

**REQUEST FOR
PROPOSAL/QUALIFICATIONS
FOR
MUNICIPAL PROFESSIONALS**

Issued by the

BOROUGH OF STRATFORD

Date Issued: November 17, 2023

Responses Due: December 08, 2023

**REQUEST FOR PROPOSAL & QUALIFICATIONS (RFP)
FOR
MUNICIPAL PROFESSIONALS**

I. PURPOSE AND INTENT

Through this Request & Qualifications (RFP), the Borough of Stratford (hereinafter the “Borough”) seeks to engage a vendor as (position) for the 2024 Borough year commencing January 01, 2024 or upon appointment, whichever is later. This contract will be awarded through a fair and open process pursuant to N.J.S.A. 19:44A-20.4 et seq.

II. PROPOSAL SUBMISSION

An original, clearly marked as the “ORIGINAL” and two (2) full, complete and exact copies of each proposal shall be in sealed envelopes and must be marked with the “NAME OF POSITION” and addressed to:

Borough Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084

The proposal must be received no later than **December 08, 2023 at 4:00 p.m.**

Proposals will be publicly opened on December 08, 2023 at 4:00 p.m. in the Conference Room of the Borough Hall, 307 Union Avenue, Stratford, NJ 08084.

Faxed proposals will NOT be accepted.

Any inquiry concerning this RFP should be directed in writing to:

Bill Bray
Borough Clerk
Borough of Stratford
307 Union Avenue
Stratford, NJ 08084

All documents/information submitted in response to this solicitation shall be available to the general public as required by the New Jersey Open Public Records Act N.J.S.A. 47:1A-1 et seq. The Borough of Stratford will not be responsible for any costs associated with the oral or written and/or presentation of the proposals. The Borough of Stratford reserves the right to reject any and all proposals, with or without cause, and waive any irregularities or informalities in the proposals. The Borough of Stratford further reserves the right to make such informalities in the proposals. The Borough of Stratford further reserves the right to make such investigations as it deems necessary as to the qualifications of any and all vendors submitting proposals. In the event that all proposals are rejected, the Borough of Stratford reserves the right to re-solicit proposals.

III. GENERAL INFORMATION ON THE BOROUGH OF STRATFORD

The Borough of Stratford operates under the Borough form of Government. The Borough of Stratford is approximately 1.6 square miles, has a population of 7,000, an annual operating budget of approximately \$6 million, approximately 27 full time employees. The Borough generally meets the second Tuesday of the month, and the Thursday preceding the second Tuesday as well as special meetings on an as needed basis.

IV. MINIMUM QUALIFICATIONS

Minimum Qualifications differ for each professional specialty; please see Exhibit A for specifics. However, all applicants need to provide the following items contained in Section V.

V. MANDATORY CONTENTS OF PROPOSAL

Definitions

While an applicant does not have to match each item exactly, the following is what is generally meant when used in this RFP.

- Scope: magnitude of the project, and value of the contract.
- Size: when used in this context refers to such things as: budget, miles of roads, number of employees, acres of recreation area, size of municipal bonds, population, number of homes.
- Similar: refers to such things as towns that are partially or wholly in the Pinelands, have areas of dense suburban development, have areas of non-dense woodlands, have large recreation complexes, contain streams and lakes, contain federally regulated wetlands and have large commercial areas.

In addition to demonstrating an ability to meet all minimum qualifications in Exhibit A, the firm must also include and address the following:

1. Contact Information: Provide the name and address of the firm; the name, telephone number, fax number, and e-mail address of the individual responsible for the preparation of the proposal.
2. A fee proposal for the 2024 Borough year. **A proposal showing minimum and maximum ranges is not acceptable.**
3. An executive summary of not more than two pages, identifying and substantiating why the vendor is qualified to provide the requested services.
4. A staffing plan listing those persons who will be assigned to the engagement if the vendor is selected, including the designation of the person who would be the

vendor's officer responsible for all services required under the engagement. This portion of the proposal should include the relevant resume information for the individuals who will be assigned. This information should include, at a minimum, a description of the person's relevant professional experience, years and type of experience, and number of years with the vendor.

5. A description of the vendor's experience in performing services of the type described in this RFP. Specifically identify client size and specific examples of work within the scope of services required under this RFP in similarly sized municipalities. **It is imperative to show experience in similarly sized towns.**
6. The location of the office, if other than the vendor's main office, at which the vendor proposes to perform services required under this RFP. Describe your presence in New Jersey and any familiarity your firm has with the Camden County area.
7. Five references for which similar services have been provided for. Experience with similarly sized municipalities is ideal. Provide the contact names, titles and phone numbers.
8. If the vendor or any principal therein has been subject to any professional disciplinary action over the last three years, the bidder must provide a description of the litigation and/or disciplinary action.
9. In its proposal, the vendor must identify any existing or potential conflicts of interest, and disclose any representation of parties or other relationships that might be considered a conflict of interest with regard to this engagement, or the Borough.

VI. INTERVIEW

The Borough Council reserves the right to interview any or all of the applicants submitting a proposal. Although interviews may take place, the proposal should be comprehensive and complete on its face. The Borough reserves the right to request clarifying information subsequent to submission of the proposal.

VII. SELECTION PROCESS

All proposals will be reviewed by the Borough Clerk to determine responsiveness. Non-responsive proposals will be rejected without evaluation. For vendors that satisfy IV "Minimum Requirements" and V "Mandatory Contents of Proposal" the Borough will evaluate proposals based on the following evaluation criteria, separate or combined in some manner, and not necessarily listed in order of significance:

- A. The vendor's general approach to providing the services required under this RFP.
- B. The vendor's documented experience in successfully completing contracts of a similar size and scope to the engagement addressed by this RFP.
- C. The qualifications and experience of the vendor's management, supervisory or other key personnel assigned to the engagement, with the emphasis on documented

experience in successfully completing work on contracts of similar size and scope to the services required by the RFP.

- D. The overall ability of the vendor to mobilize, undertake and successfully complete the scope of work in a timely fashion. These criteria will include, but not be limited to, the following factors: the number and qualifications of management, supervisory and other staff proposed by the vendor to perform the services required by this RFP; the availability and commitment to the engagement of the vendor's management, supervisory and other staff proposed.
- E. Costs and fee schedules.

VIII. SELECTION AND CONTRACT

The Borough will select the vendor deemed most advantageous to the Borough, price and other factors considered. The resulting contract will include this RFP, any clarifications or addenda thereto, the selected vendor's proposal, and any changes negotiated by the parties. Proposals will be evaluated by the Council of the Borough of Stratford on the basis of the most advantageous, price and other factors considered. The evaluation will consider:

- a. Experience and reputation in the field;
- b. Knowledge of the Borough of Stratford and the subject matter to be addressed under the contract;
- c. Availability to accommodate any required meetings of the agency;
- d. Compensation proposal;
- e. Other factors if demonstrated to be in the best interest of the Borough of Stratford

Exhibit A

Borough of Stratford

Request for Proposal & Qualifications for Municipal Professionals

Minimum Qualifications

Applicant vendors **must** establish that they meet the following minimum qualifications:

Auditor:

Multi-disciplined firm experience in municipal auditing procedures, bond law, appearing before the Local Finance Board, arbitrage, municipal budgeting and purchasing. The applicant must meet and possess all certifications necessary to practice as a Municipal Auditor in the State of New Jersey. Additionally, as a minimum, the firm shall have five (5) years experience as a Borough Auditor for municipalities in the State of New Jersey with similarly sized budgets. The applicant must demonstrate a high degree of knowledge of (1) the finance and operation of local government in New Jersey, (2) Department of Community Affairs' Local Finance Bulletins and their plethora of rules and regulations for municipal finance administration, (3) New Jersey State financial statutes including but not limited to:

N.J.S.A. 40A:11	Local Public Contracts Law
N.J.S.A. 40A:4	Local Budget Law
N.J.S.A. 40A:2	Local Bond Law
N.J.S.A. 40A:9-22.1	Government Ethics Law

(4) all other matters pertaining to Boroughs, including budgets, assessments, monitoring reports, investments, audit controls, year-end accounting, Annual Financial Statements, budget preparation, annual audit, supplemental debt statements, etc. and a high degree of knowledge and familiarity with municipal trust funds, developer escrow accounts, utility budgets and dedication by rider. The applicant must also meet all certifications necessary to practice as the State of New Jersey.

Borough Attorney

Any persons or firms interested in providing professional services to the Borough of Stratford for Legal/Redevelopment/Rehabilitation legal services.

- A. Appointment of Borough Attorney. Borough Attorney shall be appointed by Borough Council and shall serve for a term of one (1) year from the date of appointment and until the 2025 Borough Reorganization meeting. The Borough Attorney shall be appointed in a manner consistent with the Local Public Contracts Law and shall receive such compensation as shall be agreed upon by the Borough Council of Stratford.

- B. Multi-disciplined firm with experience in municipal law, municipal litigation and tort claim laws, COAH law and familiarity with Titles 40 and 40A of N.J.S.A. Also experience in general redevelopment matters, i.e., preparation of redevelopment related ordinances, etc. The applicant shall have five (5) years' experience as a municipal attorney for a municipality in the State of New Jersey, three years which should be in a similarly sized municipality.
 1. The applicant also must demonstrate a high degree of knowledge, experience and ability with the following:
 1. The operation of local government units in New Jersey.
 2. Acquisition of real estate (Open Space).
 3. Assisting with acquiring and administering grants.
 4. Administering Council on Affordable Housing (COAH) programs and Regional Contribution Agreements.
 5. Municipal Land Use Law
 6. Extensive knowledge of Local Public Contracts Law.
 7. Selling of Borough real estate and/or property.
 8. Experience working in a municipality that is self-insured via a Joint Insurance Fund (JIF).
 9. Putting together Employment Practices Liability (EPL) policies to protect the Borough.
 10. Experience in a Borough form of government is a plus.
 11. Knowledgeable in election law, "pay to play" laws and government ethics laws.
 12. Bond law.
 13. Employment law.
 14. Litigation.
 15. Prepare legal opinions
 16. Knowledge of the Local Housing and Redevelopment Law and the Long-term Tax Exemption Law in the State of New Jersey.
 17. Provide legal services on municipal redevelopment matters.
 18. Provide municipal legal services on any County, State or Federal redevelopment matters.
 19. Advocate the interests of the Borough on Redevelopment Matters.

Scope of Services:

The applicant must be licensed to practice law in the State of New Jersey and be a member of the Bar in good standing. Include a list of any other professional qualifications; experience and/or credentials you feel are relevant to this RFP/Q.

Borough Engineer

All applicable licenses to perform general engineering in NJ. Applicant must have at least five (5) years experience as municipal engineer in a similarly sized municipality. Firm must be multi-disciplined with expertise in road construction, construction management, and engineers who hold licenses in these area, MLUL experience, planners and landscape engineers on staff, experience in environmental assessments (wetlands, archeological, endangered species, hydrologic studies), GIS, materials testing, surveying, traffic studies, and drainage.

The applicant must demonstrate the ability to:

- A. Prepare, or cause to be prepared, plans, design and specifications for public works projects and improvement.
- B. Provide and maintain surveys, maps, plans, specifications and control records with respect to public works projects in the Borough.
- C. Provide technical and engineering advice and assistance to the Borough Council and Borough Clerk.
- D. Attend all Council Meetings as requested by the Borough Council.
- E. Ability to update the Tax Map as per the Tax Assessor's needs.
- F. Prepare, review and approve construction plans and specifications for all capital improvement projects as directed by the Borough Council.
- G. Successful record of applying for and receiving road improvement grants.
- H. Ability to respond to resident concerns when an engineering project impacts their property.
- I. Experience in engineering inspections of both residential developments and large commercial/industrial projects (over 20,000 sq. ft.)
- J. Experience administering performance bond and maintenance bonds on behalf of the Borough.
- K. Must demonstrate experience with engineering, design, inspection and contract administration of annual municipal road projects totaling more than \$1 million.
- L. Documented experience with design, inspection and contract administration of large and small recreational projects.

Borough Joint Land Use Board Attorney

The Scope of Services required under this Request for Proposals includes serving as the Borough Joint Planning Board Attorney providing professional legal services relating thereto from January 1, 2024 through the Reorganization in 2025.

Other Specialized Services

The selected Professional will be expected to provide specialized professional services to the Borough Joint Land Use Board during the entire year. Various issues arise during the normal course of business involving the need for professional services on matters that will require guidance and advice from the aforesaid professional. Because such services, at times, represent emergency situations, the professional will be expected to return a phone call to the Borough Joint Land Use Board Office on the same day. The professional will also be expected to be available to provide advice to the Borough Joint Land Use Board Office during non-business hours, if necessary and will be expected to attend meetings when requested.

Minimum Qualifications

A. Multi-disciplined firm with one or more licensed professionals on staff whose major focus and work has been and remains providing professional services to and advising public entities on municipal land use matters. The firm shall have at least ten (10) years of experience in representing public entities. The firm shall designate one professional within the firm, who will be assigned to represent the interest of the Borough Joint Land Use Board. This individual shall have been admitted and/or licensed in his/her profession and be in in good standing. The firm and individuals assigned to work with the Borough Joint Land Use Board shall clearly demonstrate in the proposal he / she is well versed in successful Redevelopment Projects and any/all other aspects of the Boroughs Joint Land Use Board's operations.

B. Proposing firms shall provide clear evidence that all minimum qualifications are met.

C. The response to this Request for Proposal (RFP) shall also discuss and provide the following:

1. Names and roles of the individuals who will perform the task and a description of their experience with projects similar to the matter being advertised
2. References and record of success
3. Description of ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff)
4. Cost details, including the hourly rates of each of the individuals who will perform services
5. Resumes for the professional to be assigned to work on Stratford's Land Use Board matters shall be identified
6. A list delineating the number and types of public clients served shall also be presented.
7. Administering Council on Affordable Housing (COAH) programs and Municipal Land Use Law

8. Names of references from at least three (3) public sector employers shall be provided for this individual
9. A narrative statement of the professionals understanding the Boroughs Land Use Board's needs and goals

The applicant must be licensed to practice law in the State of New Jersey and be a member of the Bar in good standing. Include a list of any other professional qualifications; experience and/or credentials you feel are relevant to this RFP/Q.

Joint Land Use Board Engineer

All applicable licenses to perform general engineering in NJ. Applicant must have at least five (5) years experience as municipal engineer in a similarly sized municipality. Firm must be multi-disciplined with expertise in road construction, construction management, and engineers who hold licenses in these area, MLUL experience, planners and landscape engineers on staff, experience in environmental assessments (wetlands, archeological, endangered species, hydrologic studies), GIS, materials testing, surveying, traffic studies, and drainage.

The applicant must demonstrate the ability to:

- A. Prepare, or cause to be prepared, plans, design and specifications for public works projects and improvement.
- B. Provide and maintain surveys, maps, plans, specifications and control records with respect to public works projects in the Borough.
- C. Provide technical and engineering advice and assistance to the Borough Council and Borough Clerk.
- D. Attend all Council Meetings as requested by the Borough Council.
- E. Ability to update the Tax Map as per the Tax Assessor's needs.
- F. Prepare, review and approve construction plans and specifications for all capital improvement projects as directed by the Borough Council.
- G. Successful record of applying for and receiving road improvement grants.
- H. Ability to respond to resident concerns when an engineering project impacts their property.
- I. Experience in engineering inspections of both residential developments and large commercial/industrial projects (over 20,000 sq. ft.)
- J. Experience administering performance bond and maintenance bonds on behalf of the Borough.
- K. Must demonstrate experience with engineering, design, inspection and contract administration of annual municipal road projects totaling more than \$1 million.
- L. Documented experience with design, inspection and contract administration of large and small recreational projects.

Redevelopment Planner:

A. Planning firm with at least five (5) years experience in Municipal Land Use, with at least three of those years being from a similarly sized municipality. Experience must include attending and participating at Borough Council Meetings as well as Planning and/or Zoning Board meetings to advise the Governing Body and/or Boards on conformance with all applicable regulations.

B. The applicant also must demonstrate a high degree of knowledge, experience and ability with the following:

1. NJ MLUL
2. Master Plan Update
3. Drafting or amending land use ordinances for Governing Body/Planning Board consideration.
4. Familiar with Council on Affordable Housing (COAH) programs and Regional Contribution Agreements
5. Experience with towns approaching build out.
6. Plan Review.
7. Zoning conformance, positive and negative criteria for a variance and calculation of appropriate development fees.
8. Redevelopment/Rehabilitation

The applicant must be a NJ Licensed Planner. Include a list of any other professional qualifications; experience and/or credentials you feel are relevant to this RFP.

Risk Management Consultant:

- a. Multi-disciplined firm with demonstrated experience of capability and willingness to provide high quality services in municipal insurance, municipal litigation and tort claim laws, workers compensation, liability, property, vehicle, public officials, police professional liability, public officials bonds, and other related types of coverage and claims. The applicant shall have twenty (20) years' experience as a Risk Management Consultant for a municipality in the State of New Jersey, twenty (20) years which should be in a similarly sized municipality. The responder MUST possess both an Agency License and Individual Licenses for those persons who would be assigned to provide services to the Borough of Stratford from the New Jersey Department of Banking and Insurance (DOBI). Disclosure of all current filings with the DOBI.
- b. The applicant also must demonstrate a high degree of knowledge, experience and ability with the following:
 1. The operation of local government units in New Jersey.
 2. Experience working in a municipality that is self-insured via a Joint Insurance Fund (JIF).
 3. Putting together Employment Practices Liability (EPL) policies to protect the Borough.
 4. Experience in a Borough form of government is a plus.
 5. Safety programs.
 6. Assisting in evaluating the borough's exposures and advise on matters relating to the borough's operation and coverage.
 7. Explain to the borough the various coverages available.
 8. Explain to the borough the operation of a joint insurance fund.
 9. Review the borough's assessment and assist in the preparation of the insurance budget.
 10. Prepare applications, statements of values, etc. on behalf of the borough if required by the joint insurance fund.
 11. Review losses and engineering reports and provide assistance to the borough's safety committee, if required.
 12. Assist in claims settlement process, if required, by the borough or the joint insurance fund.
 13. Attend the majority of the joint insurance fund meetings of the fund commissioners or executive committee, if requested, and perform such other services as required by the borough or the joint insurance fund.
 14. Comply with the obligations imposed upon Risk Managers in the joint insurance fund's bylaws.
 15. Act in good faith and fair dealing to the joint insurance fund and the borough.
 16. Perform other duties for the joint insurance fund as may be required from time to time by the joint insurance fund and borough.

Include a list of any other professional qualifications; experience and/or credentials you feel are relevant to this RFP/Q.