



# UNION COUNTY IMPROVEMENT AUTHORITY

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Resolution No. 16-2016

Date: February 3, 2016

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY ACCEPTING THE CONCLUSIONS AND RECOMMENDATIONS OF THE EVALUATION MEMORANDUM, DATED JANUARY 29, 2016, PREPARED BY THE EVALUATION TEAM FORMED FOR THE UNION COUNTY IMPROVEMENT AUTHORITY'S REQUEST FOR QUALIFICATIONS FOR THE ROSELLE MIND AND BODY CENTER PROJECT**

APPROVED AS TO FORM:  
 Lisa M. da Silva, RMC  
 Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS  
 YES  NO  NONE REQUIRED  
 UNION COUNTY IMPROVEMENT AUTHORITY

*Lisa M. da Silva*

*[Signature]*

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Bornstad</i>	✓		✓			✓	
<i>D'Elia</i>	✓		✓				
<i>Hockaday</i>	✓		✓				✓
<i>Rountree</i>	✓		✓				
<i>Salerno</i>	✓		✓				
<i>Scutari</i>	✓		✓				
<i>Tomko</i>	✓		✓				
<i>Vollero</i>		✓					
<i>*Vacancy*</i>							

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**WHEREAS**, the Union County Improvement Authority (the "Authority") has been duly created by ordinance of the Union County Board of Chosen Freeholders as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the County Improvement Authorities Law, N.J.S.A. 40:37A-44, *et seq.*; and

**WHEREAS**, the Roselle Board of Education (the "BOE") owns a 4 acre parcel of land (the "Site") located within the Borough of Roselle (the "Borough"); and

**WHEREAS**, the Borough previously designated the Site as an area in need of rehabilitation, under the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 *et seq.*; and

**WHEREAS**, the Authority, the Borough and the BOE previously entered into a Shared Services Agreement, dated April 2014, pursuant to which the Authority was responsible for, among other things, procuring a private entity to act as the redeveloper of the Site; and

**WHEREAS**, the Authority developed and issued a *Request for Qualifications for Redeveloper Services for the Redevelopment of the Mind and Body Center Housing the Roselle Board of Education's Early Childhood Learning Center, the Roselle Public Library and a Community Center*, dated December 9, 2015 (the "RFQ"); and

**WHEREAS**, on January 12, 2016, the Authority received one response to the RFQ from AST Roselle, LLC which included Torcon, Netta Architects and Jarmel Kizel Architects and Engineers as subcontractors to AST Roselle, LLC; and

**WHEREAS**, the Evaluation Team, comprised of representatives from the Authority, the Borough and the BOE, reviewed the submission provided by AST Roselle, LLC and interviewed representatives from AST Roselle, LLC; and

**WHEREAS**, the Evaluation Team prepared an Evaluation Memorandum, dated January 29, 2016, which contains conclusions and recommendations related to the Team's review of the response received from AST Roselle, LLC; and

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNION COUNTY IMPROVEMENT AUTHORITY** as follows:

- 1) The above recitals are incorporated herein as if fully set forth in length.
- 2) This Board hereby accepts the conclusions and recommendations of the Evaluation Team with respect to the AST Roselle, LLC response to the RFQ contained in the Evaluation Memorandum, dated January 29, 2016, a copy of which is attached hereto as **Exhibit A**.
- 3) This Board hereby authorizes and directs the Executive Director of the Authority to provide a copy of this Resolution to the Borough and the BOE and recommend that the Borough act to designate AST Roselle, LLC as the redeveloper for the Site.
- 4) This resolution shall take place immediately.

# EVALUATION M E M O R A N D U M

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**UNION COUNTY IMPROVEMENT AUTHORITY  
REQUEST FOR QUALIFICATIONS FOR REDEVELOPER SERVICES  
FOR THE REDEVELOPMENT OF  
THE MIND AND BODY CENTER HOUSING THE ROSELLE BOARD OF EDUCATION'S  
EARLY CHILDHOOD LEARNING CENTER, THE ROSELLE PUBLIC LIBRARY  
AND A COMMUNITY CENTER  
DATED DECEMBER 9, 2015**

**TO: Union County Improvement Authority Board of Commissioners**

**FROM: Union County Improvement Authority Evaluation Team**

**CC: Borough of Roselle Mayor and Council & Roselle Board of Education**

**DATE: January 29, 2016**

**SUBJECT: Recommendation for Designated Redeveloper**

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## I. Purpose

The purpose of this memorandum is to provide the Union County Improvement Authority (the "Authority"), the Roselle Board of Education ("RBOE") and the Borough of Roselle (the "Borough") with the following: (1) a summary of the Request for Qualifications ("RFQ") process; (2) an evaluation of the proposals received in response to the RFQ; and (3) in the case of the Borough, provide a recommendation to the Borough as to the entity the Evaluation Team believes should be designated as the redeveloper for the Mind and Body Center Project (the "Project")

## II. Background

**A. Shared Services:** The Authority, the Borough and the RBOE previously entered into a Shared Services Agreement, dated April 2014, which authorized the Authority to, among other things,

"develop procurement documents, and publicly bid and award contracts for the construction, reconstruction, demolition, renovation and alteration as necessary for the Project in accordance with applicable bidding law." See, Section 1.04, Duties of the Authority, Shared Services Agreement.

In addition, via a Resolution, dated August 19, 2015, the Borough designated the

Authority to act on behalf of the Borough as a designated redevelopment entity for the Project.

**B. Request for Proposal Process:** After consultation with the Borough, the RBOE and their respective professionals, the Authority completed the RFQ seeking qualifications of private firms capable of undertaking, and possibly financing, the Project. The RFQ was issued on December 9, 2015, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and in accordance with a fair and open process under the New Jersey Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.4 et seq.

**C. Evaluation Team:** The Authority formed an evaluation team consisting of Authority, Borough and RBOE representatives and hired legal, financial and construction management professionals (the "Evaluation Team").

### III. Proposal Received

The Authority received one submission in response to the RFQ on January 12, 2016 from AST Roselle, LLC located in Lavallette, New Jersey. AST Roselle, LLC, if designated as the redeveloper for the Project will subcontract with the following entities:

1. Torcon, Inc. of Red Bank New Jersey – to serve as Construction Manager for AST Roselle, LLC and possibly general contractor for construction purposes;
2. Netta Architects of Mountainside, New Jersey – to serve as the architect for AST Roselle, LLC providing conceptual design development and space planning services; and
3. Jarmel, Kizel Architects & Engineers of Livingston, New Jersey – to serve as Mechanical Engineer for AST Roselle, LLC.

A copy of the organizational chart for AST Roselle, LLC, taken from the response submitted is attached hereto as **Exhibit A**.

### IV. Evaluation of Proposal Received

The RFQ included certain minimum technical and financial qualifications that each respondent to the RFQ was required to demonstrate in order to be considered qualified to be designated as the redeveloper for the Project. These minimum qualifications included:

1. The respondent's experience designing and constructing educational facilities;
2. The respondent's experience building nanatoriums;
3. The respondent's experience building mixed use projects;
4. A listing of comparable projects completed by the respondent; and
5. Certain financial information

The AST Roselle, LLC response to the RFQ contained numerous examples of similar

projects completed by AST and/or Torcon, its construction manager subcontractor. Some examples of the projects identified include:

- Park Madison Redevelopment Project, Plainfield NJ;
- French Street Redevelopment Project, New Brunswick, NJ;
- William Paterson University, Wayne NJ;
- Bergen County Public Safety Institute, Mahwah, NJ;
- Toms River High School North, Toms River, NJ;
- South Plainfield Senior Housing, South Plainfield, NJ; and
- St. Joseph High School, Hammonton, NJ.

Following a thorough review of the RFQ response the Evaluation Team interviewed representatives of AST Roselle, LLC at the Authority's offices on January 26, 2016. At the interview, AST Roselle, LLC provided an overview of its response to the RFQ and elaborated on its experience with similar projects. The presentation was followed by questions from the Evaluation Team. AST Roselle, LLC was able to provide clear responsive answers to all questions asked by the Team.

#### **V. Recommendation**

Based upon a thorough review of AST Roselle, LLC's response to the RFQ, its performance during the interview, and its well documented experience related to similar complex multi-use projects, the Evaluation Team has concluded that:

1. AST Roselle, LLC and its subcontractors possess the qualifications necessary to undertake and complete the Project; and
2. AST Roselle, LLC should be designated by the Borough as the redeveloper for the Project.

Therefore, in light of these conclusions, the Evaluation Team recommends that:

1. The Authority's Board of Commissioners adopt a Resolution accepting this Evaluation Memorandum, and the Evaluation Team's conclusions and recommendations contained herein; and
2. The Borough formally designate AST Roselle, LLC as the redeveloper for the Project.