. If the various completion dates contained in Attachment A cannot be adhered to, you may submit revised dates. However, the fact that you were not able to adhere to the original dates and the extent of the revised dates will be included among the factors which the Authority will evaluate in analyzing Proposals. The Authority reserves all rights referred to in the last paragraph hereunder.

IV. SELECTION PROCESS:

The qualifications based selection shall take into consideration the following technical qualifications, and subsequently cost, as appropriate. After consideration of these factors the Authority may enter into negotiations with the firm (or firms) deemed best qualified to perform the required services. Such negotiations shall be conducted between the Authority's contact-person as identified herein, or the undersigned, and the individual contact-person identified by your firm.

- A. The qualifications and experience of the proposed staff, including sub-consultants who will be performing services hereunder;
- B. The qualifications and experience of the firm;
- C. Proposed technical approach;
- D. Management approach.

IV. ADDITIONAL INFORMATION:

The names of all firms submitting a proposal in response to this RFP, may be disclosed publicly, as part of a published public announcement identifying responders to this RFP.

Should you have any questions, please e-mail them to Ms. Gretchen Minneman at gminneman@panynj.gov. All questions must be received at least five (5) working days prior to the proposal due date. Neither Ms. Minneman nor any other employee of the Authority is authorized to interpret the provisions of this RFP or accompanying documents or give additional information as to their requirements.

Proposal preparation costs are not reimbursable by the Authority, and the Authority shall have no obligation to a firm except under a duly authorized agreement executed by the Authority.

No rights accrue to any Proposer except under a duly authorized agreement for performance of the specified services.

The Authority reserves the unqualified right, in its sole and absolute discretion, to reject all Proposals, to undertake discussions and modifications with one or more Consultants and to proceed with that Proposal or modified Proposal, if any, which in its judgment will, under all the circumstances, best serve the public interest.

Regards,



Gretchen Minneman
Real Estate Services Department

Attachments

ATTACHMENT A

PERFORMANCE OF EXPERT PROFESSIONAL URBAN PLANNING SERVICES HOBOKEN NORTH END REDEVELOPMENT STUDY

I. BACKGROUND

The Port Authority of New York and New Jersey (“Authority”), as part of its Local Assistance Program is working with the City of Hoboken (“City”), a municipality governed according to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 to 210, seeks professional planning services for the preparation of a preliminary investigation study and report as required to determine whether the North End Redevelopment Study Area (“Study Area”) within the City qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq (“LRHL”). The Study Area consists of the following blocks that are included in their entirety (i.e., all lots in each block inclusive), unless otherwise specifically noted herein, as identified on the City Tax Maps:

Blocks: 118, 119, 120, 121, 122, 123, 125, 127, 128, 129, 130, 131, 133, 134, 136 (excluding Lot 6.2), 137, 138, 140, and 141

II. SCOPE OF WORK

The services of the Consultant shall generally consist of performing an urban and redevelopment planning study, and preparing draft and final reports documenting its findings, as required to determine whether the Study Area within the City, as defined above, qualifies as an area in need of redevelopment pursuant to the LRHL. This shall include documenting the physical and economic conditions existing in the Study Area and reviewing relevant data and information in order to determine whether all or a portion of the Study Area is in need of redevelopment.

III. DESCRIPTION OF CONSULTANT’S TASKS

Tasks to be performed by the Consultant may include, but shall not be limited to:

TASK A. KICK-OFF MEETING

Meet with Authority and City staff and others, as required, to review the requirements of the following tasks, and the schedule for performance thereof.

TASK B. DOCUMENT/DATA REVIEW

1. Access and review data and other public records of the Study Area, including report(s) for each property, as well as databases related to environmental contamination, as provided or otherwise available as determined by the Consultant, and approved by the Authority. These may include City tax assessment, building, housing, fire, health, crime and property maintenance code enforcement records; aerial photos and maps including available state and county GIS data; New Jersey Department of Environmental Protection data on known contaminated sites, and state and national historic registers information, all as appropriate. Prior to performance of the review, compile a list of available

documents. Upon approval of the list by the Authority and the City, proceed with performance of said review.

2. Perform a title search of each of the properties within the study area. Examine the results of the title search and interpret any information that may relate the condition of the title to the unproductive condition of the properties in the Study Area for which the “e” criterion under Section 5 of the LRHL may be applied.

TASK C. FIELD VERIFICATION AND DRAFT INVESTIGATION REPORT

1. Undertake a site visit and field investigation of the Study Area as required to identify existing conditions and uses. Prior to the performance of this task, provide a schedule for, and list of anticipated contacts to be made in performance of the investigation. Upon approval of the list and schedule by the Authority, the Consultant shall:
 - a. coordinate onsite inspection for the purposes of evaluating the physical conditions of the buildings in the Study Area as required to determine the applicability of the “a” or “d” criteria under Section 5 of the LRHL;
 - b. obtain permission from the property owners to conduct on-site investigation and interior examination of the buildings and structures in the Study Area, as required and as appropriate to evaluate the physical condition of said buildings and structures;
 - c. for those properties that are not accessible, and as approved by the Authority in advance, evaluate the physical condition of the buildings and structures in the Study Area, and record on-site conditions observed from public right-of-ways, and by using available aerial photographs, if any.
 - d. Upon completion of field services, meet with Authority and City staff, and others as approved by the Authority, and submit a Draft Field Investigation Report documenting field services performed, and your findings therefrom.
 - e. Incorporate Authority and City comments to the Draft Field Investigation Report as required.

TASK D. PRELIMINARY INVESTIGATION REPORT

1. Prepare a draft Preliminary Investigation Report (PIR) documenting your findings in performance of the forgoing tasks. The Report shall incorporate the Final Field Investigation Report, and document your assessment of the Study Area, as required to determine if all, or a portion, of the area meets the statutory criteria as set forth in N.J.S.A. 40A:12A-5, therefore qualifying as an area in need of redevelopment. The report shall also include, but not be limited to:
 - a) A description of the physical, economic and other relevant conditions within the Study Area, including existing land uses, building and environmental conditions, and site layout.
 - b) A review of the zoning and master plan designations for the Study Area.
 - c) An analysis describing how the Study Area meets the statutory criteria.

- d) All relevant documentation, including photographs and maps, to support the conclusion that all or a portion of the Study Area is or is not in need of redevelopment.
 - e) An aerial photograph of the Study Area and other maps and graphics to illustrate and support the planning analysis contained in the Report.
2. Upon completion of the Consultant's assessment, and as appropriate, prepare a map delineating the boundaries of the proposed redevelopment area identifying the various parcels located within the Study Area. For each property, identify any lack of proper utilization leading to an unproductive condition of the land.
 3. Present the PIR to Authority and City staff, and others, as approved by the Authority.
 4. Incorporate Authority and City comments as required.

TASK E. PROVIDE TESTIMONY

Based upon the approved Preliminary Investigation Report, prepare necessary exhibits, and a presentation (PowerPoint) for purposes of providing oral testimony before the Hoboken Planning Board regarding the findings of the Preliminary Investigation Report. The Consultant shall provide the services of other technical experts as required to establish the physical condition of buildings in the Study Area. (This hearing may take more than one meeting date, as is necessary to collect all testimony and public input.) The Consultant shall utilize its own computer equipment and projector for such presentation(s)/testimony.

Meet with Authority and City staff, and others, as required to review all presentation material prior to providing testimony. Incorporate Authority and City changes, as required.

TASK F. MEET WITH CITY COUNCIL

Meet with the City Council to present the recommendations of the Planning Board, as required.

III. SCHEDULE OF SUBMISSIONS

Submit the following, within the number of days stipulated, after receipt by you of authorization from the Authority to proceed with performance of the subject services:

- A. Submit the Draft Field Verification and Draft Investigation Report, required under Task C, above, within 30 calendar days.
- B. Submit five (5) printed copies and one (1) CD copy of the Preliminary Investigative Report, after incorporation of Authority and City comments.
- C. Submit a copy of each of the Presentation and Presentation Exhibits, after incorporation of Authority and City comments.

IV. INFORMATION AND MATERIALS PROVIDED BY THE AUTHORITY

The Authority and City will make available for the Consultant's information certain documents specified below. The documents specified below were not prepared for the purpose of providing information for the Consultant upon the present work but they were prepared for other purposes, and do not form a part of this Agreement. The Authority makes

no representation or guarantee as to, and shall not be responsible for, their accuracy, completeness or pertinence, and, in addition, shall not be responsible for the conclusions to be drawn therefrom. They are made available to the Consultant merely for the purpose of providing him with such information as is in the possession of the Authority, whether or not such information may be accurate, complete or pertinent, or of any value to the Consultant.

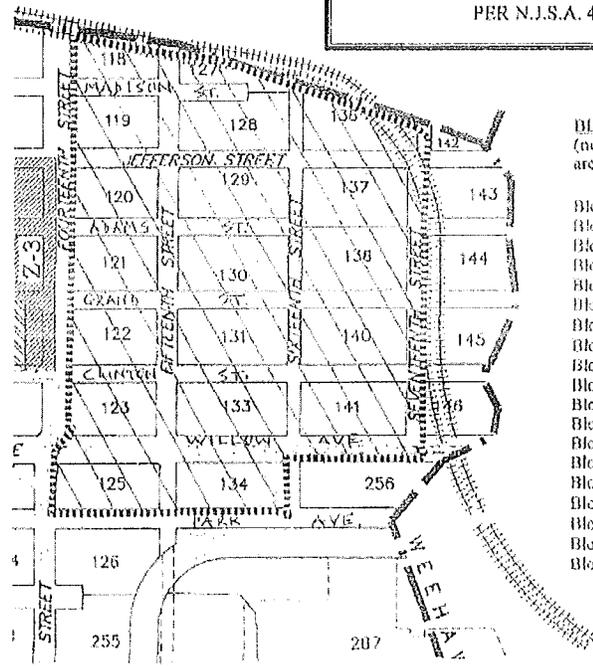
1. Exhibit I - Study Area Map

* * *

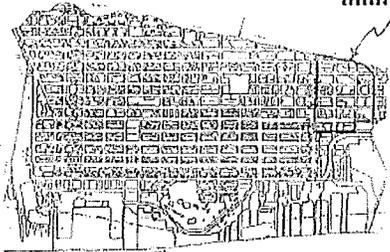
EXHIBIT I

STUDY AREA MAP

PROPOSED PRELIMINARY INVESTIGATION
STUDY AREA
TO DETERMINE WHETHER AREA IS AN
AREA IN NEED OF REDEVELOPMENT
PER N.J.S.A. 40A:12A-1 et seq.



- BLOCKS & LOTS**
(note: all lots on each block listed below are included unless otherwise indicated)
- Block 118
 - Block 119
 - Block 120
 - Block 121
 - Block 122
 - Block 123
 - Block 125
 - Block 127
 - Block 128
 - Block 129
 - Block 130
 - Block 131
 - Block 133
 - Block 134
 - Block 136 (excluding Lot 6.2)
 - Block 137
 - Block 138
 - Block 140
 - Block 141

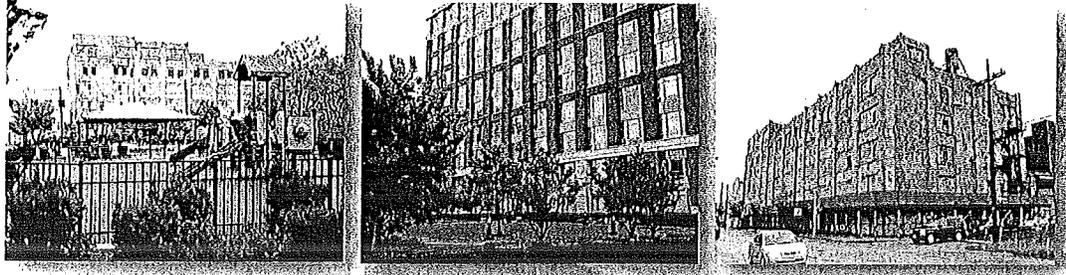


STUDY AREA DESCRIPTION: The proposed study area boundary runs along the line of Fourteenth St./Fourteenth St. Viaduct starting at Park Avenue, running westerly to its intersection with the city's western boundary, then northerly to a point which is approximately coincidental with the Light Rail Track/Seventeenth St., then easterly until it reaches Willow Avenue, then southerly to Sixteenth Street, then easterly to Park Avenue, then southerly back to Fourteenth St.



Clarke Caton Hintz

Architecture : Planning : Landscape Architecture



Proposal for:

Expert Professional Urban Planning Services for Hoboken North End Redevelopment Study

Submitted to:

The Port Authority of NY & NJ

January 18, 2011

100 Barrack Street
Trenton, NJ 08608
Tel: 609 883 8383
Fax: 609 883 4044

www.clarkecatonhintz.com



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

Ms. Gretchen Minneman, AICP
Real Estate Services Department
The Port Authority of New York and New Jersey
225 Park Avenue South, 19th Floor
New York, New York 10003

January 18, 2011

100 Barrack Street
Trenton NJ 08608
clarkecatohintz.com
Tel: 609 883 8383
Fax: 609 883 4044

**Re: Hoboken North End Redevelopment Study
Proposal for Professional Planning Services**

Dear Ms. Minneman,

I am pleased to provide this proposal for Expert Professional Urban Planning Services to the Port Authority of NY and NJ to evaluate the North End Redevelopment Study Area in the City of Hoboken, New Jersey to ascertain how it meets the criteria of the NJ Local Redevelopment and Housing Law for an Area in Need of Redevelopment. You will find that Clarke Caton Hintz, Professional Corporation, is uniquely qualified to provide the services outlined in the Request for Proposal (RFP). We have the skills, qualifications and experience uniquely suited to the requirements for this type of service.

Within this document, we will demonstrate compliance with the eligibility requirements in Section I, the format and process standards in Section II and the submission requirements in Section III of the RFP.

We look forward to working with you and the other members of the Real Estate Services Department on this exciting project!

John Clarke, FAIA
Phillip Caton, FAICP
Carl Hintz, AICP, ASLA
John Hatch, AIA
George Hibbs, AIA
Brian Slauch, AICP
Michael Sullivan, AICP

Sincerely,

Michael F. Sullivan, ASLA, LLA, PP, AICP
Principal
msullivan@cchnj.com



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Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

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SECTION A:
ELIGIBILITY REQUIREMENTS



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

SECTION A – ELIGIBILITY REQUIREMENTS

- A. Professional Planning Licensure. Clarke Caton Hintz, PC is a full service planning, architecture, landscape architecture and urban design firm with many decades of experience in the field. The firm employs eight individuals that are licensed as professional planners in the State of New Jersey. These include the following persons:
- John Clarke, FAIA, PP
 - Philip Caton, FAICP, PP
 - Carl Hintz, AICP, PP, ASLA, LLA
 - Michael Sullivan, AICP, PP, ASLA, LLA
 - Brian Slauch, AICP, PP
 - Mary Beth Lonergan, AICP, PP
 - Elizabeth McManus, AICP, PP, LEED AP
 - Lisa Specca, AICP, PP

Glossary

FAIA – Fellow of the American Institute of Architects

PP – New Jersey Professional Planner

FAICP – Fellow of the American Institute of Certified Planners

AICP – Member of the American Institute of Certified Planners

LLA – New Jersey Licensed Landscape Architect

LEED AP - Leadership in Energy & Environmental Design Accredited Professional

Additional information on the personnel that would be assigned to the project is supplied in Section C of the proposal, Qualifications and Resumes.

- B. Clarke Caton Hintz, PC seeks to avoid contested designations of Areas in Need of Redevelopment by thorough investigation of the study area and careful recommendations to the Planning Board as it conducts the public hearing on applicable criteria in the LRHL. Even so, when economic interests are at stake, objections occur. For example, in Asbury Park, we successfully defended the Area in Need of Redevelopment designation in litigation filed by a landowner in the district. The firm is also involved in litigation over a designation in Deptford, New Jersey, that has yet to be adjudicated.

SECTION B:
PROPOSAL REQUIREMENTS
STATEMENT



SECTION B – PROPOSAL REQUIREMENTS STATEMENT

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

RFP, Part II.

- A. This proposal meets the limit in the number of pages, length of resumes and minimum font size.
- B. This proposal has been delivered in a sealed package that includes four originals and one compact disk.
- C. The full legal name, address and telephone number of the entity submitting the proposal is:
- Clarke Caton Hintz, Professional Corporation
100 Barrack Street
Trenton, New Jersey 08608-2008
(609) 883-8383
- D. Delivery has been made prior to 2:00 pm, EST, January 18, 2011, at the offices of the Real Estate Services Department of the Port Authority of New York and New Jersey, 225 Park Avenue South, 19th Floor, New York, New York 10003. Delivery has been made to Ms. Gretchen Minneman, AICP, Senior Planner.
- E. The delivery service utilized by Clarke Caton Hintz, PC provides photographic identification cards for its employees.

I hereby certify that this Proposal demonstrates the eligibility and submission requirements of the Port Authority of New York and New Jersey for the Hoboken North End Redevelopment Study:

Michael F. Sullivan, ASLA, LLA, PP, AICP
Principal

**SECTION C:
QUALIFICATIONS AND
RESUMES**



SECTION C – QUALIFICATIONS AND RESUMES

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

Introduction

Clarke Caton Hintz is an award-winning firm committed to solving complex planning and design problems with a broad, multi-disciplinary approach. Imagination, creativity and insight into the built and the natural environments allow us to successfully achieve project objectives. We view architecture, planning and landscape architecture as most influential in shaping the places within which we live. This design background, coupled with an in depth knowledge of planning and legal frameworks in redevelopment, have led successful redevelopment projects at both small and large scales.

Based in Trenton, New Jersey, Clarke Caton Hintz, PC, was established in 1978 to provide urban planning and design services to cities, towns, local redevelopment authorities, the State of New Jersey, colleges and private developers. Our urban design and planning practice has assisted in the implementation of public land use polices at various scales from individual sites, blocks and neighborhoods to districts and municipalities. Clarke Caton Hintz has demonstrated a particular emphasis on work within New Jersey's urban centers. It is within these urban places where complex influences come together to shape land use policy and the built form. Our multi-disciplinary practice has a track record of addressing the opportunities and constraints facing cities to produce successful plans and designs. Our portfolio of urban projects includes urban design, planning and landscape architectural work within Newark, Camden, Asbury Park, Bayonne, Paterson and Trenton. These represent some of the most significant redevelopment projects New Jersey has witnessed in the recent past. See Section 4 for project descriptions and references.

We are also experts at the assembly and presentation of relevant information. Our multi-disciplinary team of planners, landscape architects and architects utilize digital mapping, aerial photography, tax assessment information, GIS data, and ground based photography to assemble information in a manner that is easily communicable to our clients and the public. This emphasis on effective communication of information allows our clients to focus on decision making, rather than interpretation.



Clarke Caton Hintz

Qualifications Specific to Hoboken

Clarke Caton Hintz, PC, was selected by the City of Hoboken to conduct a preliminary investigation and determination of an area in need of redevelopment for its southwest district. The project is proceeding according to schedule and is nearing completion of the draft preliminary investigation report. The southwest district contains similar characteristics to the north end redevelopment study area in that it contains a mixture of blighted properties and underutilized parcels with low building to lot ratios and property values. The firm's current work with the City of Hoboken means that the firm has already established a positive working relationship with City officials and staff. Clarke Caton Hintz, PC, can efficiently work with the City in obtaining the information that will be necessary for the project.

The firm is also cognizant of the efforts on behalf of Hoboken of its goals and objectives to create new public open space on Park Avenue right next to the redevelopment study area for active recreation use. Knowledge of this endeavor by the City allows for the work in the North End study to be effectively coordinated with other City plans.

Descriptions of Personnel

Each project is overseen by a principal of the firm, who will work with a project manager and professional staff. As a small business, the principals maintain close contact with projects and, in the case of the Port Authority, would be in direct contact with the Real Estate Services Division for the duration of the project. Following are brief descriptions of the personnel and their roles should the firm be awarded the project. Resumes are also enclosed.

Michael F. Sullivan, ASLA, LLA, PP, AICP – Principal-in-Charge.

Mr. Sullivan is a licensed professional planner and landscape architect who specializes in municipal planning and redevelopment. He has worked on some of the most prominent redevelopment projects in the State of New Jersey. These include the Asbury Park Waterfront Redevelopment Plan, Peninsula at Bayonne Redevelopment Plan and Ford Assembly Plant Redevelopment Plan. This includes defending redevelopment area designations through certifications and expert testimony. Additionally, Mr. Sullivan has served as a planning expert on behalf of municipal clients in numerous land use cases. Should affidavits, certifications or court testimony



Clarke Caton Hintz

be required in this matter, Mr. Sullivan would serve as the planning expert on behalf of the Port Authority.

John P. Clarke, FAIA, PP – Senior Partner, Architecture and Urban Design

John Clarke has over 40 years experience with the planning, design and construction of large-scale public and private projects in New Jersey. From 1971 to 1977 Mr. Clarke was Director of the Department of Planning and Development for the City of Trenton, and in that capacity had responsibility for all of the City's redevelopment efforts. As a private consultant, Mr. Clarke has designed and implemented redevelopment plans for many New Jersey communities including Newark, Bayonne, Paterson and Jersey City.

John D. S. Hatch, AIA, LEED AP – Architecture Principal

John Hatch, AIA, LEED AP, is an architect who specializes in designing within historic contexts and the adaptive reuse of buildings. He serves on the Board of Trustees of the New Jersey Preservation Trust, including a term as President and is actively involved in Preservation New Jersey and various local landmarks commissions. Among his many historic design projects, Mr. Hatch was the architect of record for the restoration of the former governor's mansion, Morven, in Princeton and its conversion to an historic house museum. He advises a number of municipalities on applications for redevelopment particularly where they would affect an historic structure or district. Mr. Hatch is also a green building design expert as a LEED (Leadership in Energy and Environmental Design) Accredited Professional and designed the LEED-Gold adaptive re-use of the Masonic Temple in Trenton for CCH offices in 2009.

Michael Hanrahan, AIA; Associate Partner

As a member of Clarke Caton Hintz, PC for over twelve years, Mr. Hanrahan has managed a number of the firm's award-winning projects. Mr. Hanrahan is an expert in the renovation of existing buildings and is currently managing several projects at Brookdale Community College's Lincroft and Freehold campus, including: Renovations and Additions to the Collins Basketball Arena, renovations and additions to the Auto Technology Facility, and renovations to their Western Monmouth classroom building.

Elizabeth McManus, PP, AICP, LEED AP – Associate, Planner

Ms. McManus is a professional planner with over 5 years of planning experience, including affordable housing planning. She serves as the planning consultant to New Jersey Planning Boards and Zoning Boards.



Clarke Caton Hintz

Ms. McManus's municipal experience includes preparation of master plans, affordable housing plans, land use and zoning ordinances, redevelopment studies and site plan, subdivision, and "d" variance application reviews. Ms. McManus's private sector experience includes the preparation of expert planning testimony in support of variance and re-zoning applications. Ms. McManus is also a LEED Accredited Professional, signifying her knowledge of the LEED building benchmark system, neighborhood design and green building techniques.

Geoffrey Vaughn, ASLA – Associate, Graphic and Landscape Designer

Geoffrey Vaughn has been involved in a wide variety of planning, urban redevelopment and landscape development projects. His experience includes landscape architectural design and development projects, which include commercial and residential designs, downtown studies and regional environmental studies, in Pennsylvania and New Jersey. Along with his landscape architectural experience he has been involved in GIS mapping of large-scale land use, zoning, environmental, park, recreation and open space plans for several townships throughout New Jersey. He is also responsible the implementation and maintenance of the firm's website.



Clarka Caton Hintz

Principal
Landscape Architect

Clarka.Caton@hntz.com

MICHAEL F. SULLIVAN, ASLA, AICP - Partner

Profile

Michael Sullivan's practice is founded upon a commitment to excellence in environmental planning and design, advocacy of the principles of smart growth and the creation of livable places. His work - which encompasses urban and traditional neighborhood design, landscape architecture and master planning - has been recognized by the American Planning Association, the American Society of Landscape Architects and other organizations.

Mr. Sullivan is responsible for the formulation of planning and design strategies within a spectrum of contexts, including the redevelopment of cities and the preservation of rural landscapes. His vision and innovation has led to the creation and revitalization of some of New Jersey's most successful public places, including Chesterfield's Old York Village, Asbury Park's Waterfront Redevelopment Area, The Peninsula at Bayonne Harbor and Washington Borough's Downtown District.

Education

Pennsylvania State University
Bachelor of Science in, Landscape Architecture, 1988

Professional Licenses

Landscape Architect, NJ and PA

Professional Planner, NJ

Member, American Institute of Certified Planners

Professional Experience

Historic Morven - Princeton, NJ

Restoration of 1758 family house for use as a museum and restoration of historic gardens

Asbury Park Waterfront Redevelopment Plan - Asbury Park, NJ

\$1.2 billion - Total Project Cost

Master Plan for walkable mixed use neighborhoods, integration of open space and development, and the adaptive reuse of historic structures

The Peninsula at Bayonne Harbor - Bayonne, NJ

\$2.6 billion - Total Project Cost

Redevelopment of a 430 acre former military terminal located on a 2 mile long peninsula in New York Harbor

Downtown Camden Strategic Development Plan - Camden, NJ

Development of a smart growth strategy to guide Camden downtown development

Chesterfield Planned Village Design - Chesterfield Township, NJ

Neo-traditional town planning for Chesterfield Township

Secaucus Junction Area Vision Plan - Secaucus, NJ

Development of a conceptual plan and design standards that would serve as the basis for a redevelopment centered around the new Secaucus Junction rail node



Clarke Caton Hintz

Architecture

Planning

Interior Architecture

MICHAEL F. SULLIVAN, ASLA, AICP - Partner

Minish Waterfront Park - Newark, NJ
\$20 million - Total Project Cost

Design of approximately 2 miles of riverfront park on the Passaic River

Independence Park Renovation - Newark, NJ

\$520,000 - Total Project Cost

Renovations and restoration of historic elements for Independence Park

Turtle Back Zoo Master Plan - West Orange, NJ

\$20 million - Total Project Cost

Master site plan for the Turtle Back Zoo

Turtle Back Zoo Entry Plaza - West Orange, NJ

\$300,000 - Total Project Cost

Redesign of the Turtle Back Zoo entrance to provide sufficient pedestrian facilities, ensure universal access and create a visually and spatially pleasing entry/egress space

Newark Waterfront Master Plan - Newark, NJ

\$572 million - Total Project Cost

Master Plan for a 1.8 mile linear park along the Passaic Riverfront and 4.6 million SF of mixed use development

Washington Borough Downtown Revitalization Plan

Development of a comprehensive Downtown Revitalization Plan for Washington Borough

Agricultural Residential Zone Photo Tour - Readington Twp, NJ

Visual inventory and analysis of the Agricultural Residential zone for Readington Township

200 Elm Drive, Princeton University - Princeton, NJ

\$7 million - Total Project Cost

Adaptive re-use of the former boiler house at Princeton University for use as office space for the Department of Public Safety and the Office of Design and Construction

Mercer County Community College Master Plan - West Windsor & Trenton, NJ

Long Range Master Plan for both campuses

Brookdale Community College Collins Arena and Campus Fitness Center - Lincroft, NJ

\$20 million - Total Project Cost

60,000 sf renovation and 33,000 sf addition to existing facility.

Brookdale Community College AutoTechnology Facility - Lincroft, NJ

\$7 million - Total Project Cost

Renovation and expansion of existing automotive technology center.

Princeton University, Alexander Street - Princeton, NJ

Comprehensive development plan for Alexander Street corridor



Clarke Caton Hintz

1000 Broad Street
New York, NY 10004

212.692.1200

JOHN P. CLARKE, FAIA - Senior Partner

Profile

Founded by John Clarke in 1979, Clarke Caton Hintz has developed into one of the region's most respected architectural, planning and landscape design firms. The firm reflects Mr. Clarke's commitment to approach design and development projects from a multi-faceted, inter-disciplinary point of view. Expertise and experience gained in one field such as architecture informs decisions in other areas such as planning and landscape architecture.

At CCH, Mr. Clarke has been deeply involved with the firm's architectural and urban design projects. He was the lead designer for the Mercer County Waterfront Ballpark which is New Jersey's most successful minor league baseball stadium. His design for the Roebling Elementary School which involved the adaptive reuse of existing industrial structure has won numerous design awards. Mr. Clarke has been the principal in-charge for the firm's major urban design/redevelopment projects including Asbury Park Waterfront, the Peninsula at Bayonne Harbor and the Roebling Complex in Trenton, NJ.

Education

The Cooper Union
Bachelor of Architecture, 1966

Columbia University
Masters of Urban Planning, 1968

Professional Licenses

Registered Architect – NJ, PA, NY, CT, VA, MD

Professional Planner - NJ

Professional Experience

The Peninsula at Bayonne Harbor - Bayonne, NJ
\$2.6 billion - Total Project Cost

Redevelopment of a 430 acre former military terminal located on a 2 mile long peninsula in New York Harbor

Asbury Park Waterfront Redevelopment Plan - Asbury Park, NJ
\$1.2 billion - Total Project Cost

Master Plan for walkable mixed use neighborhoods, integration of open space and development, and the adaptive reuse of historic structures

Mercer County Waterfront Park - Trenton, NJ
\$12 million - Total Project Cost

Planning and design of a 6,300 seat AA minor league baseball stadium

Roebling Complex - Trenton, NJ
\$106 million - Total Project Cost

Master plan for the Roebling complex and design for adaptive re-use of the First Phase, including a supermarket, retail shops and office space

Roebling Elementary School - Trenton, NJ
\$75 million - Total Project Cost

Design for a new Pre-K to eight grade school utilizing former industrial buildings within the historic Roebling Complex.

Trenton High School - Trenton, NJ
\$130 million - Total Project Cost

Renovation and expansion of Trenton High School to accommodate 2400 students in 8 small learning communities.



Clarke Caton Hintz

Architects

Planners

Landmarks Architects

JOHN P. CLARKE, FAIA - Senior Partner

Mercer County Civil Courts - Trenton, NJ
\$18.2 million - Total Project Cost

Design of a new Civil Courts building for Mercer County

Fort Monmouth Redevelopment Plan - Oceanport, NJ
\$2 billion - Total Project Cost

Urban design for a 1200 unit transit village on former military base.

Mercer County Community College Master Plan - Hamilton, NJ

Long range facility plan for 2 campus locations

New Jersey City University Master Plan - Jersey City, NJ

Long range facility plan for 10,000 student campus

200 Elm Drive, Princeton University - Princeton, NJ

\$7 million - Total Project Cost

Adaptive re-use of the former boiler house at Princeton University for use as office space for the Department of Public Safety and the Office of Physical Planning

Princeton University, Alexander Street - Princeton, NJ

Comprehensive development plan for Alexander Street corridor

Downtown Camden Strategic Development Plan - Camden, NJ

Development of a smart growth strategy to guide Camden downtown development

Lawrence Twp Police and Municipal Courts - Lawrenceville, NJ

\$7.2 million - Total Project Cost

Design of a new building for the existing Police and Court Facilities for the Township of Lawrence

New Jersey Public Health Environmental Agricultural Lab - Ewing, NJ
\$120 million - Total Project Cost

State of the art Environmental and Agricultural Lab Facility

New Jersey State Police Security Command Center - Ewing, NJ
\$6 million - Total Project Cost

Visitor management center for the New Jersey State Police Main Campus

HUB at Martin Luther King Drive - Jersey City, NJ
\$16 million - Total Project Cost

Overall plan and urban design for a mixed use retail/civic center developed on an 18 acre site

Montclair State University Rail Station & Parking Garage - Little Falls, NJ
\$26.5 million - Total Project Cost

1700 space parking garage for Montclair State University

Essex County Sportsplex Parking Garage at Newark Bears Stadium - Newark, NJ

\$9 million - Total Project Cost

Design of a new structured parking facility directly adjacent to the Newark Bears Riverfront Stadium

Woodland Acres - Warren, NJ
\$3.4 million - Total Project Cost

Plan for a 57 unit low and moderate income housing development



Clarke Caton Hintz

Architects

Princeton, NJ

www.clarkecatonhintz.com

JOHN D. S. HATCH, AIA, LEED AP - Partner

Profile

In his more than 20 years with Clarke Caton Hintz, John Hatch has managed the design and construction of an array of architecturally significant buildings. These include the restoration of Morven, the former governor's mansion in Princeton, the Roebing Complex Re-development, and the restoration of the Hunterdon County Courthouse. In addition to his historic work, he has managed a large number of school projects and studies, and a wide variety of other projects, including a number of College and University projects, several senior citizen housing projects, the Somerset Ballpark, and commercial and civic projects. All of his projects address issues of context, civic life and sustainability. In addition to his design work, John has written and lectured about such topics as historic preservation, sustainability and urban redevelopment.

Education

University of Pennsylvania
Certificate in Historic Preservation, 2001

University of Virginia
Master of Architecture, 1988

Istituto Universitario d'Architettura
Venice, Italy, 1988; UVA Venice Program

Princeton University
Bachelor of Arts, 1984

Professional Licenses

Registered Architect, State of NJ
Member, American Institute of Architects
LEED Accredited Professional; USGBC

Professional Experience

200 Elm Drive, Princeton University - Princeton, NJ
\$7 million - Total Project Cost

Adaptive re-use of the former boiler house at Princeton University for use as office space for the Department of Public Safety and the Office of Design and Construction

Webb Memorial Chapel - Madison, NJ
Preservation Plan with construction documents for preservation

Port Colden United Methodist Church - Port Colden, NJ
Preservation plan with stabilization drawings.

Roebing Mansion Restoration - Trenton, NJ
\$5.2 million - Total Project Cost
Restoration and expansion of badly deteriorated mansion as offices for the NJ State League of Municipalities

Golden Swan - Trenton, NJ
\$2 million - Total Project Cost
National Register Nomination and restoration of historic building

CWA South Warren Street Office Building - Trenton, NJ
\$3 million - Total Project Cost
New mixed-use building in the downtown historic district

Cracker Factory - Trenton, NJ
\$6 million - Total Project Cost
Renovation of historic factory as loft housing units



Clarke Cato Hintz

Architect

Planner

Landmark Architecture

JOHN D. S. HATCH, AIA, LEED AP - Partner

**Mercer County Community College
Master Plan -**

West Windsor & Trenton, NJ

Long Range Master Plan for both
campuses

**The Hun School of Princeton Master
Plan - Princeton, NJ**

Master plan for the prestigious
independent school

**Tower Club, Princeton University - Princ-
eton, NJ**

\$1.2 million - Total Project Cost

Life safety improvements and addition
to historic structure

Historic Morven - Princeton, NJ

\$2.5 million - Total Project Cost

Restoration of 1758 Stockton family
house for use as a museum

**Commerce Bank Baseball Stadium -
Bridgewater, NJ**

\$14.5 million - Total Project Cost

Planning and design of a 6,400 seat AA
minor league baseball stadium

**N. Pemberton Railroad Station Restora-
tion - Pemberton, NJ**

\$450,000 - Total Project Cost

Restoration of historic railroad station
using funds provided by TEA-21
Program

**Princeton University, Alexander Street -
Princeton, NJ**

Comprehensive development plan for
Alexander Street corridor

Trenton Central High School - Trenton, NJ
\$128 million - Total Project Cost

Renovate and expand the existing high
school to provide state-of-the-art facilities,
and organize the school into "small
learning communities"

Roebling Complex - Trenton, NJ
\$106 million - Total Project Cost

Master plan and renovations of the
Roebling complex and design for adaptive
re-use of the First Phase, including a
supermarket, retail shops and office space

Mill Hill Historic District - Trenton, NJ
\$1.9 million - Total Project Cost

Restore vacant and deteriorated structures
as single family residences and loft
condominiums. Total of 29 units.

Independence Park - Newark, NJ
\$520,000 - Total Project Cost

Park Master Plan including renovation of
landscape, layout of recreational facilities,
restoration of historic elements, and layout
and design of site amenities

**Historic Hunterdon County Courthouse -
Flemington, NJ**

\$4 million - Total Project Cost

Interior restoration of Historic Hunterdon
County Courthouse, renovation of former
Hunterdon County Jail and the construction
of a new egress "link" between the
structures

**Trenton Public Schools Long Range
Facilities Plan - Trenton, NJ**

Update of the 5 year Trenton Schools long
range facilities plan



MICHAEL HANRAHAN, AIA - Associate Partner

Clarke Caton Hintz

Architect's

Profile

Professional

Experience

Profile

Michael Hanrahan specializes in numerous project types, including historic preservation and the adaptive reuse of historic structures, institutional work, and sports facilities. In over twelve years with Clarke Caton Hintz, he has been on the design teams for a number of historically and architecturally significant buildings. These include the restoration of Morven, the former governor's mansion in Princeton, the renovation of 200 Elm Drive, the former Boilerhouse for Princeton University for re-use as University office space, and the restoration of the Historic Hunterdon County Courthouse and Jail.

Education

New Jersey Institute of Technology
Bachelor of Architecture, 1996
Master of Science, 1996

Professional Licenses

Registered Architect - State of New Jersey

Registered Architect - Commonwealth of Pennsylvania

Professional Activities

Member, American Institute of Architects

American Institute of Architects,
New Jersey Chapter, Exec. Comm.,
2006 - present; President-Elect, 2010

Professional Experience

**Robbinsville Police and Courts -
Robbinsville, NJ**

\$5 million - Total Project Cost

Design and construction of a new municipal court and police facility.

**200 Elm Drive, Princeton University -
Princeton, NJ**

\$10 million - Total Project Cost

Adaptive re-use of the former boiler house at Princeton University for use as office space for the Department of Public Safety and the Office of Physical Planning

**New Jersey State Police Security Command
Center - Ewing, NJ**

\$6 million - Total Project Cost

Visitor management center for the New Jersey State Police Main Campus

**Hunterdon County Administration Building
- Flemington, NJ**

\$4.5 million - Total Project Cost

Interior and exterior renovation of Hunterdon County Administration Building

**Historic Hunterdon County Courthouse -
Flemington, NJ**

\$4 million - Total Project Cost

Interior restoration of Historic Hunterdon County Courthouse, renovation of former Hunterdon County Jail and the construction of a new egress "link" between the structures



MICHAEL HANRAHAN, AIA - Associate Partner

Clarke/Caton Hintz
Architects
Princeton
Executive Architects

**Hunterdon County Hall of Records -
Flemington, NJ**
\$2.5 million - Total Project Cost

Exterior and interior renovation of the
Hunterdon County Hall of Records for
use as office space and County records
retention and retrieval

**Samuel L. Southard Building - Flemington,
NJ**
\$250,000 - Total Project Cost

Exterior and interior renovation for use as
office space for Hunterdon County

Historic Morven - Princeton, NJ
\$5 million - Total Project Cost

Restoration of 1758 family house for use as
a museum

**Roebling Mansion at 222 West State Street
- Trenton, NJ**
\$5 million - Total Project Cost

Restoration and addition to the former
Roebling Mansion

**Annandale Museum and Cultural Center -
Clinton, NJ**

Feasibility study for the former municipal
building into the Annandale Museum and
Cultural Center

**Benjamin Gray House at Millstone Park -
Plainsboro, NJ**
\$1.5 million - Total Project Cost

Restoration and addition to a former
boarding house for use as an office
building

Golden Swan - Trenton, NJ
\$2 million - Total Project Cost

National Register Nomination and restora-
tion of historic building

**Franklin L. Williams Middle School -
Jersey City, NJ**
\$50 million - Total Project Cost

New 900 student middle school serving
grades sixth through eighth.

Campbell's Field - Camden, NJ
\$25 million - Total Project Cost

Planning and design of a 6,400 seat AA
minor league baseball stadium

**TD Bank Baseball Stadium - Bridgewater,
NJ**
\$14.5 million - Total Project Cost

Planning and design of a 6,400 seat AA
minor league baseball stadium

**HUB at Martin Luther King Drive -
Jersey City, NJ**
\$16 million - Total Project Cost

Overall plan and urban design for a mixed
use retail/civic center developed on an 18
acre site

Yankees Parking Garage B - Bronx, NY
\$50 million - Total Project Cost

Design of a new structured parking facility
(Garage B) adjacent to Yankee Stadium on
164th Street.

**Hibben and Magie Apartments , Princeton
University - Princeton, NJ**
\$70 million - Total Project Cost

Exterior and interior renovation of 200
graduate student apartments

**Brookdale Community College
Collins Arena and Campus Fitness Center -
Lincroft, NJ**

\$20 million - Total Project Cost
60,000 sf renovation and 33,000 sf
addition to existing facility.



ELIZABETH MCMANUS, LEED AP, PP, AICP - Associate

Clarke Caton Hintz

Architect

Planner

2010-2011

Profile

Ms. McManus is a professional planner with 9 years of planning experience, including affordable housing planning. She serves as the planning consultant to New Jersey Planning Boards and Zoning Boards. Ms. McManus's municipal experience includes preparation of master plans, redevelopment studies, affordable housing plans, land use and zoning ordinances, redevelopment studies and site plan, subdivision, and "d" variance application reviews. Ms. McManus's private sector experience includes the preparation of expert planning testimony in support of variance and re-zoning applications. She has a special expertise in affordable housing planning; she has prepared affordable housing plans for municipalities across the State and serves as Special Court Master in Mt. Laurel litigation before the New Jersey Superior Court. Additionally, Ms. McManus is a LEED (Leadership in Energy and Environmental Design) Accredited Professional, signifying her knowledge of the LEED building benchmark system and green building techniques.

Education

Rutgers University

Master of City & Regional Planning, 2010

Rutgers University

Bachelor of Science, Environmental Policy, Institutions and Behavior, 2001

Professional Licenses

LEED Accredited Professional

Professional Planner - NJ

Member, American Institute of Certified Planners

Professional Experience

Municipal Master Plan Documents

Clinton Town, NJ

Deptford, NJ

Franklin, NJ (Hunterdon)

Glen Gardner, NJ

Hamilton, NJ (Mercer)

Lawrence, NJ (Mercer)

Washington Borough, NJ (Warren)

Readington, NJ

Redevelopment Planning

Lawrence Township, NJ (Mercer)

Washington Borough, NJ (Warren)

West Windsor, NJ

Housing Element and Fair Share Plans

Berlin Borough, NJ

Bethlehem Township, NJ

Clinton Town, NJ

Chesterfield Township, NJ

Flemington Borough, NJ

Franklin Township, NJ (Hunterdon)

Greenwich Township, NJ

Hamilton, NJ (Mercer)

Hampton, NJ

Lawrence Township, NJ

Lebanon Borough, NJ

Oceanport Borough, NJ

Readington Township, NJ

Pittsgrove Township, NJ

Springfield Township, NJ (Burlington)

Tewksbury Township, NJ

Washington Borough, NJ (Warren)



ELIZABETH MCMANUS, LEED AP, PP, AICP - Associate

Clarke-Caton Hintz

Professional
Services

Professional
Services

Professional Activities

Member, American Planning Association

Member, New Jersey Chapter of the
American Planning Association Sustainable
Design Committee

Board of Trustees, Sustainable Lawrence

Co-Author, *Sustainability Update*, New
Jersey Municipalities magazine

Cross Acceptance Reports

Essex County, NJ

Burlington County, NJ

Park and Recreation Area Planning

Natirar Park Master Plan,

Somerset County, NJ

Development Application Review

Bayonne City, NJ

Clinton Township, NJ

Clinton Town, NJ

Flemington, NJ

Florence, NJ

Franklin Township, NJ (Hunterdon)

Hamilton, NJ (Mercer)

Readington, NJ

Washington Borough, NJ (Warren)

West Windsor, NJ

Land Use and Zoning Ordinances

Clinton Township, NJ

Clinton Town, NJ

Franklin Township, NJ (Hunterdon)

Hamilton Township, NJ (Mercer)

Lawrence Township, NJ (Mercer)

Readington Township, NJ

Springfield Township, NJ



Clarke Caton Hintz

Architects

Planners

Environmental Scientists

GEOFFREY VAUGHN, ASLA - Associate

Profile

Geoffrey Vaughn has played an integral part in a wide variety of planning, urban redevelopment and landscape architectural projects. His experience includes landscape architectural design and project management, which include commercial and residential designs, downtown studies and regional environmental studies, in Pennsylvania and New Jersey. Along with his landscape architectural experience he has been involved in GIS mapping of large-scale land use, zoning, environmental, park, recreation and open space plans for several townships throughout New Jersey. Mr. Vaughn's project management experience can be seen in the preparation of construction documentation for several of the firm's recent Landscape Architectural projects including the Lawrence Road Streetscape, Village Square Park, Locust Grove Boulevard, and The Hudson River Waterfront Walkway.

Education

Pennsylvania State University
Bachelor of Science in Landscape Architecture, 1998

Rutgers University: Cook College
Professional Certificate in Geomatics, August 2004 – Present

Professional Activities

American Society of Landscape Architects, Member

Professional Experience

The Hudson River Waterfront Walkway - Bayonne, NJ
\$1.4 million - Total Project Cost

2 mile waterfront multi-use walkway along Bayonne Bay and the Hudson River

Bayonne Bay Parks and Reforestation Area - Bayonne, NJ
\$1 million - Total Project Cost

3 Urban parks and a reforestation area plan at the Peninsula at Bayonne Harbor

Village Square Park - Chesterfield, NJ

Centrally located in Old York Village, the 5 acre Village will serve as open space and a gathering space for community events as well as an outdoor classroom for the adjacent newly constructed elementary school

Lawrence Road Streetscape Lawrenceville, NJ

Streetscape improvements along Lawrence Road including new plantings, bench seating, brick piers with steel fencing, brick paver walks and bluestone pavers at the corners.

Locust Grove Boulevard - Deptford, NJ

Traffic calming measures for a major road within a residentially developed area. Improvements include, curb extensions, new plantings seating, lighting and bollards.

Moorestown Master Plan - Moorestown, NJ

Development of comprehensive Master Plan



Clarke/Caton/Hintz
Architects
Planners
Construction Advisors

GEOFFREY VAUGHN - Associate

From Fort to Village: A Vision for Oceanport's Fort Monmouth-Oceanport, NJ

Community charrettes and development of a vision plan for the oceanport section of Fort Monmouth

Rooftop Park - Garage A at Yankees Stadium - Bronx, NY

Active recreation park on top of a 3 story parking structure associated with the New York Yankees Stadium in the Bronx. The park includes a full size soccer/football field, full size mondo running track, grandstand, basketball and handball courts, outdoor fitness equipment and comfort station

The Peninsula at Bayonne Harbor - Bayonne, NJ

\$2.6 billion - Total Project Cost

Redevelopment of a 430 acre former military terminal located on a 2 mile long peninsula in New York Harbor

Asbury Park Waterfront Redevelopment Plan - Asbury Park, NJ

\$1.2 billion - Total Project Cost

Master Plan for walkable mixed use neighborhoods, integration of open space and development, and the adaptive reuse of historic structures

Chesterfield Planned Village Design - Chesterfield Township, NJ

Neo-traditional town planning for Chesterfield Township

Monmouth University - Long Branch, NJ

Evaluation of off-campus expansion alternatives for Monmouth University

Southern New Jersey Waterfront Master Plan - Camden to Salem Counties, NJ
\$120,000 - Total Project Cost

Comprehensive Master Plan for the Southern New Jersey Waterfront, from Petty's Island, Burlington County to Salem County

Bergen Pointe - Bayonne, NJ

\$375 million - Total Project Cost

Redevelopment plan for a 71 acre site in Bayonne including mixed-use waterfront housing, a waterfront park and marina and an extension of the Hudson-Bergen light rail transit line

Turtle Back Zoo Master Plan - West Orange, NJ

\$20 million - Total Project Cost

Master site plan for the Turtle Back Zoo

Turtle Back Zoo Entry Plaza - West Orange, NJ

\$300,000 - Total Project Cost

Redesign of the Turtle Back Zoo entrance to provide sufficient pedestrian facilities, ensure universal access and create a visually and spatially pleasing entry/egress space

Hamilton Township Station Area Vision Plan - Hamilton Twp, NJ

Conceptual design of a mixed-use transit village adjacent to the rail station in Hamilton Township

SECTION D:
FIRM EXPERIENCE AND
REFERENCES



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

SECTION D – FIRM EXPERIENCE & REFERENCES

Clarke Caton Hintz has over 30 years of experience providing expert redevelopment, urban planning, architecture and landscape design services for a wide range of projects for various public and private entities. We have completed projects all across New Jersey, as well as in Pennsylvania and New York. Following is a representative sample of larger scale redevelopment projects that the firm has undertaken for various clients:

Southwest Redevelopment Plan Hoboken, New Jersey

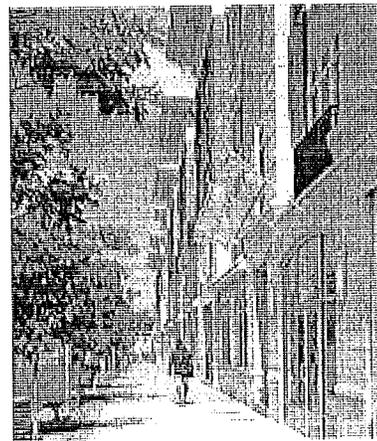
Reference:
City of Hoboken
Brandy Forbes, PP, AICP
201-420-2233



Clarke Caton Hintz was selected by the City to undertake the Area in Need of Redevelopment study. This study is currently underway and is nearing completion of the draft preliminary investigation report. The investigation required extensive data gathering and collaboration with the City's staff and landowners.

Asbury Park Waterfront Redevelopment Plan Asbury Park, New Jersey

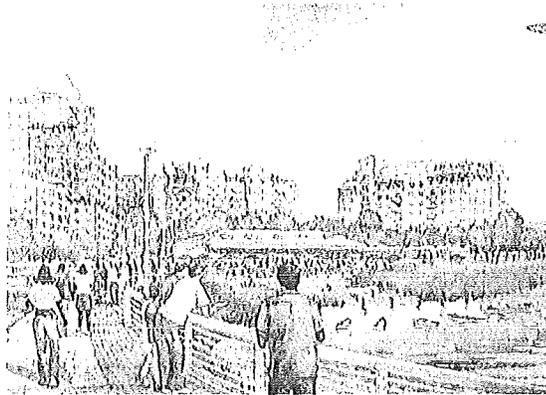
Reference:
Asbury Partners, LLC
Larry Fishman,
732-774-1143



Clarke Caton Hintz and Ehrenkrantz Eckstut & Kuhn were retained to prepare a new Master Plan. The Plan calls for walkable mixed use neighborhoods, integration of open space and development, and the adaptive reuse of historic structures such as the Casino and Convention Hall. Detailed architectural design regulations will insure new buildings will live-up to Asbury Park's rich design heritage.



Clarke Caton Hintz



The Peninsula at Bayonne Harbor
Bayonne, New Jersey

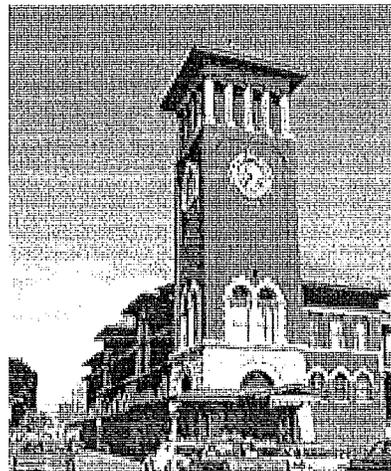
Reference:
Bayonne Local Redevelopment Authority
Suzanne Mack, 201-823-0333

In 2003, the U.S. Army transferred ownership of the former Bayonne Military

Ocean Terminal (MOTBY), the largest undeveloped site in NY Harbor, to the City of Bayonne. The City's development program for the property includes construction of a new container port facility on the north side of the peninsula along the Port Jersey Channel. The south side of the site will be a world class mixed-use development containing housing, office, retail, entertainment and cultural facilities. The plan organizes the south side of the peninsula into 5 neighborhoods connected by a traditional street grid and a strong system of public open spaces. Public access to the waterfront will be provided by a 2.25 mile extension of the Hudson River Waterfront Walkway.

Newark Broad Street Station Vision Plan
Newark, New Jersey

Reference:
New Jersey Transit
Vivian Baker, 973-491-7822

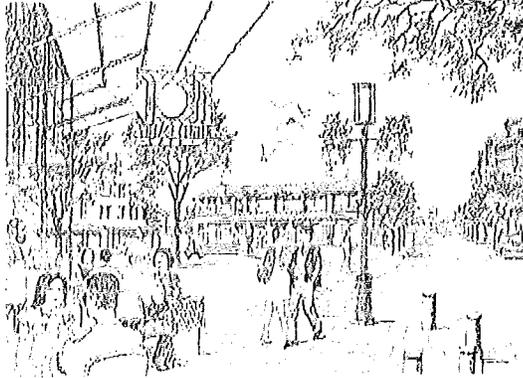


The vision plan organized the station area into a true transit node accommodating the new light rail (NERL). The redeveloped station area provides locations for passenger drop-off/pick-up, new and improved bus stops and bus routes, and improved access to and from Interstate 280. In an effort to enhance the pedestrian experience and alter the perception of the station area as an unsafe place, the vision plan proposed to add an entrance plaza to the station, add a "grand staircase" to the train platform above, and relocate an existing 24 hour police kiosk. Together, these alterations help create a social environment that attracts outdoor vendors and



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encourage impromptu gatherings, while enhancing passenger comfort, convenience, and safety through this area.



**Oceanport Fort Monmouth
Vision Plan**
Oceanport, NJ

Reference:
Borough of Oceanport
Mayor Michael Mahon
732-222-8221

The Fort Monmouth vision plan explored the conditions of the base properties within and around Oceanport, identified opportunities and constraints to redevelopment, and articulated a vision for the former 400 acre Army base that represents a feasible redevelopment concept. New development will consist of 5 distinct areas each with its unique land-use character: Mixed-use village center, a medical office Park, a corporate office campus, a waterfront resort and a historic district. It will be compact and accessible to pedestrians and bike riders. Natural features of the site including wetlands and waterfronts will be preserved and upgraded. The new development will conserve energy by being designed in accordance with the LEED standards for neighborhood development.

**Secaucus Junction Area Vision
Plan**

Secaucus, New Jersey

Reference:
Town of Secaucus
David Drumeler, Esq.,
Town Administrator
201-330-2008

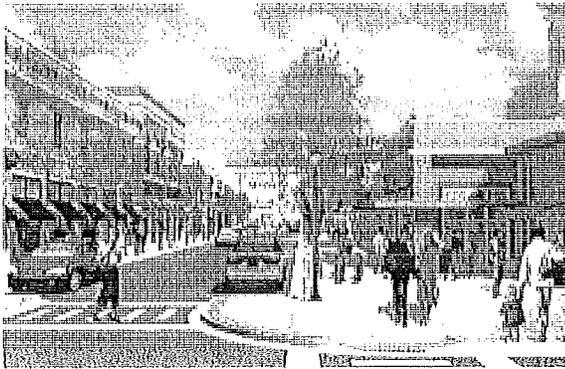


The Secaucus Junction Area Vision Plan developed a comprehensive outline for the redevelopment of the land at the southern end of Secaucus near and adjacent to the Secaucus Junction and the Frank Lautenberg Transit Station and New Jersey Turnpike Exit 15x. This plan



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undergirds the New Jersey Meadowlands Commission's Secaucus Transit Village Redevelopment Area for transforming the area from warehousing and manufacturing to a residential and retail and office complex with superb access to the state's transportation network. A residential portion of the redevelopment area has been constructed and occupied on County Avenue Extension.



**Ford Assembly Plant
Redevelopment Plan, Edison, NJ**

References:

Brandy Forbes, former
Community Development
Director 201-420-2233

Jong Sook Nee, Esq.
Redevelopment Counsel
973-622-4868

The Ford Assembly Plant Redevelopment Plan is a comprehensive redevelopment plan for the site that included detailed site design, landscape, and zoning regulations that help to implement the Township's goal of creating a pedestrian-oriented, mixed-use center. In addition, Clarke Caton Hintz prepared the preliminary investigation report leading to the Area n Need of Redevelopment declaration. The hub of this exciting new district is a public plaza bounded by streets lined with diverse retail stores, entertainment and restaurants – including a two-story movie theater. Structured parking behind the commercial blocks results in a smaller footprint and allows customers to park nearer to their destinations. A hotel and office building will complement the retail and entertainment uses. A series of open spaces provide a pleasant spatial framework within the center, including plazas and a large expansion of adjacent Paterniti Park. The conversion of this former industrial site into a vibrant commercial district is Edison's most prominent redevelopment effort to date.

SECTION E:
TECHNICAL APPROACH TO
TASKS AND SCHEDULE



SECTION E – TECHNICAL APPROACH TO TASKS AND SCHEDULE

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

Introduction

The North End Redevelopment Area (Study Area) contains a diverse collection of land uses, ranging from manufacturing, office, warehouse/storage and community facilities. These uses are manifested in an equally diverse range of buildings and sites, from early 20th century industrial buildings to modern buildings. The area is influenced by nearby residential high-rises. Two edges of this, roughly, rectangular district are defined by the Hudson-Bergen Light Rail line to the north and west. Fourteenth Street to the south becomes an elevated viaduct as it traverses from east to west. The eastern edge leads to the street grid and, in a short distance, the Hudson River where many high residential buildings have been constructed over the past three decades. Upon first glance, the complexity of this district defies any singular characterization according to use or condition, which typifies the economic dynamics of urban places. In Hoboken, with its access to the Hudson waterfront and Manhattan, has seen a residential renaissance as the value of living and working in urban centers was rediscovered. Hoboken has achieved great success through the use of redevelopment planning, which, most notably, has transformed its shared waterfront with New York City into a renowned urban place. Clarke Caton Hintz is eager to assist the Port Authority in continuing this creative endeavor in Hoboken as it takes the next step in its redevelopment process.

It is our understanding that the Port Authority seeks to implement certain land use planning initiatives within the Study Area on behalf of the City and has resolved to explore options for implementation through the use of the NJ Local Redevelopment and Housing Law (LRHL) and the designation of an “Area in Need of Redevelopment”. While redevelopment area designations and plans remain a standard tool within the spectrum of mechanisms that municipalities may engage during land use planning, recent court decisions involving the designation of redevelopment areas have placed a much heavier burden on the municipality in the justification of a redevelopment area boundary based on the statutory criteria of the NJ LRHL. These decisions include two key cases:



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Gallenthin Realty Development Inc. v. Borough of Paulsboro
(NJ Supreme Court, June 2007)

The Court in *Gallenthin* found that:

- The NJ Constitution allows the government to take property for private redevelopment only if it is part of a “blighted area”.
- “At its core, ‘blight’, includes deterioration or stagnation that has a decadent effect on surrounding property.
- Criteria “e” applies only to property that has become stagnant because of issues of title, diversity of ownership, or other similar conditions like a peculiar configuration of lots or multiple claims of ownership of the same lots.
- A finding that a parcel is in need of redevelopment based solely upon a finding that it is not being utilized in a fully productive manner is “insufficient to engage the sovereign’s power to designate property as in need of redevelopment and subject to eminent domain”.
- “A municipality must establish a record that contains more than a bland recitation of applicable statutory criteria and a declaration that those criteria are met.” The record must contain substantial credible evidence that supports the finding.
- Non-blighted parcels can be included in a redevelopment plan if there is evidence that they are necessary for the rehabilitation of the larger blighted area.

Mulberry Street Area Property Owners Group. V. City of Newark
(Essex County Superior Court, July 2007)

The Court in *Mulberry Street* found that:

- Relying on *Gallenthin* case, court rules that City did not provide substantial credible evidence of blight when it relied on criterion “e” to declare the entire area in need of redevelopment.
- Just because properties are under utilized is not reason enough to declare blight.



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- *Criterion “e” cannot be used alone because a municipality believes land is not fully productive and might be used for something more beneficial to the general welfare.*
- *The phrase “other conditions” in criterion “e” is not a catch all that refers to any eventuality. It refers to circumstances of the same or like piece as conditions of title or diverse ownership.*
- *“Substantial evidence” that would satisfy a finding of blight has been laid out in case law and may include:*
 1. *Applications for building permits to determine substandard or dilapidated conditions.*
 2. *Occupancy Rates and number of employees of existing buildings to determine under-utilization.*
 3. *Usage of public transportation to determine under utilization of parking lots.*
 4. *Physical inspections of structures to determine whether they are substandard.*
 5. *Economic activity and productivity.*
 6. *Maps detailing land uses, the extent of blighting factors, and tax delinquencies*
 7. *Block by block findings and photographic evidence*

While Clarke Caton Hintz cannot prevent challenges to the redevelopment area designation, we can apply a strategic approach that will result in a solid and defensible framework for designating the redevelopment area.

A multi-disciplinary approach is critical to the success of this study: Building conditions will be evaluated by a Registered Architect; site and land use conditions will be evaluated by an expert Professional Planner/Landscape Architect. The work of these allied specialists will serve as the foundation for the professional planning opinions with respect to the Area in Need of Redevelopment.

Why is this multi-disciplinary approach critical? The Planning opinions and recommendations will be based on the opinions of specialized professionals. For instance, when we identify a building condition that triggers LRHL criteria for redevelopment, we can say it is based upon the opinion of a



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Registered Architect. *This approach makes this process, and the resulting report, significantly more defensible than a report done solely with a Planner.*

SCOPE OF WORK

Task A. Kick-Off Meeting

Within two weeks of the execution of the contract or the Notice to Proceed, whichever is later, Mr. Sullivan, the principal-in-charge will meet with the Port Authority and City representatives to discuss the tasks and schedule. It is recommended that the meeting take place in Hoboken to preserve the opportunity for physically viewing the Study Area with the representatives.

Task B. Document and Data Review

Clarke Caton Hintz, PC, intends, as it does with all of its redevelopment work, to examine the City's property records of the parcels within the Study Area. The records will include, but not necessarily be limited to, tax assessment records, construction code official records, property maintenance records; board of health and police records. This proposal assumes the full cooperation of the City to make the records available in a timely manner.

In addition, the firm will review available current and historical aerial digital orthophotography; the data layers available from the NJ Dept. of Environmental Protection relating to the environmental characteristics, historic properties listed on local, state or national historic registers and the known contaminated sites list of the Study Area; any relevant mapping or plans of Hudson County, and U.S. Census data.

The firm also intends to review the master plan and zoning ordinance of the City, as well as any special area studies pertinent to the Study Area.

As required by the RFP, the list of data sources will be disclosed and vetted by the Port Authority and City of Hoboken.

In accordance with the email communication received by Clarke Caton Hintz, PC, Task B.2, pertaining to a title search for each property, has been eliminated from the RFP.



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The list of data sources will be presented at the kick-off meeting in Task A. Once approval of the list has been given, which the firm anticipates within a week's time, the data collection effort will begin and take up to six weeks.

Task C. Field Verification and Draft Investigation Report

Clarke Caton Hintz, PC, will undertake the tasks required of Task C. Our experience in general, as well as in Hoboken, where areas are being investigated for redevelopment purposes suggests it will take longer than 30 days from landowners to gain permission to enter property, particularly buildings. Under typical circumstances, Task C would take longer than the 30 days as indicated under the Submission Requirements in the RFP. A more typical time period would be 90 days. Additionally, Task C could run concurrently with Task B since the field verification is another form of background data gathering. Nevertheless, we will complete this task within the 30 days time allocated in the RFP, unless a longer time is authorized by the Port Authority to gain access to key properties.

The field investigation will include observation and photographs by the architectural staff of the firm to document the existing conditions of the exterior of buildings and all interior buildings that are open to Clarke Caton Hintz. The site area of each parcel will be reviewed for efficiency and function, primarily through aerial photography, plus any field photographs necessary to document changes that may have occurred since the aerial photography was taken. All of the data will need to be analyzed.

Under this task, Clarke Caton Hintz, PC, will tentatively identify the parcels it believes meet the statutory criteria which will form the basis for its draft investigative report. It is conceivable that the Study Area may not include all of the lands identified by the governing body for investigation; the firm will not investigate any property outside of the Study Area. The RFP also makes an assumption that criteria "a" and "d" of the statute are the potential criteria that the investigation will find existing in the Study Area. The firm will review all of the statutory criteria for their applicability in the Study Area.

Clarke Caton Hintz, PC, agrees to undertake the process as required in subtasks 1.a, 1.b, 1.c, 1.d and 1.e. A schedule of 30 days is proposed unless a longer time period is authorized by the Port Authority.



Task D. Preliminary Investigation Report: A Strategic Approach

The RFP identifies the primary deliverable as the Preliminary Investigation Report (Report) that will contain analyses of the properties within the Study Area with respect to the criteria for designation of a redevelopment area pursuant to the LHRL. Clarke Caton Hintz, PC will undertake all of the analyses necessary in order to prepare the Report as identified within the RFP.

With the series of court decisions during this past decade raising the bar for municipalities who choose to engage in redevelopment, we have found that the determination of an area in need of redevelopment warrants careful attention to fully evaluate the physical, economic and social conditions of the properties within the Study Area. Through the application of each of the firm's disciplines, we will compile the data and analyses that will provide the basis for the Report.

The results of the analyses undertaken by the firm will be compiled into the preliminary investigation report. The preliminary investigation report will provide greater in depth support for the findings presented in the draft investigation report and will account for the comments made by the Port Authority and City of Hoboken made in Task C. Clarke Caton Hintz will author and publish the report. This report will combine maps, text, graphics, photographs and tables to present a clear and cohesive document to support the conclusions and to communicate the bases and the conclusions to the Planning Board, City Council and the Public. It will be provided in both print and digital formats for appropriate dissemination. The Report will utilize all of the relevant data and will provide all of the analyses identified in the RFP, including:

- *A description of the physical, economic and other relevant conditions within the Study Area, including existing land uses, building and environmental conditions, and site layout.*
- *A review of the zoning and master plan designations for the Study Area.*
- *An analysis describing how the Study Area meets the statutory criteria.*
- *All relevant documentation, including photographs and maps, to support the conclusion that all or a portion of the Study Area is or is not in need of redevelopment.*



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- *The Report shall also contain an aerial photograph of the Study Area and other maps and graphics to illustrate and support the planning analysis contained in the Report.*

Tasks A-C will require a minimum of eight weeks from the Notice to Proceed or signing of the contract, whichever is longer. Task D will require an additional eight weeks.

Tasks E and F. Expert Testimony and Presentations

Clarke Caton Hintz, PC, will coordinate all presentations with City representatives to ensure that the appropriate data and analyses are presented in a manner that is clear to policymakers and the general public. The presentations will address the principal issues that are relevant to the Planning Board and City Council. Michael Sullivan will be the primary person addressing public bodies and the general public. The firm will develop the materials and testimony for presentation in public meetings. Clarke Caton Hintz, PC, will supply all display equipment to conduct such testimony.

Tasks E-F will take four to eight weeks, depending on the schedule of the Planning Board and City Council, and whether more than one hearing date is required. In total, the time period ranges from 4 to 6 months.

Deliverables

During the project and prior to meetings, Clarke Caton Hintz can provide interim information for posting on the Hoboken web site as determined appropriate by the City in order to provide public an opportunity for input in the process or to simply report on the progress of the study. However, our final product will be a report summarizing all of the analyses and conclusions of the project.

In accordance with the RFP, the firm will deliver:

- Five (5) printed copies and one (1) digital (.pdf) file on compact disk of the Draft Investigation Report and the Preliminary Investigation Report. These will incorporate comments from the Port Authority and City of Hoboken, as necessary and required by the RFP. It will be



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signed and sealed by Michael Sullivan, a professional planner licensed in NJ.

- One (1) copy of the digital slideshow(s) (.pdf) from the public meetings.
- One (1) copy each of all presentation exhibits, with revisions after comment by the Port Authority and City of Hoboken, as necessary.

Meetings

Clarke Caton Hintz, PC, will attend the following meetings:

A meeting with the city planning /community development staff. This constitutes an initial briefing with the City in order to understand the historical efforts at redevelopment in the Study Area and to define preliminary overall objectives that are the basis for the study. We are interested in finding out what the City's current thinking is with respect to the goals and objectives established for the District. Using what we learn from the City will permit us to focus our efforts in the most appropriate manner.

One (1) Kick-off meeting as described under Task A.

One (1) public hearing of the Planning Board to present the findings of the Preliminary Investigation Report as part of the public hearing on the proposed redevelopment area designation, providing testimony before the Hoboken Planning Board. The content of the meeting will be coordinated with the City Staff and officials to ensure the most informative and efficient presentation.

One (1) meeting of the City Council to present the recommendations of the Planning Board at which we will present information as necessary for the City Council to make an informed decisions. The content of the meeting will be coordinated with the City Staff and elected officials to ensure the most informative and efficient presentation.

Clarke Caton Hintz will employ digital data and current spatial and imaging technology in order to perform the analyses required within the Study area. This includes the use of digital aerial photography, ground-based photography and geographic information system (GIS). Through the GIS we



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can sort, query and display data in a visual manner in order to reveal patterns and relationships between varying and similar characteristics of the land within the Study area. Public presentations will be made using projections of digital slides.

During the project we can use the internet as a means for public outreach and input. This may include, in its simplest form, posting of information on the City web site. However, we can also utilize social networking channels, such as Facebook, in order to establish a "home base" for information on the project where thoughts can be shared. Given the potential for litigation regarding an area in need of redevelopment designation, consultation with legal counsel on the exact nature of the public outreach is recommended to protect the City's interests.

Finally, the Report will be organized and printed using digital publishing software that will allow customization of the product to fit the City's needs. We have great experience in producing informative and engaging documents through this process. This can then be converted to file formats to permit widespread use of the document.

**SECTION F:
ESTIMATED COST AND
STAFFING NEEDS**



SECTION F – ESTIMATED COST AND STAFFING NEEDS

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

TASK	<i>Personnel</i>	<i>Hours</i>	<i>Cost</i>	<i>Task Total</i>
A. Kick-Off Meeting	Michael Sullivan	4	\$740	
	Beth McManus	4	\$386	
Sub-total Task A		8	\$1,126	\$1,126
B. Document and Data Review	Michael Sullivan	8	\$1,480	
	John Clarke	4	\$780	
	Beth McManus	20	\$1,929	
	Geoff Vaughn	8	\$772	
Sub-total Task B		40	\$4,961	\$4,961
C.1 Field Verification	Michael Sullivan	8	\$1,480	
	John Hatch	8	\$1,480	
	Michael Hanrahan	4	\$740	
	Beth McManus	16	\$1,543	
	Geoff Vaughn	16	\$1,543	
C.2 Draft Investigative Report	Michael Sullivan	30	\$5,550	
	John Clarke	8	\$1,560	
	John Hatch	8	\$1,480	
	Michael Hanrahan	8	\$1,480	
	Beth McManus	40	\$3,858	
	Geoff Vaughn	24	\$2,315	
Sub-total Task C		170	\$23,030	\$23,030
D. Preliminary Investigation Report	Michael Sullivan	40	\$7,400	
	Beth McManus	48	\$4,630	
	Geoff Vaughn	32	\$3,087	
Sub-total Task D		120	\$15,117	\$15,117
E. Hearing Testimony	Michael Sullivan	8	\$1,480	
	John Hatch	8	\$1,480	
Sub-total Task E		16	\$2,960	\$2,960
F. City Council Meeting	Michael Sullivan	5	\$925	
	John Hatch	5	\$925	
Sub-total Task F		15	\$1,850	\$1,850
Total Hours and Cost		364		\$49,044



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Hintz

Estimated Reimbursables	\$2,400
TOTAL	\$51,444

The cost is calculated by multiplying the hourly rate from the approved PANYNJ Billing Rate Schedule (below) times the number of hours. For employees, specifically Elizabeth McManus and Geoff Vaughn, their hourly rate is multiplied by a 2.3 multiplier. Any additional meetings or tasks authorized by the PANYNJ that are not included in the RFP scope will be billed on an hourly/time and materials basis. Reimbursable expenses are estimated and will only be charged as incurred up to estimate amount and will not exceed this figure. Any additional reimbursable expenses will be handled on a time and materials basis, as authorized by the PANYNJ.

2011 PANYNJ BILLING RATE SCHEDULE

<u>Principals & Partners</u>		<u>Hourly Rate</u>	<u>Multiplier</u>	<u>Billing Rate</u>
John Clarke	Sr. Principal	\$195.00	n/a	\$195.00
John Hatch	Principal	\$185.00	n/a	\$185.00
Michael Sullivan	Principal	\$185.00	n/a	\$185.00
Michael Hanrahan	Associate Partner	\$185.00	n/a	\$185.00

Employees Subject to 2.3 Multiplier

Elizabeth McManus	Associate	\$41.94	2.3	\$96.46
Geoffrey Vaughn	Associate	\$41.94	2.3	\$96.46

**SECTION G:
MANAGEMENT APPROACH**



SECTION G – MANAGEMENT APPROACH

Clarke Caton Hintz

Architecture

Planning

Landscape Architecture

The project will be managed by Michael Sullivan, as principal-in-charge. At the start of each task, Mr. Sullivan, ASLA, LLA, PP, AICP, will review the scope of work for that particular task and organize the firm's members allocated for the task. Communication with the client is essential in ensuring a successful project. We have assembled a first-rate team of in-house professionals to work on the redevelopment project. Our project management approach will:

- Empower projects by providing PANYNJ direct access to Mr. Sullivan to ensure timely decision-making and a single-point access to the firm's resources.
- Establish strong communication between the PANYNJ project management and Clarke Caton Hintz, PC.
- Provide clear reporting on schedule, cost and project status to meet established targets.
- Dedicate resources as relevant, and at the appropriate level to achieve project objectives within an efficient framework.

Mr. Sullivan will communicate on the project by telephone or email on a weekly basis to inform the Port Authority and the City of Hoboken of task status, issues that have arisen and overall progress in completing the assignment.



February 4, 2011

Michael Sullivan, ASLA, LLA, PP, AICP
Clarke Caton Hintz
100 Barrack Street
Trenton, NJ 08608

Dear Mr. Sullivan:

This is to confirm that the Port Authority wishes to employ the Services of Clarke Caton Hintz for the Hoboken North End Redevelopment Study, per your proposal of January 18, 2011. You will perform this work under the terms of Clarke Caton Hintz's contract with the Port Authority, #DEV-10-046, for Professional Planning Services on a Call-In Basis.

The City of Hoboken and I look forward to working with you on this very important project.

Regards,

Gretchen Minneman

CC: B. Forbes, Community Development Director, City of Hoboken

*Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
NY, NY 10003
T: 212-436-6588
gminneman@panynj.gov*

From: Brandy Forbes <bforbes@hobokennj.org>
To: Moore-Abrams, Terriann
Cc: dzimmer@hobokennj.org <dzimmer@hobokennj.org>; Francois, Michael B.
Sent: Thu Oct 28 11:00:40 2010
Subject: Scope of Work

Terriann,

Attached is the scope of work for proposals. I used our previous template and incorporated the study area boundaries. Please let me know if you have any questions. We appreciate your interest in assisting us in the preparation of the study of an area in need of redevelopment.

Thank you,

Brandy A. Forbes, AICP, PP
Community Development Director
City of Hoboken
94 Washington Street
Hoboken, NJ 07030
201-420-2233
bforbes@hobokennj.org

**CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
FOR
Hoboken North End Redevelopment Study**

**CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
Hoboken North End Redevelopment Study**

INTRODUCTION

Purpose

The City of Hoboken ("City") is a municipality governed according to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 to 210. Pursuant to Ordinance 20A-1 et seq and Ordinance DR-154, the City seeks Requests for Proposals ("RFP") from individuals or firms licensed by the State of New Jersey as Professional Planners to provide professional planning services for the preparation of the preliminary investigation study and report to determine whether the North End Redevelopment Study Area ("Study Area") within the City of Hoboken qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq ("LRHL"). The Study Area consists of the following blocks that are included in their entirety (i.e., all lots in each block inclusive), unless otherwise specifically noted, as identified on the City Tax Maps:

BLOCKS: 118, 119, 120, 121, 122, 123, 125
127, 128, 129, 130, 131, 133, 134
136 (excluding Lot 6.2)
137, 138, 140, 141

The successful candidate for the subject RFP must have significant experience in urban planning and in redevelopment planning pursuant to the LRHL and must provide the City with planning services including, but not necessarily limited to:

1. Preparation of a preliminary investigation study for the Hoboken Planning Board ("Board") to determine whether or not all or a portion of the property in the Study Area consists of an area in need of redevelopment under the LRHL (a map is attached to this RFP).
2. Attending at least one Planning Board hearing and at least one City Council meeting, and upon the request of the Board Chairman or the Director of Community Development, other meetings and information meetings and/or discussions.

SCOPE OF WORK

INVESTIGATION AND REPORT

The consultant will undertake a redevelopment study and prepare a preliminary investigation report for the Study Area (the "Preliminary Investigation Report" or "Report"). The Report will analyze the Study Area to determine if all or a portion of it meets the statutory criteria as set forth in N.J.S.A. 40A:12A-5 and, therefore, qualifies as an area in need of redevelopment. As part of this analysis, the consultant will prepare a map delineating the boundaries of the proposed redevelopment area and the various parcels located within the Study Area.

CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
Hoboken North End Redevelopment Study

The consultant will document the physical and economic conditions existing of the Study Area and review relevant data and information in order to determine whether all or a portion of the Study Area is in need of redevelopment. As part of the preliminary investigation, the consultant will undertake a site visit and field investigation to identify existing conditions and uses in the Study Area. The consultant is responsible for obtaining permission from the property owners to conduct on-site investigations and interior examinations of the buildings and structures as may be necessary. The City will help the consultant when necessary in scheduling such inspections. The consultant should utilize a licensed engineer as needed for purposes of evaluating the physical condition of buildings in the Study Area. Alternatively, the consultant will record on-site conditions as best as practicable from the public rights-of-way and aerial photographs where permission is not granted.

Data and records for the Study Area are to be obtained and reviewed by the consultant. These may include City tax assessment, building, housing, fire, health, crime and property maintenance code enforcement records as applicable; aerial photos and maps including available state and county GIS data; New Jersey Department of Environmental Protection (NJDEP) data on known contaminated sites, and state and national historic registers information. The City will assist where necessary in obtaining these records, background data and information, but it is the responsibility of the consultant to collect and analyze this information.

The following shall be accomplished by the consultant in the investigation and Report:

- Obtain a report for each property of historic maps, aerial photos and databases related to environmental contamination.
- Prepare mapping for each property to present any growing lack of proper utilization leading to an unproductive condition of the land.
- Examine the results of the title search performed by the City's title insurance company of choice and interpret any information that may relate the condition of the title to the unproductive condition of the properties in the Study Area for which the "e" criterion under Section 5 of the LRHL may be applied.
- Coordinate onsite inspection as noted above for the purposes of evaluating the physical conditions of the buildings in the Study Area in order to determine the applicability of the "a" or "d" criteria under Section 5 of the LRHL.
- After all data is collected and analyzed, the consultant shall prepare a report containing the findings of the preliminary investigation. The Preliminary Investigation Report will contain a detailed land use planning analysis of the Study Area. The Report is to include the following:
 - A description of the physical, economic and other relevant conditions within the Study Area, including existing land uses, building and environmental conditions, and site layout.
 - A review of the zoning and master plan designations for the Study Area.
 - An analysis describing how the Study Area meets the statutory criteria.

**CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
Hoboken North End Redevelopment Study**

- All relevant documentation, including photographs and maps, to support the conclusion that all or a portion of the Study Area is or is not in need of redevelopment. The Report shall also contain an aerial photograph of the Study Area and other maps and graphics to illustrate and support the planning analysis contained in the Report.

TESTIMONY PREPARATION

Necessary exhibits and PowerPoint presentation shall be provided by the consultant for purposes of providing oral testimony before the Hoboken Planning Board regarding the findings of the Preliminary Investigation Report. The consultant will need to utilize their own computer equipment and projector for such presentation.

DELIVERABLES

The consultant shall provide the City with the following deliverables:

- Preliminary Investigative Report: Twenty-five (25) printed copies & one (1) CD
- PowerPoint Presentation and Presentation Exhibits

MEETINGS

The consultant shall attend the following meetings:

- Up to three (3) meetings with City staff, the first of which to be a project kick-off meeting and the second to review the preliminary findings of the study.
- One (1) public hearing of the Planning Board to present the findings of the Preliminary Investigation Report as part of the public hearing on the proposed redevelopment area designation, providing testimony before the Hoboken Planning Board. These items should include testimony from all of the consultant's necessary professionals (in such case that the consultant needs to utilize a licensed engineer for purposes of evaluating the physical condition of building in the study area). This hearing may take more than one meeting date, as is necessary to collect all testimony and public input.
- One (1) meeting of the City Council to present the recommendations of the Planning Board.

CONTENT OF THE PROPOSAL GUIDELINES

Proposals must contain the following information in approximately the following format.

1. Scope of Work. The general framework for the scope of work has been developed by the City of Hoboken. Respondents should propose on all parts of the scope of work. Respondents are expected to include further detail regarding specific approach and methodologies proposed.
2. Description of Abilities to Meet Timeframe. Describe the firm's ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff). This study shall be completed within 4 to 6 months.

**CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
Hoboken North End Redevelopment Study**

3. Qualifications. Proposals should indicate general qualifications of the respondent(s) in planning. Skills appropriate to the project, as well as specific prior experience and qualifications applicable to this project, should be stated. The firm's familiarity with the City of Hoboken land use and planning will be considered in reviewing qualifications. Threshold qualification requirements include the following:
 - a. Planning individual and/or firm must be licensed professional planner in the State of New Jersey and specialize in municipal land use planning and redevelopment.
 - b. Planning individual and/or firm must have substantial experience in preparation of preliminary investigations for redevelopment pursuant to the LRHL.
 - c. Planning individual and/or firm must demonstrate experience in successfully defending a preliminary investigation where objections are entered into the record and/or case taken to court to contest the validity of the professional findings of the preliminary investigation.

4. Individuals Performing Tasks. The qualifications and experience of the particular individuals who are expected to work on this assignment, as specified in the scope of services; identify and describe in detail examples that demonstrate the qualifications of these individuals relevant to the proposed assignment; indicate in each case the role the individual had in the assignment and whether or not the individual participated in the assignment on behalf of the firm.

5. Past Performance. Document past performance of same and/or similar service. Demonstrate specifically how the firm meets the requirements set forth above—the qualifications and experience of the firm to perform the required services in connection with the scope of work; list and describe in detail examples in which the firm participated which are representative of the qualifications of the firm to undertake the required services contemplated by the scope of work. Please include information about the role the firm had and the nature of the services provided. Include samples of previous work.

6. References. The firm should submit at least three (3) references where the firm performed same or similar service for other municipal entities.

7. Technical Process and Equipment. The firm should provide a description of processes to be used in performing the various tasks presented in the scope of work (i.e., public outreach and participation).

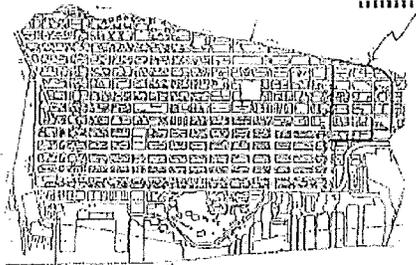
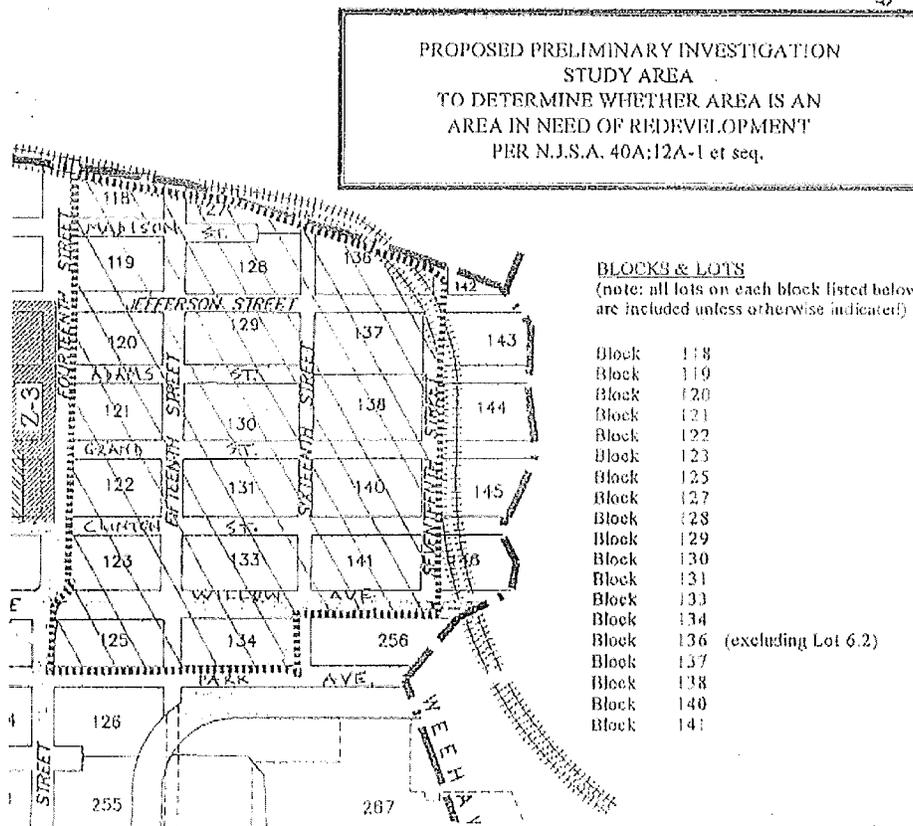
8. Cost Details. The firm should submit the proposed hourly rates for the persons who will be assigned to this engagement, assuming payment will be made on a bi-monthly basis based upon invoices submitted to the Community Development Director for review. The information provided will be taken into

**CITY OF HOBOKEN, NEW JERSEY
REQUEST FOR PROPOSALS
Hoboken North End Redevelopment Study**

consideration as part of the selection process and will be the basis for negotiating the fees to be paid to the firm selected pursuant to this RFP.

Proposals should indicate the cost of services provided plus a not-to-exceed amount. Also required is an estimate by task of person: hours, equipment, services, and corresponding costs.

STUDY AREA MAP



STUDY AREA DESCRIPTION: The proposed study area boundary runs along the line of Fourteenth St./Fourteenth St. Viaduct starting at Park Avenue, running westerly to its intersection with the city's western boundary, then northerly to a point which is approximately coincidental with the Light Rail Track/Seventeenth St., then easterly until it reaches Willow Avenue, then southerly to Sixteenth Street, then easterly to Park Avenue, then southerly back to Fourteenth St.

From: Minneman, Gretchen
Sent: Monday, November 29, 2010 3:40 PM
To: Brandy A. Forbes (bforbes@hobokennj.org)
Subject: Hoboken North End Study

Brandy,

As discussed, I have attached the RFP letter that outlines the proposal requirements and the Attachment A that is essentially Hoboken's scope of work re-worked to emulate the PA's typical RFP documents. Please review and provide any feedback. I think this is a solution that works for the both the PA and Hoboken. Also please let me know the name of the Planning Board member you would like to serve on the committee in addition to yourself. After this is all finalized, I will have both you and the Board member sign the non-disclosure agreement and provide you with a copy of the authorization memo. I'm very hopeful we can circulate the RFP by tomorrow afternoon to our list.

Thanks for all your cooperation,

Gretchen



Hoboken - RFP REDEVELOPMENT
Letter-11-29-10 ... ONE AA-11-29-10..

Gretchen Minneman, AICP
Senior Urban Planner
Real Estate Services Department

The Port Authority of New York & New Jersey
225 Park Avenue South | Floor 19 | New York, NY 10003
212.435.6588
gminneman@panynj.gov

THE PORT AUTHORITY OF NY & NJ

225 Park Avenue South, 19th Floor
New York, NY 10003

November 29, 2010

**SUBJECT: REQUEST FOR PROPOSALS FOR THE PERFORMANCE OF EXPERT
PROFESSIONAL URBAN PLANNING SERVICES FOR HOBOKEN
NORTH END REDEVELOPMENT STUDY**

Ref.: PA Agreement No. DEV-10-**

Dear Sir or Madam:

The Port Authority of New York and New Jersey, hereinafter referred to as the "Authority", seeks Proposals for furnishing the subject services.

I. PROPOSAL REQUIREMENTS:

Proposals will only be considered from entities that can demonstrate compliance with the following requirements:

- A. Planning individual and/or firm must be licensed professional planner(s) in the State of New Jersey.
- B. Planning individual and/or firm must demonstrate experience in successfully defending: a preliminary investigation where objections are entered into the record; and/or a case taken to court to contest the validity of the professional findings of the preliminary investigation into LRHL compliance.

II. PROPOSAL REQUIREMENTS:

To respond to this RFP, submit a concise proposal complying with each of the following basic format criteria:

- A. To be acceptable, proposals shall be of no more than 25 pages (single-sided using 12 point or greater font size) not including resumes. Each resume shall be 2-page maximum, single-sided using 12 point or greater front size.
- B. All proposals must be delivered in sealed envelopes and/or packages. You are requested to submit one (1) reproducible original and four (4) copies, along with four (4) compact disc copies, of your Proposal for review. Notwithstanding retention of the compact disc, in case of conflict, the reproducible original of the proposal and the written hard copy Agreement, if awarded, shall take precedence over material on the compact disc.
- D. In each submission to the Authority, including any return address label, information on the compact disc and information on the reproducible original and copies of the proposal, the Proposer shall use its **FULL LEGAL NAME WITHOUT ABBREVIATIONS**.

Failure to comply with requirement may lead to delays in agreement award and payments, which shall be the responsibility of the Proposer.

- E. Your Proposal should be received in sufficient time so that the Authority receives it **no later than 2:00 p.m. on Monday, December 13, 2010**. The cover of your submittal must include the RFP title as indicated in the subject above. The Authority assumes no responsibility for delays caused by any delivery services.

Proposals should be addressed to: Ms. Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
New York, NY 10003

- F. If your proposal is to be delivered by messenger, please note that only individuals with proper identification (e.g. photo identification) will be permitted access to the Authority's offices. Messengers without proper identification will be turned away and their packages not accepted.

III. SUBMISSION REQUIREMENTS:

To respond to this RFP, provide the following information:

- A. In the front of your Proposal, a copy of Attachment B, signed by an officer of your company.
- B. Each Proposer shall submit a transmittal letter on its letterhead, signed by an authorized representative, demonstrating compliance with each of the aforementioned "Proposer Requirements" listed above.
- C. In addition to resumes, clearly identify the qualifications and experience of all technical staff proposed by you to perform the contemplated services, including subconsultants, if any. Demonstrate the qualifications of these individuals relevant to the proposed assignment. In each case indicate the role the individual had in the assignment, and the employer of said individual at the time such services were performed.

Proposed staff, and/or subconsultants, shall include licensed professional engineers, a title company and assigned staff, or others, as required.

- D. Identify the experience of your firm in providing services similar to those contemplated herein. Identify at least three (3) references where the firm performed comparable services for other municipal entities. References may include owners. Provide contact information (for verification purposes), and indicate whether said project(s) were completed on schedule and within budget. Identify the role the firm had, the nature of the services provided, and samples of previous work products.
- E. An estimated cost and staffing analysis for the performance of each task listed in Attachment A. The staffing analysis should give a detailed breakdown identifying assigned staff (including subconsultants), staff position title, hours of work per person/per task and actual hourly pay rate, multiplier and billing rates on a task-by task basis.

Indicate billing rates for partners or principals and name(s), title(s) and actual hourly pay rate(s) for all other billable employees.

An itemized estimate of out-of-pocket expenses.

The terms and conditions for the compensation of intended subconsultant(s) (including their multipliers, if applicable) and the estimated number of hours of subconsultant services. Include a breakdown of costs for each Task as defined in Attachment A.

- F. A detailed description of the proposed technical approach, and schedule for performance of the contemplated services. Your schedule shall provide for completion of all of the consultants services within 4 to 6 months. Your technical approach shall address each task as stated in Attachment A. Your technical approach and schedule should demonstrate your firm's ability to provide the services in a timely fashion. Provide a complete discussion of all technical issues involved in performance of each task as required to demonstrate to the Authority the ability of your firm to address specific technical areas of the required services. Include any tasks that may be required but that have not been defined in Attachment A.
- G. The Consultant's proposed Management Approach to performance of the required services. For the purposes of this RFP, Management Approach shall identify your approach to keeping the client apprised of the project status, and to ensuring the quality/accuracy of the work product.
- H. If the various completion dates contained in Attachment A cannot be adhered to, you may submit revised dates. However, the fact that you were not able to adhere to the original dates and the extent of the revised dates will be included among the factors which the Authority will evaluate in analyzing Proposals. The Authority reserves all rights referred to in the last paragraph hereunder.

IV. SELECTION PROCESS:

The qualifications based selection shall take into consideration the following technical qualifications, and subsequently cost, as appropriate. After consideration of these factors the Authority may enter into negotiations with the firm (or firms) deemed best qualified to perform the required services. Such negotiations shall be conducted between the Authority's contact-person as identified herein, or the undersigned, and the individual contact-person identified by your firm.

- A. The qualifications and experience of the proposed staff, including sub-consultants who will be performing services hereunder;
- B. The qualifications and experience of the firm;
- C. Proposed technical approach;
- D. Management approach.

IV. ADDITIONAL INFORMATION:

The names of all firms submitting a proposal in response to this RFP, will be disclosed publicly, as part of a published public announcement identifying responders to this RFP.

Proposers are advised that additional vendor information, including, but not limited to forms, documents and other related information may be found on the Authority website at www.panynj.gov.

Should you have any questions, please e-mail them to Ms. Gretchen Minneman at gminneman@panynj.gov. All questions must be received at least five (5) working days prior to the proposal due date. Neither Ms. Minneman nor any other employee of the Authority is authorized to interpret the provisions of this RFP or accompanying documents or give additional information as to their requirements. If interpretation or additional information is required, it will be communicated by written addendum issued by the Manager, Professional, Technical and Advisory Services Division, and such writing shall form a part of this RFP, or the accompanying documents, as appropriate.

Proposal preparation costs are not reimbursable by the Authority, and the Authority shall have no obligation to a firm except under a duly authorized agreement executed by the Authority.

No rights accrue to any Proposer except under a duly authorized agreement for performance of the specified services.

The Authority reserves the unqualified right, in its sole and absolute discretion, to reject all Proposals, to undertake discussions and modifications with one or more Consultants and to proceed with that Proposal or modified Proposal, if any, which in its judgment will, under all the circumstances, best serve the public interest.

Sincerely yours,

Gretchen Minneman,
Real Estate Services Department

Attachments

ATTACHMENT A

PERFORMANCE OF EXPERT PROFESSIONAL URBAN PLANNING SERVICES HOBOKEN NORTH END REDEVELOPMENT STUDY

I. BACKGROUND

The Port Authority of New York and New Jersey (“Authority”) as part of its Local Assistance Program is working with the City of Hoboken (“City”), a municipality governed according to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 to 210, seeks professional planning services for the preparation of a preliminary investigation study and report as required to determine whether the North End Redevelopment Study Area (“Study Area”) within the City qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq (“LRHL”). The Study Area consists of the following blocks that are included in their entirety (i.e., all lots in each block inclusive), unless otherwise specifically noted herein, as identified on the City Tax Maps:

Blocks: 118, 119, 120, 121, 122, 123, 125, 127, 128, 129, 130, 131, 133, 134, 136 (excluding Lot 6.2), 137, 138, 140, and 141

II. SCOPE OF WORK

The services of the Consultant shall generally consist of performing an urban and redevelopment planning study, and preparing draft and final reports documenting its findings, as required to determine whether the Study Area within the City, as defined above, qualifies as an area in need of redevelopment pursuant to the LRHL. This shall include documenting the physical and economic conditions existing in the Study Area and reviewing relevant data and information in order to determine whether all or a portion of the Study Area is in need of redevelopment.

III. DESCRIPTION OF CONSULTANT’S TASKS

Tasks to be performed by the Consultant may include, but shall not be limited to:

TASK A. KICK-OFF MEETING

Meet with Authority staff and others, as required to review the requirements of the following tasks, and the schedule for performance thereof.

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TASK B. DOCUMENT/DATA REVIEW

1. Access and review data and other public records of the Study Area, including report(s) for each property, as well as databases related to environmental contamination, as provided or otherwise available as determined by the Consultant, and approved by the Authority. These may include City tax assessment, building, housing, fire, health, crime and property maintenance code enforcement records; aerial photos and maps including available state and county GIS data; New Jersey Department of Environmental Protection data on known contaminated sites, and state and national historic registers information, all as appropriate. Prior to performance of the review, compile a list of available

documents. Upon approval of the list by the Authority, proceed with performance of said review.

2. Perform a title search of each of the properties within the study area. Examine the results of the title search and interpret any information that may relate the condition of the title to the unproductive condition of the properties in the Study Area for which the “e” criterion under Section 5 of the LRHL may be applied.

TASK C. FIELD VERIFICATION AND DRAFT INVESTIGATION REPORT

1. Undertake a site visit and field investigation of the Study Area as required to identify existing conditions and uses. Prior to the performance of this task, provide a schedule for, and list of anticipated contacts to be made in performance of the investigation. Upon approval of the list and schedule by the Authority, the Consultant shall:
 - a. coordinate onsite inspection for the purposes of evaluating the physical conditions of the buildings in the Study Area as required to determine the applicability of the “a” or “d” criteria under Section 5 of the LRHL;
 - b. obtain permission from the property owners to conduct on-site investigation and interior examination of the buildings and structures in the Study Area, as required and as appropriate to evaluate the physical condition of said buildings and structures;
 - c. for those properties that are not accessible, and as approved by the Authority in advance, evaluate the physical condition of the buildings and structures in the Study Area, and record on-site conditions observed from public right-of-ways, and by using available aerial photographs, if any.
 - d. Upon completion of field services, meet with Authority staff, and others as approved by the Authority, and submit a Draft Field Investigation Report documenting field services performed, and your findings therefrom.
 - e. Incorporate Authority comments to the Draft Field Investigation Report as required.

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TASK D. PRELIMINARY INVESTIGATION REPORT

1. Prepare a draft Preliminary Investigation Report (PIR) documenting your findings in performance of the forgoing tasks. The Report shall incorporate the Final Field Investigation Report, and document your assessment of the Study Area, as required to determine if all, or a portion, of the area meets the statutory criteria as set forth in N.J.S.A. 40A:12A-5, therefore qualifying as an area in need of redevelopment. The report shall also include, but not be limited to:
 - a) A description of the physical, economic and other relevant conditions within the Study Area, including existing land uses, building and environmental conditions, and site layout.
 - b) A review of the zoning and master plan designations for the Study Area.
 - c) An analysis describing how the Study Area meets the statutory criteria.
 - d) All relevant documentation, including photographs and maps, to support the conclusion that all or a portion of the Study Area is or is not in need of redevelopment.

- e) An aerial photograph of the Study Area and other maps and graphics to illustrate and support the planning analysis contained in the Report.
2. Upon completion of the Consultant's assessment, and as appropriate, prepare a map delineating the boundaries of the proposed redevelopment area identifying the various parcels located within the Study Area. For each property, identify any lack of proper utilization leading to an unproductive condition of the land.
3. Present the PIR to Authority staff, and others, as approved by the Authority.
4. Incorporate Authority comments as required.

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TASK E. PROVIDE TESTIMONY

Based upon the approved Preliminary Investigation Report, prepare necessary exhibits, and a presentation (PowerPoint) for purposes of providing oral testimony before the Hoboken Planning Board regarding the findings of the Preliminary Investigation Report. The Consultant shall provide the services of other technical experts (e.g. Licensed Professional Engineer) as required to establish the physical condition of buildings in the Study Area. (This hearing may take more than one meeting date, as is necessary to collect all testimony and public input.) The Consultant shall utilize its own computer equipment and projector for such presentation(s)/testimony.

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Meet with Authority staff, and others, as required to review all presentation material prior to providing testimony. Incorporate Authority changes, as required.

TASK F. MEET WITH CITY COUNCIL

Meet with the City Council to present the recommendations of the Planning Board, as required.

III. SCHEDULE OF SUBMISSIONS

Submit the following, within the number of days stipulated, after receipt by you of authorization from the Authority to proceed with performance of the subject services:

- A. Submit the Draft Field Verification and Draft Investigation Report, required under Task C, above, within *** calendar days.
- B. Submit twenty-five (25) printed copies and one (1) CD copy of the Preliminary Investigative Report, after incorporation of Authority comments.
- C. Submit a copy of each of the Presentation and Presentation Exhibits, after incorporation of Authority comments.

IV. INFORMATION AND MATERIALS PROVIDED BY THE AUTHORITY

The Authority will make available for the Consultant's information certain documents specified below. The documents specified below were not prepared for the purpose of providing information for the Consultant upon the present work but they were prepared for other purposes, and do not form a part of this Agreement. The Authority makes no representation or guarantee as to, and shall not be responsible for, their accuracy, completeness or pertinence, and, in addition, shall not be responsible for the conclusions to

be drawn therefrom. They are made available to the Consultant merely for the purpose of providing him with such information as is in the possession of the Authority, whether or not such information may be accurate, complete or pertinent, or of any value to the Consultant.

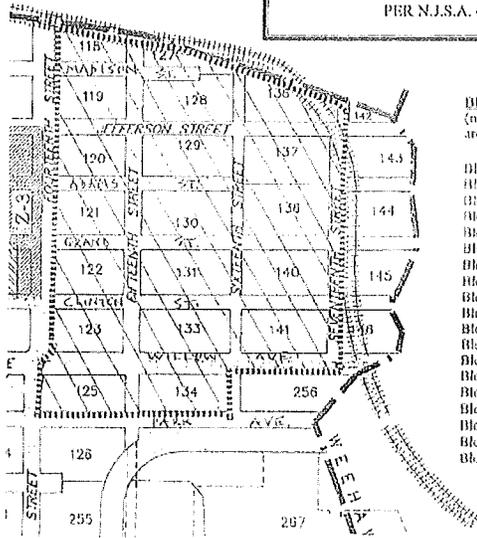
1. Exhibit I - Study Area Map

* * *

EXHIBIT I

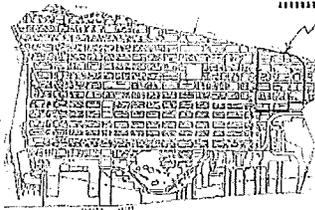
STUDY AREA MAP

PROPOSED PRELIMINARY INVESTIGATION
STUDY AREA
TO DETERMINE WHETHER AREA IS AN
AREA IN NEED OF REDEVELOPMENT
PER N.J.S.A. 40A:12A-1 et seq.



BLOCKS & LOTS
(note: all lots on each block listed below
are included unless otherwise indicated)

- Block 118
- Block 119
- Block 120
- Block 121
- Block 122
- Block 123
- Block 125
- Block 127
- Block 128
- Block 129
- Block 130
- Block 131
- Block 133
- Block 134
- Block 136 (excluding Lot 6.2)
- Block 137
- Block 138
- Block 140
- Block 141



STUDY AREA DESCRIPTION: The proposed study area boundary runs along the line of Fourteenth St./Fourteenth St. Viaduct starting at Park Avenue, running westerly to its intersection with the city's western boundary, then northerly to a point which is approximately coincidental with the Light Rail Track/Seventeenth St., then easterly until it reaches Willow Avenue, then southerly to Sixteenth Street, then easterly to Park Avenue, then southerly back to Fourteenth St.

From: Minneman, Gretchen
Sent: Friday, February 04, 2011 1:43 PM
To: 'msullivan@cchnj.com'
Cc: Brandy A. Forbes (bforbes@hobokennj.org)
Subject: Hoboken North End Redevelopment Study

Michael,

I am pleased to notify you that Clarke Caton Hintz has been selected to perform the North End Redevelopment Study for the City of Hoboken. Attached is a copy of the award letter, with a hard copy to follow via mail.

It is anticipated that either myself or someone from the City of Hoboken will contact you within the next few days to schedule a kick-off meeting.

I look forward to working with you and the City of Hoboken.

Regards,

Gretchen



Hoboken LAP
Award Memo.pdf

Gretchen Minneman, AICP
Real Estate Services Department

The Port Authority of New York & New Jersey
225 Park Avenue South | Floor 19 | New York, NY 10003
212.435.6588
gminneman@panynj.gov



THE PORT AUTHORITY OF NY & NJ

February 4, 2011

Michael Sullivan, ASLA, LLA, PP, AICP
Clarke Caton Hintz
100 Barrack Street
Trenton, NJ 08608

Dear Mr. Sullivan:

This is to confirm that the Port Authority wishes to employ the Services of Clarke Caton Hintz for the Hoboken North End Redevelopment Study, per your proposal of January 18, 2011. You will perform this work under the terms of Clarke Caton Hintz's contract with the Port Authority, #DEV-10-046, for Professional Planning Services on a Call-in Basis.

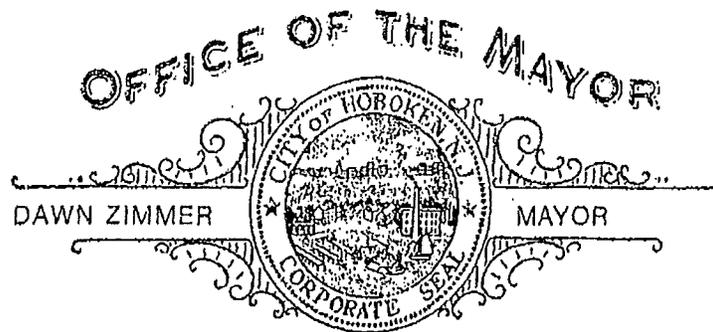
The City of Hoboken and I look forward to working with you on this very important project.

Regards,

Gretchen Minneman

CC: B. Forbes, Community Development Director, City of Hoboken

*Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
NY, NY 10003
T: 212-435-6588
gminneman@panynj.gov*



CITY HALL
HOBOKEN, NEW JERSEY

Bill Baroni
Deputy Executive Director
Port Authority of New York and New Jersey
225 Park Avenue South
New York, NY 10003

October 4, 2010

Dear Mr. Baroni:

Thank you for your continued interest in the City, and residents, of Hoboken. As one of the state's major gateway's to Manhattan there is no doubt that a positive working relationship with the Port Authority of New York and New Jersey is a vital component to our continued success. It is with this in mind that I respectfully ask for your agency's support in the City conducting the necessary studies to determine the best use of properties located in Hoboken's industrial northern end.

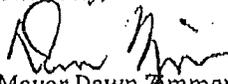
Currently comprised of blocks of surface parking for buses, and some abandoned industrial buildings, this section of the City north of Fourteenth Street truly is Hoboken's last frontier, and an area that will certainly be transformed in the next few decades. As with any other projects currently on the drawing board for Hoboken, it is my intention to make sure that this potential redevelopment is conducted in a manner which is true to the City's Master Plan and my Administration's policies of growing our City in ways which promote open space, increased transportation options, and more functional land-use patterns.

It is our belief that in order for us to make the most informed decision, and chart a course which will be of greatest benefit to our residents, we will have to conduct a preliminary study to determine whether or not this land meets the criteria for an area in need of redevelopment. It is estimated that this study will cost at least \$75,000.

While the need to move forward with these studies is not under question, we continue to make these financial decisions with our residents in mind. As you are aware, just last week we were forced to make the difficult decision to lay off municipal employees, and our utmost commitment is to be responsible stewards of the taxpayer's dollars. The Port Authority's support for this endeavor would be of great benefit to Hoboken and we look forward to your participation.

If you have any questions regarding this request please do not hesitate to contact myself or Brandy Forbes, Community Development Director.

Sincerely,


Mayor Dawn Zimmer
201-420-2013

THE PORT AUTHORITY OF NY & NJ

Francis A. DiMola
Director, Real Estate Services Department

December 28, 2010

Dawn Zimmer
Mayor, City of Hoboken
94 Washington Street
Hoboken, NJ 07030

Mayor Zimmer:

I am writing in response to your October 4, 2010, letter to Deputy Executive Director Bill Baroni requesting the Port Authority of New York and New Jersey's support in conducting a study of properties located in the City of Hoboken's industrial northern end. The Port Authority is pleased to offer our support for this project.

Port Authority's Real Estate Services Department will utilize our Urban Planning list of Call-in Consultants for performance of a Redevelopment Study for the North End of the City of Hoboken. The services of the Consultant shall consist of providing professional planning services as required for the performance of the study to determine whether the North End Redevelopment Study Area qualifies as an area in need of redevelopment pursuant New Jersey's Local Redevelopment and Housing Law. Upon completion of the Study, the Consultant shall be required to present, and provide a draft written report documenting the Study findings. The Consultant shall provide testimony before the City of Hoboken Planning Board, as required.

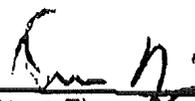
The task order will not exceed \$75,000.

Upon your concurrence of this letter, the Port Authority will issue the Request for Proposals to our Urban Planning call-in list.

Regards,



Francis A. DiMola
Director, Real Estate Services Department

Concur: 
Dawn Zimmer
Mayor, City of Hoboken

cc: Michael Ambrosio
Bill Baroni
Michael Francols
Brandy Forbes
Terriann Moore-Abrams

THE PORT AUTHORITY OF NY & NJ

225 Park Avenue South, 19th Floor
New York, NY 10003

January 3, 2011

SUBJECT: REQUEST FOR PROPOSALS FOR THE PERFORMANCE OF EXPERT PROFESSIONAL URBAN PLANNING SERVICES FOR HOBOKEN NORTH END REDEVELOPMENT STUDY

Dear Sir or Madam:

The Port Authority of New York and New Jersey, hereinafter referred to as the "Authority", seeks Proposals for furnishing the subject services.

I. PROPOSAL REQUIREMENTS:

Proposals will only be considered from entities that can demonstrate compliance with the following requirements:

- A. Planning individual and/or firm must be licensed professional planner(s) in the State of New Jersey.
- B. Planning individual and/or firm must demonstrate experience in successfully defending: a preliminary investigation where objections are entered into the record; and/or a case taken to court to contest the validity of the professional findings of the preliminary investigation into LRHL compliance.

II. PROPOSAL REQUIREMENTS:

To respond to this RFP, submit a concise proposal complying with each of the following basic format criteria:

- A. To be acceptable, proposals shall be of no more than 25 pages (single-sided using 12 point or greater font size) not including resumes. Each resume shall be 2-page maximum, single-sided using 12 point or greater front size.
- B. All proposals must be delivered in sealed envelopes and/or packages. You are requested to submit four (4) copies and one (1) compact disc copy, of your Proposal for review.
- C. In each submission to the Authority, including any return address label, information on the compact disc and information on the reproducible original and copies of the proposal, the Proposer shall use its **FULL LEGAL NAME WITHOUT ABBREVIATIONS**. Failure to comply with requirement may lead to delays in agreement award and payments, which shall be the responsibility of the Proposer.
- D. Your Proposal should be received in sufficient time so that the Authority receives it **no later than 2:00 p.m. on Tuesday, January 18, 2011**.

**Proposals should be addressed to: Ms. Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
New York, NY 10003**

- E. If your proposal is to be delivered by messenger, please note that only individuals with proper identification (e.g. photo identification) will be permitted access to the Authority's offices. Messengers without proper identification will be turned away and their packages not accepted.

III. SUBMISSION REQUIREMENTS:

To respond to this RFP, provide the following information:

- A. Each Proposer shall submit a transmittal letter on its letterhead, signed by an authorized representative, demonstrating compliance with each of the aforementioned "Proposer Requirements" listed above.
- B. In addition to resumes, clearly identify the qualifications and experience of all technical staff proposed by you to perform the contemplated services, including subconsultants, if any. Demonstrate the qualifications of these individuals relevant to the proposed assignment. In each case indicate the role the individual had in the assignment, and the employer of said individual at the time such services were performed.
- C. Identify the experience of your firm in providing services similar to those contemplated herein. Identify at least three (3) references where the firm performed comparable services for other municipal entities. References may include owners. Provide contact information (for verification purposes), and indicate whether said project(s) were completed on schedule and within budget. Identify the role the firm had, the nature of the services provided, and samples of previous work products.
- D. An estimated cost and staffing analysis for the performance of each task listed in Attachment A. The staffing analysis should give a detailed breakdown identifying assigned staff (including subconsultants), staff position title, hours of work per person/per task and actual hourly pay rate, multiplier (where applicable) and billing rates on a task-by task basis.

Indicate billing rates for partners or principals and name(s), title(s) and actual hourly pay rate(s) for all other billable employees.

An itemized estimate of out-of-pocket expenses.

The terms and conditions for the compensation of intended subconsultant(s) (including their multipliers, if applicable) and the estimated number of hours of subconsultant services. Include a breakdown of costs for each Task as defined in Attachment A.

- E. A detailed description of the proposed technical approach, and schedule for performance of the contemplated services. Your schedule shall provide for completion of all of the consultants services within 4 to 6 months. Your technical approach shall address each task as stated in Attachment A. Your technical approach and schedule should demonstrate your firm's ability to provide the services in a timely fashion. Provide a

complete discussion of all technical issues involved in performance of each task as required to demonstrate to the Authority the ability of your firm to address specific technical areas of the required services. Include any tasks that may be required but that have not been defined in Attachment A.

- F. The Consultant's proposed Management Approach to performance of the required services. For the purposes of this RFP, Management Approach shall identify your approach to keeping the client apprised of the project status, and to ensuring the quality/accuracy of the work product.
- G. If the various completion dates contained in Attachment A cannot be adhered to, you may submit revised dates. However, the fact that you were not able to adhere to the original dates and the extent of the revised dates will be included among the factors which the Authority will evaluate in analyzing Proposals. The Authority reserves all rights referred to in the last paragraph hereunder.

IV. SELECTION PROCESS:

The qualifications based selection shall take into consideration the following technical qualifications, and subsequently cost, as appropriate. After consideration of these factors the Authority may enter into negotiations with the firm (or firms) deemed best qualified to perform the required services. Such negotiations shall be conducted between the Authority's contact-person as identified herein, or the undersigned, and the individual contact-person identified by your firm.

- A. The qualifications and experience of the proposed staff, including sub-consultants who will be performing services hereunder;
- B. The qualifications and experience of the firm;
- C. Proposed technical approach;
- D. Management approach.

IV. ADDITIONAL INFORMATION:

The names of all firms submitting a proposal in response to this RFP, may be disclosed publicly, as part of a published public announcement identifying responders to this RFP.

Should you have any questions, please e-mail them to Ms. Gretchen Minneman at gminneman@panynj.gov. All questions must be received at least five (5) working days prior to the proposal due date. Neither Ms. Minneman nor any other employee of the Authority is authorized to interpret the provisions of this RFP or accompanying documents or give additional information as to their requirements.

Proposal preparation costs are not reimbursable by the Authority, and the Authority shall have no obligation to a firm except under a duly authorized agreement executed by the Authority.

No rights accrue to any Proposer except under a duly authorized agreement for performance of the specified services.

The Authority reserves the unqualified right, in its sole and absolute discretion, to reject all Proposals, to undertake discussions and modifications with one or more Consultants and to proceed with that Proposal or modified Proposal, if any, which in its judgment will, under all the circumstances, best serve the public interest.

Regards,



Gretchen Minneman
Real Estate Services Department

Attachments

ATTACHMENT A

PERFORMANCE OF EXPERT PROFESSIONAL URBAN PLANNING SERVICES HOBOKEN NORTH END REDEVELOPMENT STUDY

I. BACKGROUND

The Port Authority of New York and New Jersey (“Authority”), as part of its Local Assistance Program is working with the City of Hoboken (“City”), a municipality governed according to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 to 210, seeks professional planning services for the preparation of a preliminary investigation study and report as required to determine whether the North End Redevelopment Study Area (“Study Area”) within the City qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq (“LRHL”). The Study Area consists of the following blocks that are included in their entirety (i.e., all lots in each block inclusive), unless otherwise specifically noted herein, as identified on the City Tax Maps:

Blocks: 118, 119, 120, 121, 122, 123, 125, 127, 128, 129, 130, 131, 133, 134, 136 (excluding Lot 6.2), 137, 138, 140, and 141

II. SCOPE OF WORK

The services of the Consultant shall generally consist of performing an urban and redevelopment planning study, and preparing draft and final reports documenting its findings, as required to determine whether the Study Area within the City, as defined above, qualifies as an area in need of redevelopment pursuant to the LRHL. This shall include documenting the physical and economic conditions existing in the Study Area and reviewing relevant data and information in order to determine whether all or a portion of the Study Area is in need of redevelopment.

III. DESCRIPTION OF CONSULTANT’S TASKS

Tasks to be performed by the Consultant may include, but shall not be limited to:

TASK A. KICK-OFF MEETING

Meet with Authority and City staff and others, as required, to review the requirements of the following tasks, and the schedule for performance thereof.

TASK B. DOCUMENT/DATA REVIEW

1. Access and review data and other public records of the Study Area, including report(s) for each property, as well as databases related to environmental contamination, as provided or otherwise available as determined by the Consultant, and approved by the Authority. These may include City tax assessment, building, housing, fire, health, crime and property maintenance code enforcement records; aerial photos and maps including available state and county GIS data; New Jersey Department of Environmental Protection data on known contaminated sites, and state and national historic registers information, all as appropriate. Prior to performance of the review, compile a list of available

documents. Upon approval of the list by the Authority and the City, proceed with performance of said review.

2. Perform a title search of each of the properties within the study area. Examine the results of the title search and interpret any information that may relate the condition of the title to the unproductive condition of the properties in the Study Area for which the “e” criterion under Section 5 of the LRHL may be applied.

TASK C. FIELD VERIFICATION AND DRAFT INVESTIGATION REPORT

1. Undertake a site visit and field investigation of the Study Area as required to identify existing conditions and uses. Prior to the performance of this task, provide a schedule for, and list of anticipated contacts to be made in performance of the investigation. Upon approval of the list and schedule by the Authority, the Consultant shall:
 - a. coordinate onsite inspection for the purposes of evaluating the physical conditions of the buildings in the Study Area as required to determine the applicability of the “a” or “d” criteria under Section 5 of the LRHL;
 - b. obtain permission from the property owners to conduct on-site investigation and interior examination of the buildings and structures in the Study Area, as required and as appropriate to evaluate the physical condition of said buildings and structures;
 - c. for those properties that are not accessible, and as approved by the Authority in advance, evaluate the physical condition of the buildings and structures in the Study Area, and record on-site conditions observed from public right-of-ways, and by using available aerial photographs, if any.
 - d. Upon completion of field services, meet with Authority and City staff, and others as approved by the Authority, and submit a Draft Field Investigation Report documenting field services performed, and your findings therefrom.
 - e. Incorporate Authority and City comments to the Draft Field Investigation Report as required.

TASK D. PRELIMINARY INVESTIGATION REPORT

1. Prepare a draft Preliminary Investigation Report (PIR) documenting your findings in performance of the forgoing tasks. The Report shall incorporate the Final Field Investigation Report, and document your assessment of the Study Area, as required to determine if all, or a portion, of the area meets the statutory criteria as set forth in N.J.S.A. 40A:12A-5, therefore qualifying as an area in need of redevelopment. The report shall also include, but not be limited to:
 - a) A description of the physical, economic and other relevant conditions within the Study Area, including existing land uses, building and environmental conditions, and site layout.
 - b) A review of the zoning and master plan designations for the Study Area.
 - c) An analysis describing how the Study Area meets the statutory criteria.

- d) All relevant documentation, including photographs and maps, to support the conclusion that all or a portion of the Study Area is or is not in need of redevelopment.
 - e) An aerial photograph of the Study Area and other maps and graphics to illustrate and support the planning analysis contained in the Report.
2. Upon completion of the Consultant's assessment, and as appropriate, prepare a map delineating the boundaries of the proposed redevelopment area identifying the various parcels located within the Study Area. For each property, identify any lack of proper utilization leading to an unproductive condition of the land.
 3. Present the PIR to Authority and City staff, and others, as approved by the Authority.
 4. Incorporate Authority and City comments as required.

TASK E. PROVIDE TESTIMONY

Based upon the approved Preliminary Investigation Report, prepare necessary exhibits, and a presentation (PowerPoint) for purposes of providing oral testimony before the Hoboken Planning Board regarding the findings of the Preliminary Investigation Report. The Consultant shall provide the services of other technical experts as required to establish the physical condition of buildings in the Study Area. (This hearing may take more than one meeting date, as is necessary to collect all testimony and public input.) The Consultant shall utilize its own computer equipment and projector for such presentation(s)/testimony.

Meet with Authority and City staff, and others, as required to review all presentation material prior to providing testimony. Incorporate Authority and City changes, as required.

TASK F. MEET WITH CITY COUNCIL

Meet with the City Council to present the recommendations of the Planning Board, as required.

III. SCHEDULE OF SUBMISSIONS

Submit the following, within the number of days stipulated, after receipt by you of authorization from the Authority to proceed with performance of the subject services:

- A. Submit the Draft Field Verification and Draft Investigation Report, required under Task C, above, within 30 calendar days.
- B. Submit five (5) printed copies and one (1) CD copy of the Preliminary Investigative Report, after incorporation of Authority and City comments.
- C. Submit a copy of each of the Presentation and Presentation Exhibits, after incorporation of Authority and City comments.

IV. INFORMATION AND MATERIALS PROVIDED BY THE AUTHORITY

The Authority and City will make available for the Consultant's information certain documents specified below. The documents specified below were not prepared for the purpose of providing information for the Consultant upon the present work but they were prepared for other purposes, and do not form a part of this Agreement. The Authority makes

no representation or guarantee as to, and shall not be responsible for, their accuracy, completeness or pertinence, and, in addition, shall not be responsible for the conclusions to be drawn therefrom. They are made available to the Consultant merely for the purpose of providing him with such information as is in the possession of the Authority, whether or not such information may be accurate, complete or pertinent, or of any value to the Consultant.

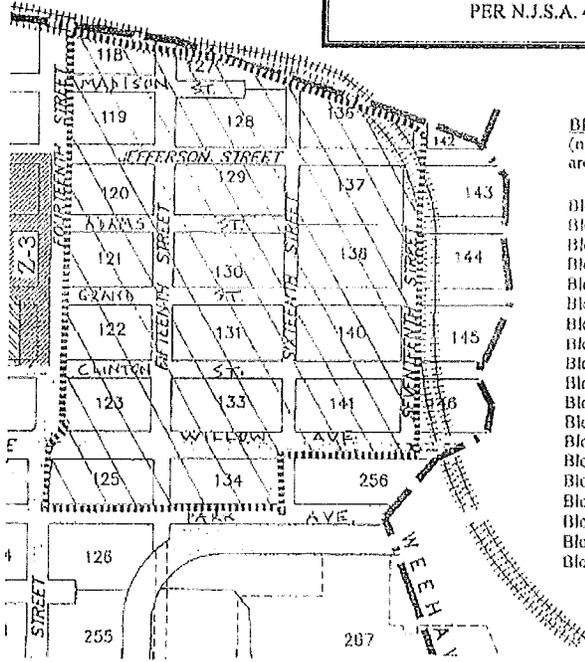
1. Exhibit I - Study Area Map

* * *

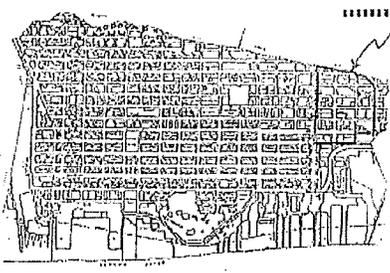
EXHIBIT I

STUDY AREA MAP

PROPOSED PRELIMINARY INVESTIGATION
STUDY AREA
TO DETERMINE WHETHER AREA IS AN
AREA IN NEED OF REDEVELOPMENT
PER N.J.S.A. 40A:12A-1 et seq.



- BLOCKS & LOTS**
(note: all lots on each block listed below are included unless otherwise indicated)
- Block 118
 - Block 119
 - Block 120
 - Block 121
 - Block 122
 - Block 123
 - Block 125
 - Block 127
 - Block 128
 - Block 129
 - Block 130
 - Block 131
 - Block 133
 - Block 134
 - Block 136 (excluding Lot 6.2)
 - Block 137
 - Block 138
 - Block 140
 - Block 141



STUDY AREA DESCRIPTION: The proposed study area boundary runs along the line of Fourteenth St./Fourteenth St. Viaduct starting at Park Avenue, running westerly to its intersection with the city's western boundary, then northerly to a point which is approximately coincidental with the Light Rail Track/Seventeenth St., then easterly until it reaches Willow Avenue, then southerly to Sixteenth Street, then easterly to Park Avenue, then southerly back to Fourteenth St.

215 Park Avenue South
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PERKINS
+ WILL

January 18, 2011

Gretchen Minneman, AICP
Real Estate Services Department
The Port Authority of New York & New Jersey
225 Park Avenue South | Floor 19 | New York, NY 10003
212.435.6588
gminneman@panynj.gov

Re: Request for Proposals for the Performance of Expert Professional Urban Planning Services for Hoboken North End Redevelopment Study

Dear Gretchen:

Thank you very much for the opportunity to submit our proposal on the urban planning services for The Port Authority of New York & New Jersey.

After careful consideration of this opportunity, we have concluded that Perkins+Will would not be able to best serve The Port Authority's needs in this endeavor as we do not have New Jersey certified planners on staff who could appear before jurisdictional authorities to support the plan.

We trust that you will consider Perkins+Will for future planning projects, where there will be opportunity to bring design leadership to your planning needs. We continue our interest in working together in the future.

If you would like further information or have questions, please do not hesitate to call. My direct line is 212.251.7120.

Sincerely,



Philip Palmgren, AIA
Urban Design Director
Perkins+Will

January 4, 2011

Ms. Gretchen Minneman
Real Estate Services Department
225 Park Avenue South, 19th Floor
New York, NY 1003

Re: Request for Proposals for the Performance of Expert Professional Urban
Planning Services For Hoboken North End Redevelopment Study

Dear Gretchen,

Thank you for inviting FXFOWLE to submit a proposal for the Hoboken North End Redevelopment Study. Unfortunately, we have decided not to submit a proposal. After reviewing the scope, we feel that there is not enough urban design to warrant our participation.

However, we ask you to please keep FXFOWLE in mind for future opportunities.

Thank you again and good luck with your project.

Sincerely,



Mark Strauss, FAIA, AICP, PP, LEED
Senior Partner