REQUEST FOR PROPOSALS

Economic Feasibility and Marketing Analysis
Route 29 Redevelopment Opportunities

SUBMISSIONS DUE: May 2, 2008

SUBMIT 10 ORIGINAL PROPOSALS AND ONE DIGITAL COPY TO:

Karen Marut, PA
Division of Purchasing
City of Trenton
City Hall Annex
319 E. State Street
Trenton, NJ 08608-1866
NOTICE IS HEREBY GIVEN that the City of Trenton, NJ will be accepting proposals FOR THE CITY OF TRENTON’S DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT FROM FIRMS AND INDIVIDUALS WITH EXPERIENCE IN CONDUCTING ECONOMIC AND MARKET FEASIBILITY ANALYSIS FOR A STUDY OF DEVELOPABLE PARCELS IN THE TRENTON DOWNTOWN WATERFRONT AREA.

Proposals will be received on Friday, May 2, 2008 at 9:00 am, in the Division of Purchasing, 1st Floor, City Hall Annex, 319 East State Street, Trenton, NJ 08608. Proposals may be obtained by contacting Marchelle Marshall at (609) 989-3137 or sending an e-mail to mmmarshall@trentonnj.org.

Proposal number: 156

This proposal is being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.
INTRODUCTION

The City of Trenton, in partnership with the Capital City Redevelopment Corporation (CCRC), a State agency, in but not of, the Department of the Treasury, seeks the services of a dynamic team of planning, urban design and economic development professionals to prepare an economic feasibility study and market analysis with an urban design component for the Route 29 Development Opportunities Area. This will form the basis for a marketing effort to attract a master developer for the 31.7 acres of developable, waterfront/ waterview property along the Delaware River, the planned Capital Park, and Route 29 in Trenton, NJ. Trenton is working with the CCRC, the NJ Departments of Transportation, Environmental Protection, Treasury, and Economic Development Authority, Mercer County, NJ Redevelopment Authority (NJRA), NJ Housing & Mortgage Finance Agency (HMFA) to realign Route 29 to recreate the traditional street grid and create a boulevard (the Route 29 Boulevard Project). These agencies will form the Senior Leadership Committee, and will provide input and oversight to this project.

This is a landmark partnership, as it represents a significant commitment of critical stakeholders coming together for the common goal of revitalizing Trenton’s waterfront area. This reflects a major interagency attempt to facilitate development in the City of Trenton, with consensus on the preferred type of development. This preferred approach includes mixed use, green buildings, clad parking structures, pedestrian friendly street grids, and smart growth development. Several concurrent developments, such as the designation of a new urban state park (Capital Park) make the time ripe for large scale redevelopment on the targeted parcels, and provide significant opportunities to leverage resources.

The Route 29 Boulevard Project, along with related agreements with the State for the redevelopment of State-owned land on the waterfront currently used for surface parking, will open significant parcels for redevelopment. In fact, approximately 90% of the land in the Route 29 Development Opportunities Area is currently owned by the State. The City and CCRC are interested in attracting a single developer to the site to perform portions of the street reconfiguration as a component of the development project. As such, the City and CCRC are requesting an economic feasibility and marketing study to determine the maximum build out of the area supported by the market, as well as develop a marketing strategy to attract a master developer. The starting point for this analysis should be the existing plans, including the City’s Master Plan and Redevelopment Area Plans, the CCRC Renaissance Plan, the Route 29 Boulevard Realignment Plan, and the Capital Park Plan.

The Route 29 Boulevard Project is an on-going study by the New Jersey Department of Transportation (NJDOT). This study has an urban design component that has been developed with the involvement of most stakeholders associated with the project area within city, county, and state. The deliverables associated with this project include the following:
• Market Study/Highest and Best Use analysis to determine the maximum build out of these parcels that the market will support (e.g., maximum development yield of each parcel),
• Development scenarios, including an urban design plan based on the best use scenario and smart growth design principles,
• A parking analysis which breaks out the need for parking to support proposed development, as well as the existing parking needs, and an evaluation of alternatives to meet these needs.
• Delineation of private development opportunities and estimations of private versus public investment necessary to move project forward;
• Valuations/appraisals, financial analysis, and budget development for the selected development project,
• Specific recommendations for funding which could be used to fill any financial gap associated with the project, infrastructure investments in the development area, investment in the Route 29 Boulevard Project, etc.
• Marketing plan with conceptual visuals suitable for attracting a developer, and
• Recommendations for changes in the design guidelines in plans such as the Master Plan, the Renaissance Plan (relevant sections included in Attachment 2), the Redevelopment Plan and other applicable documents for the area to enable the proposed development to occur.

This project must be grounded in economic realities while remaining visionary and creative. The consultants selected for this project should have a working knowledge of New Jersey Local Redevelopment and Housing Law (NJSA 40A:12A), experience in packaging properties for master developers, national models for urban design (e.g., including concept and financing), smart growth design principles, and a strong track record of economic and market analysis. Knowledge of the City of Trenton and/or the State of New Jersey preferred.

BACKGROUND INFORMATION – CITY OF TRENTON
According to the 2000 U.S. Census Bureau, Trenton had a total population of 85,403. Of these residents, 52% were black, 33% were white, and 15% identified themselves as other races. The City’s overall population has declined from a peak of 125,000 in the 1950’s. Trenton is the county seat of Mercer County and the New Jersey State Capital. It occupies 7.5 square miles, or 3.4% of Mercer County’s land area. The median income in the City of Trenton is $36,681 per family and $31,074 per household. These figures are significantly lower than the Mercer County medians of $68,494 per family and $56,612 per household.

In 1999, the number of Trenton residents living below the poverty line stood at 17,222 or 21.1% of the City’s total population. Of Trenton’s 33,908 housing units, 29,437 (87%) were occupied; 45.5% by owners and 54.5% by renters. Approximately one-half of the City’s total housing stock was built before 1939.
The City’s workforce has changed from a blue-collar town where workers lived in tight knit neighborhoods in the shadows of the factories, to a white-collar workforce that commutes to the city for work and returns to the surrounding suburbs to live. The major employer currently in the City is the State of New Jersey, which employs more than 20,000 workers in the City.

PROJECT AREA

The project is situated in the City of Trenton, along the Delaware River. The area is the location of several extensive development plans: the Route 29 Boulevard Project to link the road to the City street grid, the creation of an extensive urban park along the River, and the redevelopment of several surface parking lots primarily owned by the State and currently used by State employees. As a result of these initiatives, we anticipate that approximately fourteen blocks of land will be made available for developers. These blocks include three blocks between Market Street and Route 29 with excellent river views and direct access to the park (6.9 acres total); five blocks between Route 29 and William Trent Place (12.8 acres); five blocks between William Trent Place and South Warren Street (10.9 acres); and one block east of South Warren Street, between Livingston Street and South Warren Street (1.1 acres). These properties are designated as Blocks 0-8, 9, 11 and 12, as well as the un-numbered block east of South Warren Street, on the Draft NJDOT Route 29 Build-Out Assumptions for Boulevard Realignment, included in Attachment 1. Portions of this property are used to provide parking for State employees currently. In addition, a portion of the block between Cooper Street, Market Street, and Livingston Street is included in this development opportunity area. This irregularly shaped, 2.37 acre area is targeted to become surface parking to support the proposed reconstruction of the Mercer County Courthouse, but should be evaluated as part of this market feasibility analysis. Please note that the City of Trenton and the CCRC will provide the selected consultant with block by block breakdowns of current uses, acreage, dimensions, and other relevant information upon award of the contract.

Much of the development opportunity sites are located within the floodplain of the Delaware River. This condition is expected to be mitigated through the development of the Capital Park project. The area addressed by the Capital Park project is depicted on the Route 29 Boulevard Proposed Concepts plan contained in Attachment 1. This is an extensive effort by the State of New Jersey to develop a significant park along the river. Fill will be moved from the park sites to the development opportunity sites to raise the grade and bring these sites out of the floodplain. A condition of this approach is to treat the development of this area as a single overall project, which is why the master developer approach is favored.

The Department of Transportation made development assumptions of the type and locations of potential future development which may occur on these sites for the purposes of calculating trip generation in order to run transportation models. This includes block structure, building massing, parking requirements, land uses and street designs. This is provided as reference in Attachment 1, however, in no way is it meant to constrain the creativity of the selected consultant. Likewise, discussions about the possibility of locating a major health care facility in this area have been ongoing, but the consultant
should not be constrained by this potential end use in determining the highest potential use for this area.

A significant portion of the development area is State-owned parcels currently used as surface parking for State employees. An agreement will be reached with the State regarding the leveraging of these parcels for redevelopment purposes and how that leveraging will take place (e.g., sale of property, equity investment, co-development agreement, etc.). Although the facilitation of this agreement is outside the scope of work for this contract, the study will be used as a foundation for those discussions. However, the selected consultant will be expected to evaluate shared parking alternatives, or the potential to provide State employee parking as a component of the development, as part of the project analysis.

The project area is bounded by John Fitch Way to the north, South Warren Street to the east, US Route 1 to the South, and the Delaware River to the west. It is anticipated that the concurrent development of the park and boulevard will significantly increase the development value of the subject parcels.

The project area contains two Redevelopment Areas: the Lower Assunpink Redevelopment Area and the John Fitch Way 3 Redevelopment Area. (See Attachment 2 for copies of the Redevelopment Area Plans.) The Lower Assunpink Redevelopment Area is bordered by Memorial Drive and John Fitch Plaza to the north, South Warren Street to the east, Market Street to the South, and Route 29 to the West. The plan, which was adopted in May 2005, envisions a mixed-use, high density, mid rise development. Sustainability and smart growth guidelines are incorporated into the plan. The John Fitch Way 3 Redevelopment Area, updated in March 2003, is bounded by Market Street to the north, South Broad Street to the east, Route 1 to the south and Route 29 to the west. A mix of commercial and residential development is envisioned for this area.

In addition, the project area is within CCRC’s district boundaries and included in their Renaissance Plan (relevant portions included in Attachment 2). CCRC was established in 1987 by the State Legislature and charged with facilitating redevelopment in a designated area of downtown Trenton known as the “Capital District” and with the creation of a 20-Year Capital City Renaissance Plan that would guide the use of lands within the district in a manner which promotes the economic vitality of the district and enhances the quality of the public environment. That plan was adopted in 1989. In 2001, CCRC updated the plan to include a strategy for the implementation of the Renaissance Plan and a guide for private investment as well as a recommended parcelization plan for State-owned parking lots and projected development yields.

PROXIMATE DEVELOPMENT INITIATIVES
The City of Trenton, over the last eight years, has made great strides in rebuilding its neighborhoods while creating a downtown environment positioned for significant private sector development. Projects completed, underway, or planned in our downtown include:
• Marriott Hotel Conference Center – Completed 2003
  The $54 million Lafayette Yard Marriott Conference Hall, which includes a 197-room upscale hotel, a conference center, 16,000 square feet of meeting space, a grand ballroom, a 120-seat restaurant and lounge, and a 650-stall parking garage.

• Trenton Train Station Expansion – under construction, scheduled completion February 2008
  New Jersey Transit has begun work on the $72 million rehabilitation of the Trenton Train Station that will significantly change the face and operation of the station. The Trenton Station is a major stop on Amtrak’s Northeast Corridor, Southeast Pennsylvania Transit Authority (SEPTA) and NJ Transit regional rail lines, as well as the new RiverLine light rail service.

• Broad Street Bank Redevelopment – under construction, scheduled occupancy February 2008
  This project includes the restoration of a historic Trenton Landmark. The upper floors of this historic skyscraper have been renovated into 124 one and two bedroom apartment units. The first floor will consist of retail and commercial space.

• South Warren Street Revitalization – Multiple phases in 2007 and 2008
  This block (between Front and Lafayette Streets) is within a locally designated historic district and is architecturally defined by its two to three story masonry colonial era buildings. The block, since the opening of the Marriott hotel and conference center has seen some renewed interest by private sector developers. The block includes: a coffee café, four restaurants, a book store and a gift shop, along with other office and residential uses. A redeveloper is currently renovating a historic structure that will include upper floor residential and ground floor commercial. This project should be completed by late 2007. In addition, this same developer is working with the city to develop a vacant lot on this block as a new mixed-use structure. The developer is hoping to break ground on this second project in 2008.

• Wachovia Regional Headquarters – completed 2006
  The Wachovia Regional Headquarters relocated to the City of Trenton in 2006, occupying a new 81,000 square foot 6-story mixed-use building. The owners are looking to lease the first floor space to a retail/commercial tenant or restaurant.

• Performa Trenton – Planned start 2008
  Performa Trenton, the developers of the Beale Street project in Memphis Tennessee, have received approvals from the city’s planning board to construct a new mixed-use entertainment center that will include 105,000
square feet of new entertainment-based retail space, 99 rental units and a 700-space structured parking garage. This project is adjacent to the 10,500 seat Sovereign Bank Arena, which serves as a venue for all types of shows ranging from musical performances to sporting events.

- Mercer County Courthouse – Planned start 2009
  The Mercer County Improvement Authority is undertaking a major renovation of the existing County Courthouse, as well as the demolition of the existing parking structure and the construction of new courthouse facilities at the corner of South Warren and Market Street.

**PROJECT LEADERSHIP**
The City and CCRC are working with a Senior Leadership Committee consisting of high level officials associated with the Route 29 Boulevard project. This Senior Leadership Committee will guide the work of this project. Members include representatives from the following organizations:

- The City of Trenton
- The Capital City Redevelopment Corporation (CCRC)
- NJ Department of Transportation (NJDOT)
- Mercer County Improvement Authority (MCIA)
- NJ Economic Development Authority (NJEDA)
- NJ Redevelopment Authority (NJRA)
- NJ Department of Treasury
- NJ Housing & Mortgage Finance Agency (HMFA)

**SCOPE OF WORK**
**Task 1: Market Study/Highest and Best Use (MS-HBU) analysis**
This task includes separate highest and best use analysis for each of the following three scenarios:

A. Develop the MS-HBU analysis using market value of land under the current alignment of Route 29.
B. Develop the MS-HBU analysis using the market value of land under the proposed realignment in the Route 29 Boulevard Project from the Northeast Corridor Railroad Bridge north to the Calhoun Street Bridge.
C. Develop the MS-HBU analysis using the market value of land assuming the entire proposed realignment of the Route 29 Boulevard Project is in effect, from Cass Street on the southern end, north to the Calhoun Street Bridge (see line drawing, Attachment 1 for indications of the recreated street grid approach).

It is anticipated that a single market study will be developed which will be modified to understand the impact on land values under each of the three alternatives. See Attachment 1 for a map depicting existing conditions, the proposed realignment of Route 29, the proposed urban park, and the targeted developable properties. The market study will include an analysis of the vacancy rate for targeted reuses, the absorption data,
anticipated sale prices, evaluation of local and regional growth projections (e.g., employment, demographic patterns and trends, housing and income characteristics, etc.), market data on mixed uses including retail, residential and office, quantified growth projects and determination of how much could be captured at the project site, current and projected property values, etc.

The selected consultant will be expected to engage in a series of stakeholder interviews with members of the Senior Leadership Committee and other stakeholders such as Thomas Edison State College, the Trenton Downtown Association, Mercer County Chamber of Commerce, and others as appropriate. This will provide a better understanding of the external forces and constraints that could impact the target area and provide a basis for the remainder of the scope of work.

For each of the above scenarios, the selected consultant will describe the area including a description of the developable property; constraints and opportunities (including environmental and infrastructure constraints, and opportunities for capitalizing on existing assets or overcoming existing constraints); an analysis of alternative uses; and a description of the proposed highest and best use. The analysis will take into account what is legally permissible under current regulations, but will not be constrained by this. It will also take into account what is physically possible, financially feasible, and what development will result in the maximum profitability.

The selected consultant shall prepare a draft plan with each of the three alternatives described, along with a MS-HBU analysis for each alternative. This plan shall be presented at a meeting of the Senior Leadership Committee.

**Task 2: Development Scenarios**

The goal of Task 2 is to provide the City of Trenton and CCRC with a marketable plan to attract a master developer to the area, and to provide information on necessary changes to redevelopment plans or ordinances which would allow the development to proceed. To this end, the selected consultant shall develop a series of development scenarios which will consist of conceptual designs for the redevelopment. This will illustrate the number, height, and placement/orientation of buildings; a pedestrian and vehicular circulation plan; proposed infrastructure upgrades; height controls; an analysis of parking needs, and suggested uses based on market feasibility analysis.

As part of the analysis of parking needs for the new development, analyze the current parking supply and demand in the area and recommend shared parking alternatives that include the provision of public, state and county employee parking as well as parking to support the proposed development.

The development scenarios should also include phasing plans. These should target development efforts in the initial phase which are capable of sustaining themselves prior to the completion of the overall project. This will also take into account the need for continuation of parking to support State and County employees.
The City is committed to the concepts of green building and sustainable design and has adopted green building guidelines, incorporated into the Lower Assunpink Redevelopment Area plan. In addition, CCRC's Renaissance Plan includes smart growth design principles. The selected urban design and economic consultant team will be charged with incorporating green building, sustainable design features and smart growth principles into their plan.

**Task 3: Financial Analysis**

The selected consultant shall develop a budget for the proposed project. The budget shall include, at minimum for each target property, valuations/appraisals, a lease/leaseback transaction analysis, a cash flow pro forma, and budget estimates for the various components of the development including financing costs, architectural and engineering and the hard and soft construction costs associated with each building type presented. Note that separate appraisals, broken out by land value and improvement value, are expected for each developable parcel, to include existing state buildings such as the Health and Agriculture building (block 6), and the State parking lots. Costs such as projected environmental costs, grading costs including those associated with bringing the developable properties above the floodplain, permitting, and infrastructure associated with the Route 29 Boulevard Project will be provided by the Department of Transportation, but should be incorporated into the proposed financing plan for the overall project. In developing this budget, green buildings should be assumed. Therefore, any additional upfront costs, as required, should be factored into the development budget, and energy savings should be factored into the return on investment analysis.

**Task 4: Funding Recommendations**

The selected consultant team shall identify the anticipated funding gap, if any, associated with the proposed development project. Specific strategies and recommendations for funding sources shall be provided, which, at a minimum, could be used to fill any financial gap associated with the project including the necessary infrastructure improvements. The analysis shall include:

- Identification of incentives needed to attract and support the proposed development – breakdown of private versus public investment
- Identification of key decision-makers, their roles and realistic financial commitment needed to fully implement the project
- Analysis of political feasibility of each recommendation
- Analysis of State and Federal grant opportunities
- Analysis of National Financing Models and Best Practices
- Analysis of Regional Allocation Districts, Tax Increment Financing, and other revenue allocation or finance mechanisms
- Analysis of appropriate tax incentives
- Analysis of appropriate low interest loans or loan guarantees
- Other funding sources as appropriate

The funding recommendations shall include a discussion of each potential funding source, timeframes for using the funding, transaction costs, constraints on the funding,
eligibility requirements, contacts for pursuing the funding, amount that could be expected from each source, and a strategy including timeframes for accessing and using the funds.

**Task 5: Marketing Plan**

The selected consultant team shall develop a marketing plan for the purpose of attracting a master developer to undertake the proposed development. This plan shall include, at a minimum:

- List of print and electronic media for advertising the development opportunity. This should include publication deadlines, contact information, and associated costs.
- A proposed schedule and budget for implementation of the marketing plan.
- An illustrative redevelopment plan, in camera ready format for submission to print and electronic media, in electronic format suitable for posting on the web and use in presentations, and large presentation boards. The illustrations should include at a minimum: one overview showing the entire project area and one conceptual sketch for each of the eight proposed redevelopment blocks. The Consultant team should consider the illustrative depiction which best conveys the intended design, including illustrations, birds’ eye views, various angles or cross sections.
- Press release and narrative descriptions which are appropriate for publication on the web and in trade magazines.
- Narrative describing the essential elements which would be included in an RFP to solicit a master developer.

**Task 6: Regulatory Assessment**

The selected consultant shall evaluate the regulatory environment to determine necessary amendments to existing plans or ordinances and required permits, as well as any required legislative changes. In addition, the consultant will make recommendations for changes in the design guidelines found in the Redevelopment Plans and other applicable documents to enable the proposed development to occur.

This task shall include a review of relevant planning reports, to identify areas of conflict, conformance, and those regulatory documents which would require amendments to enable the proposed redevelopment to move forward. The following documents will be made available to the project team as requested:

- John Fitch Way 3 Redevelopment Area Plan
- Lower Assunpink Redevelopment Area Plan
- Trenton City Master Plan
- Downtown Master Plan
- Capital City Redevelopment Corporation Renaissance Plan
- Transportation Master Plan
- Capital Park Parking Needs Analysis
- NJ Department of Treasury State Parking Needs Analysis
- Historic Preservation Plan
- Stormwater Management Plan
- Trenton Sustainable Brownfields Development Project
- State of New Jersey Development and Redevelopment Plan
- Mercer County Master Plan
- City of Trenton Zoning and Land Development Ordinance
- NJDOT Urban Transportation Supplement
- Transit Linkage Study
- NJ Transit Friendly Report

SELECTION CRITERIA & PROCESS

The Senior Leadership Committee will review the proposals and rank them according to the following criteria:

1) Experience of the Consultant Team (45%)
   a. Experience working on similar projects
   b. Team’s experience working together on previous projects
   c. Team’s experience with the State of New Jersey and knowledge of the City of Trenton
   d. Experience in conveying issues and solutions to stakeholders and the public

2) Quality of Proposal Narrative (45%)
   a. Understanding of the issues at hand
   b. Creativity and use of best practices in overall approach
   c. Quality and feasibility of the process or mechanisms recommended to perform the analysis and craft the development scenarios.

3) Schedule for completion of project (10%)
   a. Ability to complete the project within 5 months
   b. Ability to complete the project within budget

The Senior Leadership Team will review the proposals and may elect to interview the highest ranking prospective consultant teams. The Senior Leadership Team, based on the criteria referenced above and consultant interviews, will make a recommendation to the Mayor of the City of Trenton, City Council and the Capital City Redevelopment Corporation Board of Directors.

SUBMISSION REQUIREMENTS

1) Name, address, telephone number, fax and e-mail address of lead firm and project coordinator.

2) Listing of all firms and key personnel contributing to the project and an organizational chart and brief description of responsibilities.
3) Statement of the team's understanding of the project and its approach to the tasks defined in the body of the RFP.

4) Proposal narrative.

5) Detailed cost proposal *(Must be included in a sealed envelope)*
   a. A detailed cost proposal including the total cost of each task and the cost of each task by firm
   b. A completed Price Form, with attached breakdown pricing sheets

6) A detailed cost proposal including the total cost of each task and the cost of each task by firm

7) A completed Price Form, with attached breakdown pricing sheets

8) Time schedule including list of major milestones and deliverables.

9) Resumes of key team members and brochures from all participating firms.

10) A Certification of Staff Assignment should be provided for every firm included on the project team. The document(s) should state that, for each firm, "the staff identified as being assigned to this project will be available, and so assigned."

11) Description of qualifications and role of subcontractors

12) No more than three case study examples of projects of similar scope and characteristics.

13) Three references from municipal or public-sector agencies. At least one of the references should be for the lead firm.

14) Minority/Women Business Enterprise Certification if applicable (see Attachment 3).

15) Certification of Eligibility (see Attachment 4).
PROPOSED PROJECT SCHEDULE OF ACTIVITIES AND DELIVERABLES

February 2008  Issue Request for Proposal
March 2008    Proposals received and evaluated
April 2008    Enter into contract with consultant; hold kick off meeting with Senior Leadership Committee
June 2008    Present Draft MS-HBU Analysis
July 2008    Present Draft Report of Alternative 2, including development scenario, financial analysis, funding recommendations, marketing plan, and regulatory assessment
August 2008  Present Draft Report of Alternatives 1 and 3, including development scenarios, financial analysis, funding recommendations, marketing plan, and regulatory assessment
September 2008 Consultant delivers final product to the City of Trenton for distribution to the CCRC, and the Senior Leadership Committee

The consultant will provide the City of Trenton and CCRC with 10 hard copies (9 bound and one unbound) of each deliverable and at least one digital copy in a format suitable for posting on the City and CCRC’s websites.

CONTRACT
The contract will be between the City of Trenton and the selected consultant. The City of Trenton, in cooperation with CCRC, will authorize all payments to the selected firm. The contract will be of the cost reimbursable type.

The City’s Department of Housing and Economic Development and the CCRC will receive all proposals and will assemble a RFP review committee comprised of the Senior Leadership Committee. This committee will review all proposals, interview consultant teams and make a recommendation to the Mayor, City Council and the Capital City Redevelopment Corporation Board of Directors.

SUBMISSION SCHEDULE
Proposals are due no later than 4:00 pm on May 2, 2008. Submissions are the property of the City of Trenton and the Capital City Redevelopment Corporation. The City and/or
CCRC reserves the right to reject all proposals. No faxed or e-mailed proposals will be accepted. Please submit 10 original proposals and one digital copy to:

Karen Marut, PA  
Division of Purchasing  
City of Trenton  
319 E. State Street  
Trenton, NJ 08608-1866

As well as one original proposal and one digital copy to:

Monique King-Viehland  
Executive Director, CCRC  
28 West State Street  
7th Floor – Room 714  
P.O. Box 203  
Trenton, NJ 08625-0203

All proposals shall include the following information:

A. A copy of your State of New Jersey Business Registration Certificate.  
B. Documentation of required Affirmative Action.  
C. A copy of a Certificate of Insurance, issued by an insurance carrier licensed in the State of New Jersey for the firm showing the amount of professional liability insurance and all other coverage as January 1, 2008.

Professional service contractors are required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.

Finalists will be notified by June 6, 2008 and may be asked to present their proposals to the selection committee.

All inquiries should be in writing and directed to:

Sasa Olessi Montaño  
Acting Director, Department of Housing and Economic Development  
City of Trenton  
319 East State Street  
Trenton, NJ 08608  
Fax: (609) 989-4243  
smontano@trentonnj.org

All inquires and responses shall be posted to the web site, http://www.ci.trenton.nj.us/  
Department of Housing and Economic Development page as well as the CCRC’s web site, http://www.state.nj.us/ccrc. Inquires must be made no later than April 18, 2008.
COST PROPOSAL
The cost portion of the proposal should be enclosed in a separate, sealed envelope and submitted with all other application materials.

The cost proposal should be submitted on the Summary Price Form below. Please attach sheets which provide the estimated number of hours each member of the proposed consultant team will spend on this project, broken out by task. The hourly billing rates for these individuals should also be provided. Also required are the estimated direct costs and the maximum expected, all-inclusive fee. Please include detailed billing information for any subcontractor work totaling over $10,000.

Note: Title 41 of the Code of Federal Regulation limits the amount of profit or fees a consultant may receive to 10% of direct labor cost, fringe benefits and indirect costs; and from 1% to 5% of all other direct costs, excluding subcontractor fees.
SUMMARY PRICE FORM
ECONOMIC FEASIBILITY AND MARKETING ANALYSIS
ROUTE 29 REDEVELOPMENT OPPORTUNITIES

Task 1: Market Study/Highest and Best Use (MS-HBU) analysis $________

Task 2: Development Scenarios $________

Task 3: Financial Analysis $________

Task 4: Funding Recommendations $________

Task 5: Marketing Plan $________

Task 6: Regulatory Assessment $________

TOTAL – Not to exceed amount $________

Offeror: ___________________________________________

Date: ____________________________________________

Please attach separate sheets indicating the estimated number of hours each member of the proposed consultant team will spend on this project, broken out by task. The hourly billing rates for these individuals should also be provided. Please include detailed billing information for any subcontractor work totaling over $10,000.
ATTACHMENT 1

SCENARIO A: EXISTING CONDITIONS / CURRENT ALIGNMENT

SCENARIO B: PROPOSED REALIGNMENT FROM NE RR BRIDGE TO CALHOUN STREET

SCENARIO C: PROPOSED REALIGNMENT FROM CASS STREET TO CALHOUN STREET

DRAFT – WORK-IN-PROGRESS NJDOT ROUTE 29 BUILD-OUT ASSUMPTIONS FOR BOULEVARD REALIGNMENT

ROUTE 29 BOULEVARD PROPOSED CONCEPTS

LINE DRAWING OF PROPOSED STREET GRID CONNECTIONS (SCENARIO C)

FLOODPLAIN MAP
Figure 1 Concept Sketch showing the CD alternatives.
ATTACHMENT 2

REDEVELOPMENT AREA PLANS:

THE LOWER ASSUNPINK REDEVELOPMENT AREA

THE JOHN FITCH WAY 3 REDEVELOPMENT AREA

CCRC RENAISSANCE PLAN & ASSOCIATED MAPS/RENDERINGS
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON APPROVING THE LOWER ASSUNPINK REDEVELOPMENT AREA PLAN.

WHEREAS, The City of Trenton, pursuant to the Local Redevelopment and Housing Law, (N.J. SA 40A: 12A-1 et seq.) is actively engaged in the execution and administration of the Lower Assunpink Redevelopment Area Plan; and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton for its review and approval the Lower Assunpink Redevelopment Area Plan (attachment A); and

WHEREAS, this Plan will further the objectives within the Redevelopment Area and will be in the interest of the People of the City of Trenton; and

WHEREAS, consistent with the Local Redevelopment and Housing Law, prior to a second reading of said ordinance the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, will have submitted to the City Council its recommendations respecting the Redevelopment Plan for the Project Area;

NOW, THEREFORE IT IS ORDAINED, by the City Council of the City of Trenton, as follows:

1. Said Redevelopment Plan for the aforementioned project entitled “Lower Assunpink Redevelopment Area Plan” dated May 2005 is hereby approved, and the City Clerk is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.

2. It is hereby found and determined that said Redevelopment Plan for said Project Area conforms to the Master Plan and local objectives of the City of Trenton.