

**REQUEST FOR QUALIFICATIONS AND PROPOSALS
FOR A CONTRACT FOR
CONSTRUCTION OF THE REDEVELOPMENT PROJECT
ON THE CITY HALL PARCEL WITHIN
THE MAIN STREET REDEVELOPMENT AREA
OF THE
CITY OF ASBURY PARK**

ISSUE DATE: June 1, 2017

DUE DATE: September 12, 2017

ISSUED BY:

**CITY OF ASBURY PARK
COUNTY OF MONMOUTH, NEW JERSEY**

PUBLIC NOTICE

**CITY OF ASBURY PARK, NEW JERSEY
REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR A CONTRACT FOR CONSTRUCTION
OF THE REDEVELOPMENT PROJECT ON THE CITY HALL PARCEL WITHIN THE MAIN STREET
REDEVELOPMENT AREA OF THE CITY OF ASBURY PARK**

TAKE NOTICE, that the City of Asbury Park (the “City”) is seeking proposals from qualified consultants to provide environmental services for a contract for construction of the redevelopment project on the city hall parcel within the main street redevelopment area of the City of Asbury Park. All proposals shall be subject to the following requirements:

1. Proposals must be received on or before **2:00 p.m.** prevailing time on **Tuesday, September 12, 2017** in order to be considered. All proposals shall be delivered to the attention of the Asbury Park City Manager, at City Hall (2nd Floor), One Municipal Plaza, Asbury Park, N.J. 07712. All proposals shall be submitted in a sealed envelope, and shall bear the words “CONTRACT FOR CONSTRUCTION OF THE REDEVELOPMENT PROJECT ON THE CITY HALL PARCEL” written conspicuously on the front exterior of the envelope. Proposals shall be opened, read aloud and recorded at **2:00 p.m.** prevailing time on **Tuesday, September 12, 2017**. No proposals shall be considered if received after that time. It is the consultant’s responsibility to ensure that delivery of the proposal is made to the attention of the City Manager, and not merely to the City’s Municipal Building, in a timely manner. All applicants assume the risks associated with regular mail or other delivery modes. The City of Asbury Park is not responsible for any proposals lost, wrongly addressed, delivered late, misdirected or otherwise undeliverable.
2. The Mayor and Council of the City of Asbury Park reserve the right to reject all proposals, in the sole discretion of the City, and to waive any minor nonmaterial defects when it may be in the best interests of the City to do so.
3. The selection of a qualified firm shall be made to the consultant(s) whose proposal are deemed to be the most advantageous to the City, with due consideration for, among other things, the financial terms offered, the quality of the services offered, the experience of the consultant and the qualifications presented.
4. All other requirements associated with this matter are set forth in a “Request for Qualifications” package, and said requirements must be adhered to in order for any proposal to be considered. Interested consultants may obtain a copy of the “Request for Qualifications” package from the City Manager’s office, at City Hall, during regular business hours, or online at the following website: www.cityofasburypark.com.
5. Any questions regarding the requirements associated with submission of a proposal, prior to the opening of proposals, may be directed in writing by email by August 1, 2017 to Michele Alonso, at michele.alonso@cityofasburypark.com

SECTION 1

INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction and Purpose

a. General Background and Description

The City of Asbury Park (the “City”) has declared certain areas generally bordering the City’s main north-south arterial road (State Route 71/Main Street) to be “an area in need of redevelopment” (the “Main Street Redevelopment Area”) in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* In an effort to facilitate the redevelopment of the Main Street Redevelopment Area, the City has chosen to initiate the redevelopment process with one of its most strategic locations: the City’s existing municipal complex. The municipal complex occupies a one square block area bordered by Lake Avenue /Springwood Avenue to the south, Main Street to the east, Bangs Avenue to the north and the New Jersey Transit North Jersey Coast Rail line to the west (the “Development Parcel”). At present, the City’s municipal and police operations are located on the site in an inefficient two story structure, together with a surface parking lot and the City’s Transportation Center which services both an active rail station (800+/- riders daily) and bus route junction. The Site is roughly 191,300 square feet with approximately 750 linear feet of frontage on Highway 71. A map of the Site is attached as Exhibit A. The Site is serviced by the following utilities:

| | |
|-----------|--------------------------------------|
| Gas: | Elizabethtown Gas |
| Electric: | Jersey Central Power and Light |
| Water: | New Jersey American |
| Sewer: | Asbury Park Municipal Sewer Services |
| Cable: | Cablevision/Verizon Fios |

The City desires to reconfigure the Site to allow for mixed use development with ground floor retail and residential (either for sale or rental) and commercial space, Municipal offices, Municipal Police station, rail station, and parking structure (the “Mixed Use Development” or “Development Project”). The Mixed Use Development should also incorporate public space to allow access to the City’s rail platform (which is owned by the City). The project can be for sale or rental, however, municipal offices, the rail station and the police station shall be under municipal ownership either through subdivision or through a condominium association

To house the City’s new municipal complex, the City the city will require approximately 60,000 square feet (the “City Parcel”) for municipal offices and police station and 5,000 square feet for the train station. The City Parcel can either be in stand-alone structures or incorporated into a mixed use building and parking garage. An alternate option will be to relocate municipal offices and the police station to a new location. The respondent would be expected to construct the City Parcel as part of the development project. The exact location of the City Parcel, the price of the Development Parcel and the staging of the Mixed Use Project in a manner that will be minimally disruptive to the City’s municipal operations, will be the subject of negotiations with the Selected Respondent.

The design of the Mixed Use Development will be in accordance with the Main Street Redevelopment Plan, which is available on the City website at http://www.cityofasburypark.com/egov/documents/1424294214_55889.pdf. However, the municipality is open to new design ideas that do not exceed eight stories in height and have an exemplary design aesthetic. The Main Street Redevelopment Plan does not allow for the use of eminent domain by the City and any Respondent should not assume that such powers are available to assemble additional parcels. The City does own a parcel adjacent to the west side of the New Jersey Transit North Jersey Coastline tracks that may be available to accommodate parts of the project, for staging or temporary location of municipal offices.

The rain garden fronting Main Street is on the New Jersey DEP Green Acre ROSI as parland. It either must remain or be replaced on-site with a 2-1 ratio as outlined in N.J.A.C. 7:36-26.9

b. Potential Financial Assistance

The City understands that the financial impact of a project of this size and scope to the Successful Respondent is significant. Part of the evaluation criteria is the ability of the Proposer(s) to finance such a project. The State of New Jersey through various agencies has programs designed to assist in the redevelopment of urban areas. In addition, there are a number of other financing tools that have been utilized to support similar projects. The City will work with the Successful Respondent to secure grants and low interest loans to help offset some of the costs of this project. Some of the programs to be considered are:

Hazardous Site Discharge Remediation Fund (HDSRF) NJ DEP - The City will apply, if applicable, for grants from this fund to undertake additional detailed environmental remediation planning once a site plan has been developed and approved. In certain areas of the site, this fund may also pay for the rehabilitation of specific portions, particularly in and around the “green seam” to enhance and protect the water supply.

Environmental Infrastructure Trust (EIT) NJDEP – The City will consider applying to the EIT for funding for certain infrastructure improvements to help offset the costs of these required services and structures. Low interest loans, borrowers receive loans in two equal parts: Approximately one half to three quarters comes from a zero interest State Revolving Fund (SRF) maintained by the DEP. The other portion comes from proceeds of highly rated tax-exempt revenue bonds sold by the Trust. The combination of these two funding sources results in a loan that is 50 to 75% lower than traditional loan rates. The “Smart Growth Financing Program”, offers lower than traditional EIT loans for specific project elements that enhance the overall environmental quality of the project when complete.

Brownfield Reimbursement Program - NJ Department of Commerce/NJ Treasury Department - Eight state taxes, including sales, business use and corporate taxes are eligible to be used to reimburse the developer for remediation costs. The program also allows for the reimbursement of sales taxes associated with the purchase of building materials.

Redevelopment Area Bond Financing Law (N.J.S.A. 40A:12A-65 et seq.) and Revenue Allocation District Financing (N.J.S.A. 52:27D-459 et seq.) – These are financing tools available for use by the City to assist in financing public and private improvements associated with the redevelopment of the Redevelopment Area.

Five Year Tax Exemption (N.J.S.A. 40A:21-1 et seq.) and Abatement and Long Term Tax Exemption Laws (N.J.S.A. 40A:20-1 et seq.) – These laws permit the City to accept payments in lieu of taxes for improvements developed in accordance with the Redevelopment Plan and will be considered for use in the Redevelopment Area.

Low Income Housing Tax Credits –Are offered through New Jersey HMFA.

The City will consider other available programs when presented to them.

c. Coordination with Rail Operations

During pre-construction due diligence and the period of construction, the Successful Respondent(s) will be responsible to obtain approval, if necessary, from NJ TRANSIT, which owns the North Jersey Coast Line adjacent to the project area, for any activities or operations that the Successful Respondent(s) proposes to undertake within the zone of influence extending from the edge of the ties on the North Jersey Coast Line and for any activities or operations proposed by the Successful Respondent(s) that otherwise would affect the operation of NJ TRANSIT trains on the North Jersey Coast Line.

d. Proposals Requested

The City desires to receive a Proposal from each respondent (the “Respondent”) to construct the Mixed Use Development in accordance with the terms hereof. The City is issuing this Request for Qualifications/Request for Proposals (“RFQ/RFP”) in furtherance of powers afforded to it under the Act with the ultimate goal of fostering the redevelopment of the Asbury Park Main Street Redevelopment Area. In connection therewith, the City intends to select one or more successful Respondents to be designated as a "redeveloper," in accordance with the Act, of the Development Parcel. Applicants may respond to redevelop part of the parcel or all of the parcel. Any phasing plan should be submitted as well.

1.2 Definitions

The following terms used in this RFQ/RFP shall have the meanings indicated which are applicable to both their singular and plural forms.

“**Act**” means the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*

“**Authorized Representative**” means the individual(s) specified in writing by a Respondent to be the representative(s) of the Respondent for all purposes of the RFQ/RFP and in the case of the City shall mean the City Manager or such other representative otherwise designated by the City in writing.

“**City**” means the City of Asbury Park, Monmouth County, New Jersey.

“**City Costs**” means the costs incurred by the City in developing the Project, to be paid by the Selected Respondent, which costs include but are not limited to: Phase 2 Environmental Testing, Parking Studies, Traffic Engineering, Financial Consultant Services, Attorneys Fees and Planning Consultant Services.

“**Contract**” means a contract to be executed by the City and the Selected Respondent for the construction of the Project by the selected Respondent.

“**Designated Contact Person**” means Michele Alonso, Director of Planning and Redevelopment, City of Asbury Park, who may be contacted via mail at Asbury Park Municipal Building, One Municipal Plaza, Asbury Park, New Jersey 07712.

“**Governing Law**” means all applicable Federal and State laws as well as all Ordinances as shall be in effect from time to time.

“**Ordinances**” means the local ordinances and/or resolutions governing the Project.

“**Project**” means the design, financing, permitting and construction of the Mixed Use Development as further detailed and regulated by the Main Street Redevelopment Plan, dated September, 2008.

“**Proposal**” means the proposal submitted by a Respondent in response to this RFQ/RFP.

“**Respondents**” means the entities that respond to this RFQ/RFP.

“**RFQ/RFP**” means this combined Request for Qualifications and Request for Proposals issued by the City in connection with the procurement of an entity to execute the Contract and construct the Project.

“**Selected Respondent**” means the Respondent(s) selected by the City pursuant to the terms of the RFQ/RFP to execute the Contract and construct the Project.

“**State**” means the State of New Jersey.

“**Term**” means the period of time during which the Contract shall be in full force and effect.

1.3 Communications

Notwithstanding the participation of several of the City’s professionals in the RFQ/RFP process, all communications with the City concerning this RFQ/RFP, other than the actual submission of the response thereto, shall be directed to the “Designated Contact Person.” In order to maintain the integrity of the procurement process, it is requested that all communications be in writing.

1.4 Proposal Documents

It is the responsibility of each Respondent to inspect its copy of the RFQ/RFP to determine that they received a complete RFQ/RFP. If a Respondent discovers that its copy of the RFQ/RFP is incomplete, it should contact the Designated Contact Person.

The City will make reasonable arrangements with the Respondent to provide any missing RFQ/RFP pages or documents, including any addenda and/or clarifications, prior to the date established for submission of all Proposals.

Subsequent to the issuance of this RFQ/RFP, the City, through the issuance of an addenda to all firms that have received a copy of the RFQ/RFP, may modify, supplement or amend the provisions of this RFQ/RFP.

Neither the City nor its agents or employees or consultants shall be responsible for errors, omissions, incomplete submissions or misinterpretations resulting from a Respondent's use of an incomplete RFQ/RFP in preparing or submitting its Proposal.

The RFQ/RFP has been made available only for the purpose of soliciting Proposals for the construction of the Project. No license is conferred or implied to the Respondent or to any other person for any purpose.

1.5 Submission of Proposal

A Proposal submitted in response to this RFQ/RFP is deemed responsive if it complies with all terms hereof. The Respondents must read the RFQ/RFP carefully in order to obtain a complete understanding of the requirements for submission of a Proposal.

1.6 Evaluation of Proposals

The Proposals will be evaluated by the City in conformance with the evaluation criteria set forth in Section 3 of this RFQ/RFP and as established by the City's working group.

1.7 Procurement Process

The City is soliciting Proposals and is seeking to execute a Contract with the Selected Respondent in accordance with the procedures set forth in this request.

1.8 Conditions of the City with Respect to the RFQ/RFP

By responding to the RFQ/RFP, the Respondent acknowledges and consents to the following conditions relative to the submission, review and consideration of its Proposal:

- (a) The issuance of the RFQ/RFP is not intended to, and shall not be construed to, commit the City to execute any Contract or designate any Developer.

- (b) Neither the City, its agents, staff or consultants will be liable for any claims for damages resulting from the solicitation or receipt of Proposals, nor will there be any reimbursement to Respondents for the cost of preparing the Proposals or for participating in the Proposal process.
- (c) All Proposals will become the property of the City and will not be returned.
- (d) Failure of any Respondent to submit a Proposal that completely addresses the requirements of the RFQ/RFP (including submissions as part of such Proposal of all documents required to be submitted under the terms of this RFQ/RFP), at the times and in the manner specified in this RFQ/RFP, may result in the rejection of the Proposal in the sole discretion of the City.
- (e) All activities related to the development of the Project as contained herein shall be subject to compliance with all applicable Federal, State and local laws, regulations and requirements.
- (f) This RFQ is issued for the benefit of the City as a means to identify a qualified redeveloper for the Redevelopment Area through a procurement process rather than by simply selecting a redeveloper at the outset without conducting a procurement process, which the City is permitted to do. The RFQ process is not intended for the benefit of Respondents and no rights are intended to be granted to Respondents by virtue of this solicitation or by virtue of any submission by any such Respondent.
- (g) The City reserves the right to amend or cancel this RFQ at any time prior to execution of the Redeveloper Agreement or related documents. The City will not be responsible for the risks and costs that Respondents incur as a result of such an amendment or cancellation.
- (h) Any and all Proposals must be received by 2:00 *p.m.* prevailing time on September 12, 2017. Any Proposal not received by that time will be returned, unopened, to the firm or person submitting such Proposal and will not be considered.

1.9 Reservation of Rights and Options by the City with Respect to the RFQ/RFP

The City, in its sole discretion, reserves the following rights and options with regard to any and all Proposals:

- (a) To abandon the RFQ/RFP process, including the right to decline to award the Contract for any reason.
- (b) To accept the Proposal that, in the City's sole judgment, best serves the interests of the City.
- (c) To waive any condition, requirement or informality which would otherwise constitute non-conformance of the Proposal with the provisions of this RFQ/RFP.

- (d) To reject any or all Proposals.
- (e) To reject incomplete or non-responsive Proposals.
- (f) To change or alter the terms and conditions of this RFQ/RFP so long as copies of such changes are sent to all of the persons/entities who have received a copy of the RFQ/RFP.
- (g) To undertake all steps necessary to obtain or clarify information as requested or provided by any Respondent.
- (h) To interview any and all Respondents.

1.10 Responsibilities of the Respondent in Connection With the RFQ/RFP and Contract

It is the obligation and responsibility of each Respondent, before submitting a Proposal to:

- (a) Review the terms of this RFQ/RFP so that it is familiar with all aspects of the RFQ/RFP.
- (b) Analyze all Governing Law that may affect the cost, performance or construction of the Project required under the terms of this RFQ/RFP.
- (c) Notify the City in writing prior to the submission of the RFQ/RFP of any conflicts, errors or discrepancies therein.

Each Respondent is responsible for obtaining whatever information it deems necessary and in undertaking all inspections, examinations and studies it deems necessary to obtain sufficient data and information to enable it to submit a Proposal. Any document provided to one Respondent will be provided to all Respondents. By submitting a Proposal, a Respondent will be deemed to have acknowledged its opportunity to undertake all inspections and to examine all necessary data and information to enable it to submit a Proposal.

SECTION 2

**INSTRUCTIONS FOR PREPARATION AND
SUBMISSION OF PROPOSALS**

2.1 General Provisions

The Proposal submitted by each Respondent must: (a) be submitted in accordance with the procedure set forth in Section 2.2; (b) meet or exceed the minimum administrative, financial and technical qualifications set forth in Section 2.3; (c) incorporate the information requested in Section 2.4; (d) be in the form and content outlined in Section 2.5.

2.2 Submission Procedures

2.2.1 Time and Place of Proposal Opening

Proposals shall be submitted to the City no later than 2:00 *p.m.* prevailing time on September 12, 2017. An original and 6 copies of the Proposal as well as a digital copy shall be enclosed in an opaque, sealed envelope or otherwise boxed, marked with the name and address of the Respondent, by hand delivery, mail/return receipt requested or overnight mail, directed to Michael Capabianco at the below address and clearly marked as follows:

Proposal Submission:

Contract to act as Redeveloper for the City Hall Site.

Mailing Address:

Michael Capabianco
City Manager
City of Asbury Park
Asbury Park Municipal Building
One Municipal Plaza
Asbury Park, New Jersey 07712

One copy of the Proposal must be clearly marked as the original and must contain the original signature forms, performance guarantees and other original documents. The remaining copies may be reproductions. Please include a copy of the complete proposal on a digital medium. Respondents shall sequentially number each set of documents (numbers 1- 11, with number 1 being the original) on the upper right hand corner of each cover.

All Proposals submitted will be date and time stamped upon receipt, but will remain unopened until the time and date established for the Proposal opening. Any Proposals or portions thereof that are submitted and received after the specified deadline will be marked "received late" and will be returned unopened to the Respondent submitting the same.

The delivery of the Proposal to the City on the above date and prior to the time specified herein is solely and strictly the responsibility of the Respondent. The City shall not under any circumstances be responsible for the loss of, delay or non-delivery of any Proposal sent or delivered, by mail or otherwise, prior to the Proposal opening.

2.2.2 Addenda or Amendments to the Proposal

Questions pertaining to the RFQ/RFP must be submitted No later than August 1, 2017 before the submission date and should be directed in writing to the Designated Contact person at the following address:

Michele Alonso, Director of Planning and Redevelopment
michele.alonso@cityofasburypark.com

During the period provided for the preparation of Proposals, the City may issue addenda or amendments to the RFQ/RFP. These addenda will be numbered consecutively and will be distributed to each person or entity that has received a copy of the RFQ/RFP. These addenda will be issued by, or on behalf of, the City and will constitute a part of the RFQ/RFP. Each Respondent is required to acknowledge receipt of all addenda at the time of submission of the Proposal by submitting an executed acknowledgment form (Form A-1 in Appendix A). All Proposals shall be prepared with full consideration of the addenda issued prior to the Proposal submission date.

2.2.3 Withdrawal of Proposal

A Respondent may withdraw a Proposal prior to the date and time set for the opening of the Proposals provided that a written request to withdraw the Proposal is hand delivered to the City, by or on behalf of, an Authorized Representative of the Respondent, or the request is delivered by certified means of delivery. The request to withdraw the Proposal must be received by the City prior to the commencement of Proposal opening. Once the Proposals have been opened, Respondents may not withdraw their Proposals for a period of ninety days.

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2.2.4 Disposition of Proposals

All Proposals become the property of the City upon submission and will not be returned. At the conclusion of the procurement process, the City may dispose of any and all copies of Proposals received in whatever manner it deems appropriate. In no event will the City assume liability for any loss, damage or injury that may result from any disclosure or use of proprietary information contained in or submitted with a Proposal.

2.3 Minimum Qualifications Criteria

It is the intention of the City to solicit Proposals from Respondents that have expertise in the construction of large scale projects. In addition, Respondents are required to possess and demonstrate the administrative and technical expertise and financial resources necessary to construct the Project.

2.4 Submission Requirements

2.4.1 Proposal Submission

All Proposals must be submitted complete, with all requested information and are to be in strict conformance with the instructions set forth herein and as required by subsequent addenda, if and as applicable. The Proposal and all related information must be bound and must be signed and acknowledged by the Respondent. Each of the instructions set forth in this Section 2 must be followed in order for a Proposal to be deemed responsive to the RFQ/RFP. In all cases, the City reserves the right to determine, in its sole discretion, whether any aspect of the Proposal meets the submission requirements of the RFQ/RFP. The City reserves the right to reject any Proposal that, in its sole judgment, does not comply with the submission guidelines set forth in this RFQ/RFP.

2.4.2 Organization

Proposals submitted in response to the RFQ/RFP shall consist of the following:

| | |
|--------------|---|
| Section I. | Cover Letter (Form A-1) |
| Section II. | General Information (Form A-2, A-3 and A-4) |
| Section III. | Executive Summary |
| Section IV. | Development Team Information |
| Section V. | Supplemental Information |
| Section VI. | Proposal |

2.4.3 Form

The Respondent shall provide the appropriate information required in accordance with the following content and format requirements.

- (a) All related information shall be bound as a single document, unless that is impractical.
- (b) The responses shall be concise, clear, factual, and complete with a minimum of extraneous material.
- (c) The Proposal shall be indexed and sectioned and shall be prefaced with a table of contents.
- (d) The Proposal documents shall, to the extent reasonably possible, be typed or printed (1-1/2 spacing) on 8-1/2" x 11" paper (other than copied information).
- (e) Architectural and concept plans should be provided on a format no larger than 11" x 17".

Qualifications forwarded by facsimile or electronic transmission will not be accepted. The information contained in the submission will be held in confidence to the extent possible. Any agreements ultimately entered into between the City and a Successful Respondent will become a public document upon execution.

2.5 Specific Requirements of Proposal

2.5.1 Cover Letter and Signature Requirements (Section I)

Together with each Proposal, the City must receive one original cover letter on the official letterhead of the Respondent (in form and content exactly as set forth in Form A-1), which acknowledges, among other things, that the Respondent has completely reviewed and understands and agrees to be bound by the requirements of the RFQ/RFP, and such letter commits the Respondent, if selected, to carrying out the provisions of the RFQ/RFP. The entity submitting the Proposal also must, unless otherwise agreed to by the City, be the same entity that executes the Contract covered by the Proposal.

The cover letter must be signed by an Authorized Representative of the Respondent who is empowered to sign the Proposal and to commit the Respondent to the obligations contained in the Contract. A certificate attesting to such authorization must be attached to the cover letter. If the Respondent is a partnership, the Proposal shall be signed in the name of the firm by one or more of the general partners. If the Respondent is a corporation, the authorized officer shall sign his name and his title beneath the full corporate name, and the Proposal shall also bear the seal of the corporation. If the Respondent is a joint venture, the joint venturer authorized to execute the Proposal by the terms of the joint venture agreement must execute the Proposal, and a copy of the joint

venture agreement must be submitted as part of the Proposal. Anyone signing the Proposal as agent must file with it legal evidence of his or her authority to execute such Proposal.

All forms that require signatures of the Respondent shall be signed by the same individual(s) signing the cover letter in Appendix A in Form A-1.

2.5.2 General Information (Section II)

Section II of the Proposal shall contain the following information set forth in the following order:

- (a) The name, address and telephone number of the Respondent's primary business office.
- (b) Identify the parent company and any subsidiary or affiliated companies of the Respondent, giving the names, addresses and telephone numbers of each such company.
- (c) Provide a complete list of all criminal charges brought against the Respondent and the disposition of all such criminal charges (Each Respondent shall execute a consent to investigation as set forth in Form A-3).
- (d) Execute a non-collusion affidavit pursuant to *N.J.S.A. 52:34-15*(Form A-4).
- (e) Execute a certificate indicating that Respondent will afford equal opportunity in performance of the Contract in accordance with an affirmative action program approved by the State Treasurer (Form A-5).
- (f) Does the Respondent intend to joint venture, partner or subcontract with any other company or firm in the submission of a Proposal? If so, identify such joint venture, partner or subcontractor and provide the same information for the joint venture, partner or subcontractor as required of the Respondent in Section 2.5.2 (a) through (e). Describe in narrative form the proposed contractual relationship and responsibilities, written or otherwise, of each of the firms or companies that will be participating in the provision of the Services and provide in connection therewith, the following:
 - (1) a complete identification of all principals or officers of any entities, firms, associations, joint ventures or partnerships described above;
 - (2) provide complete identification of all principals holding ten percent (10%) or more of the equity and all officers of all firms or entities so named herein (Appendix A, Form A-2);

- (3) written evidence from the Respondent's subcontractor(s), joint venture(s), or partner(s) showing that they intend to act as a subcontractor, joint venture or partner for the Respondent and identifying the responsibilities to be assumed by such subcontractor, joint venture or partner; and
 - (4) an executed copy of such partnership, joint venture or subcontractor agreement.
- (g) A listing and description of all current and pending projects with budget estimates and time lines.

Respondents are advised that in order to qualify as responsive, one of the Respondents in the joint venture or the partnership must satisfy all of the administrative, financial and technical criteria. In addition, if the Respondent intends to subcontract the construction of any portion of the Project the Respondent shall be fully responsible for the actions of the subcontractor.

2.5.3 Executive Summary (Section III)

Section III of the Proposal should synthesize the information contained in all other parts of the submission with particular emphasis on the Respondents financial condition and its experience with similar projects. The Executive Summary should be drafted so that it may be easily understood by persons not having a property development, legal or financial background and should include summary information found in the Financial Information Section. The Executive Summary shall be limited to three (3) pages.

2.5.4 Development Team Information (Section IV)

(a) Development Team Composition, Structure, Roles

- (1) Provide a description of the developer and ownership entity (i.e., partnership, sole owner, corporation, limited-liability corporation, joint venture etc.).
- (2) Describe the contemplated development team structure, including design and other professionals.
- (3) Provide an organizational chart.
- (4) Identify key individuals and their associated firms responsible for major functions to be performed relative to designing, building, managing and operating the project.
- (5) Describe the proposed property ownership and management structure for the development, including staffing and key personnel during

development and operation, affirmative action plan, and community relations and outreach program.

- (6) Describe past projects on which the team worked, and the official role of team members on those projects.

(b) Financial Qualifications of Team

To be deemed responsive to this RFQ, the Respondent shall provide fully executed Qualifications Forms and all financial data requested and described herein.

- (1) **General.** For purposes of this Section 2.5, "Respondent" shall mean either (i) the firm submitting the Qualifications, or (b) the Respondents parent corporation or other related entity, or (c) if the Qualifications are submitted on behalf of multiple parties (i.e. a joint venture, partnership or other similar organization or entity comprised of more than one participant), the firm or entity designated in the submission for such purpose from among the firms or entities participating in the submission. In completing Proposal Form A-1, the Respondent shall clearly identify which firm or entity will be responsible for complying with the provisions of this Section 5. The City will review and evaluate the financial statements of only the firm or entity designated.
- (2) **Required Financial Information.** Each submission must include the following:
- (i) (a) A copy of Respondents most recent Form 10-K filed with the U.S. Securities and Exchange Commission ("SEC") and all 10-Q's since the last 10-K or, if a Form 10-K is not filed with the SEC, (b) financial statements for the past three fiscal years, including, at a minimum, income statements, balance sheets, statements of changes in financial position, notes to financial statements, and the reports of certified public accountants, and (c) copies of the latest quarterly financial reports. Such financial statements shall be prepared by a certified public accountant.

If a Respondent submits the combined financial statements of two (2) or more commonly owned (but otherwise unrelated) business entities, such combined financial statements must be prepared and presented in accordance with GAAP. In that event, such Respondent shall also submit evidence (in form and content reasonably satisfactory to the City) of the legal power of the majority owner to legally bind and commit such unrelated business entities to performance of (or the guarantee of) the obligations of the Respondent.

Where a Respondent is a subsidiary company whose financial statements are reported on a consolidated basis with the parent company's financial statements, and the financial

statements of the subsidiary are not separately prepared, the Respondent must submit the financial statements of the reporting parent, including the notes and supplemental information attached and all supplemental information relating to the subsidiary which is included. Financial statements of the parent and all information contained therein relating to the subsidiary Respondent must be submitted in order to determine if the subsidiary Respondent constitutes a "material subsidiary" of the parent company. The City will review the financial statements of the parent company (including the supplemental information relating to the subsidiary) to determine if such financial statements can be considered to be the equivalent of financial statements of the subsidiary so as to comply with the requirements of this RFQ.

In the event that the financial statements prepared on behalf of the parent company are determined (based upon the above-described review) not to be the equivalent of financial statements of the subsidiary Respondent, the subsidiary Respondent may nonetheless utilize such financial statements for purposes of the RFQ if the parent company agrees to guarantee the performance of the subsidiary Respondent under the terms of the Redevelopment Agreement.

- (ii) A copy of the latest annual report, if any.
- (iii) Full information shall be provided concerning any material changes in the mode of conducting business, bankruptcy proceedings, and mergers or acquisitions within the past three years, including comparable information for related companies and principals of companies, and any actual, threatened or pending litigation which may have a material adverse impact on the Respondents ability to perform pursuant to its proposal.
- (iv) Copies of the latest prospectus or offering statements for financing in which the Respondent has been a financial participant.
- (v) A list of projects presently under construction, including a description of existing loans and equity positions for each project.
- (vi) A plan or theory of financing for the Mixed Use Project. A commitment or bank letter is not required; however the City is interested in how construction financing will be arranged in these difficult financial climate.
- (viii) If the Qualifications are submitted by an existing partnership and/or joint venture, provide full information concerning the nature and structure of the partnership and/or joint venture, including:
 - (1) An executed copy of the partnership and/or joint venture contract;

- (2) The date of the creation and expiration of the joint venture or partnership;
 - (3) The name of the entity that will be guaranteeing contract performance; and
 - (4) A statement as to whether the members comprising the partnership or joint venture are jointly and severally liable for the partnership's or joint ventures contractual obligations.
- (ix) If the Qualifications are submitted by firms that intend to form a partnership or joint venture, the submission shall describe (1) the nature and structure of the proposed partnership or joint venture, (2) the entity or entities that will be guaranteeing performance of the contract, (3) 10 days after selection, the creation and expiration of the partnership or joint venture and (4) whether the proposed partnership or joint venture contract will provide for joint and several liability for the contractual obligations of the members of the partnership or joint venture.
- (x) A description of any claims or litigation in excess of \$500,000 threatened, pending or completed within the last five (5) years, or any governmental investigation against the Respondent or any principal, joint venture or partnership or any of their officers related to any facility or business activity owned, managed or operated by the Respondent within the last five (5) years.
- (xi) A statement as to whether any officer, principal or partner in the past five (5) years has been an officer, principal or partner in an organization found by a court of competent jurisdiction to have failed to perform any material contractual obligations relating to the purchase or development of real property.
- (xii) Executed authorization to the City to perform the appropriate credit and background investigations concerning the Respondent.

(3) Historical Information.

- (i) Respondent shall have been in the business of mixed use property development for at least five years, or shall demonstrate equivalent experience. Respondent shall identify when it was organized, and if it is a corporation, where incorporated and how many years it has been engaged in providing equivalent experience under that name.
- (ii) Respondent shall state whether it has ever been terminated for cause on any contract in which it undertook development or redevelopment of real property. Respondents are required to comply with the State of New Jersey, Division of Revenue, Business Registration Certificate requirements (P.L. 2004, c.57). Respondents shall not engage in the performance of any work, unless the firm and any of its subcontractors or vendors are registered with the New Jersey Department of Labor and Department of Treasury, Division of Revenue, as required. The Business Registration Certificate must be submitted prior to award for the developer and any potential subcontractors.

(c) Experience of Team (including Case Study)

Provide information that clearly demonstrates that the development team has the experience to design, secure governmental approvals for, build, market, and operate the development proposed.

In addition, submit one case study showing proven success in the development of a mixed-use project, completed within the past 10 years, on a complex site that met or exceeded the financial expectations of its owners and/or investors and met or exceeded municipal design guidelines. Therefore, the case study should address the following questions in describing a successful project that the Respondent has developed.

1. What is the completed project that you are describing (name, location, size, type of uses, etc.)?
2. What private and/or public entities participated in the project? What was the legal and financial relationship between your firm and the public entity?
3. What was your firm's financial role in the development project? What stake did your firm have in its financial performance? Were you an equity partner, and at what level? How has the project performed financially?
4. What were the major challenges of the project, e.g., difficult natural or structural features of the site, environmental conditions, operational requirements, historic-preservation requirements, zoning, design guidelines, economic conditions, market changes, regulatory reviews,

municipal approvals, community sentiment, security requirements, changes in the property owner's/site occupants' business operations, etc. -- and how did you address them? How did the project evolve from the original concept plans to completion?

5. What additional information about the project would give the City a sense of your ability to address the characteristics of the Development Parcel?

Please provide a list of at least two references (including at least one public-entity representative, if applicable) who can speak about your direct involvement in the completed project

2.5.5 Supplemental Information to be Provided at Respondent's Option (Section V)

The Respondent may include in Section VI any other information that it deems relevant or useful for the City to consider in qualifying the Respondent. Superfluous information should be avoided. If the Respondent does not wish to submit additional information, indicate by the word "None".

2.5.6 Proposal (Section VI)

The Proposal shall contain Respondent's proposed development plan for the Development Parcel. The Proposal shall include a conceptual development plan in the spirit of the approved Main Street Redevelopment Plan, including location of the City Parcel, the use of "green technologies," the number of structured parking spaces, access points for the City's Rail Platform, details for proposed development uses, number of residential units, building locations and footprints, sidewalks, parking, points of access, landscaping, and infrastructure. The Proposal may include multiple or alternative conceptual plans and proposed use. The Proposal may also include schematic architectural drawings identifying elevations, building entrances and proportions between discrete buildings.

Respondent shall prepare a written summary of the proposed development program including staging and plans for continued municipal services, proposed uses, building size, estimated cost to develop, general information on any potential end users, if known, and any other information deemed appropriate by Respondent. The summary shall include a schedule of development for all phases. The documents should also include any incentive needed or requested from the City, State, Federal Government or any other governmental entity. A one page "executive summary" shall be included in the Proposal.

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SECTION 3

EVALUATION OF PROPOSALS

3.1 General

The objective of the City in seeking responses to this RFQ/RFP is to enable it to select an entity that will provide the most complete, dependable and responsive effort to complete the Project. Each section of the Proposal will be evaluated in terms of the reasonableness of the claims and/or commitments made, the completeness of the data provided, the ability of the Respondent to perform, and conformance with the requirements of the instructions provided in the RFP/RFQ.

The City's professionals and staff will evaluate the responses to the RFP/RFQ and make recommendations to the City Council as to each aspect of each Proposal.

All Proposals submitted in accordance with the requirements of this RFP/RFQ will be reviewed for completeness and responsiveness. The City, in its sole discretion, will decide if a Respondent's Proposal is complete and responsive.

3.2 Evaluation of Components of the Proposal

In performing its evaluation of each Proposal, the City has made the following determinations concerning the relative importance of the components of the Proposal:

3.2.1 Administrative, Financial and Technical Proposal

The City will consider the ability of the Respondent to comply with the qualifications criteria. In particular, the City will assess the following:

- (a) The level of the Respondent's previous experience with similar projects;
- (b) Ability to present a clear, concise proposal that follows the RFP/RFQ format
- (c) Ability to complete the Project within budget and within a timely schedule; and
- (d) Ability to project manage and hire and retain professionals, contractors and subcontractors.

3.2.2 Cost Proposal

The City has determined that the cost of the Project to the City is a major element in determining which of the Respondents should be selected for the execution of the Contract. It is the intent of the City to obtain its most favorable economics, giving due regard to the aspects of the Proposal and the desires of the City as set forth in Section 1.1.

The City regards the submission of the cost portion of the Proposal as only one part of the basis upon which an evaluation will be made. **The Proposal is not a bid.** The City reserves the right to reject any and all Proposals and is under no obligation to accept the lowest cost Proposal.

3.3 Interviews (Optional)

After review of the Proposal documents, the City may, at its discretion, schedule interviews with any or all of the companies responding to this RFP/RFQ for the purpose of further evaluation of the Respondent's capabilities, qualifications and expertise to construct the Project.

3.4 Additional Information

The City reserves the right to request additional documentation from Respondents and to request demonstrations of the Respondent's capability to complete the Project, after the receipt of Proposals.

3.5 Schedule of Implementation

Following receipt of the Proposals on September 12, 2017, the City anticipates selection shortly after. All Respondents will be provided notice of the City's actions at that time. The City will then proceed in accordance with Section 3.6 hereof.

3.6 General Terms and Conditions of the Redevelopment Agreement.

Following the selection of a Successful Responder, the City anticipates entering into negotiations for an exclusive six month period. During this time, it is expected that the Selected Responder will produce financing commitments and a financial plan necessary to develop all or the first phase of the Mixed Use Development and acquisition of the Development Parcel. Additionally, the City and the Successful Responder will negotiate and enter into a Redevelopment Agreement, which will include provisions for the purchase of the Development Parcel.

No Proposer will be permitted to enter the Redevelopment Properties to conduct due diligence without the prior written authorization of the City.

The following provisions are anticipated to be included in a Redevelopment Agreement between the City and the Successful Responder. The Redevelopment Law requires specific provisions to be included in every redevelopment agreement. The provisions set forth herein are not inclusive of all provisions that can/will be included in a redevelopment agreement and are provided for informational purposes only. Each redevelopment project has its own "unique" issues that may require the inclusion of specific provisions in the redevelopment agreement. Additional terms and

conditions are likely to arise during the review process and negotiations with the Successful Responder.

Redevelopment Law Mandatory Provisions

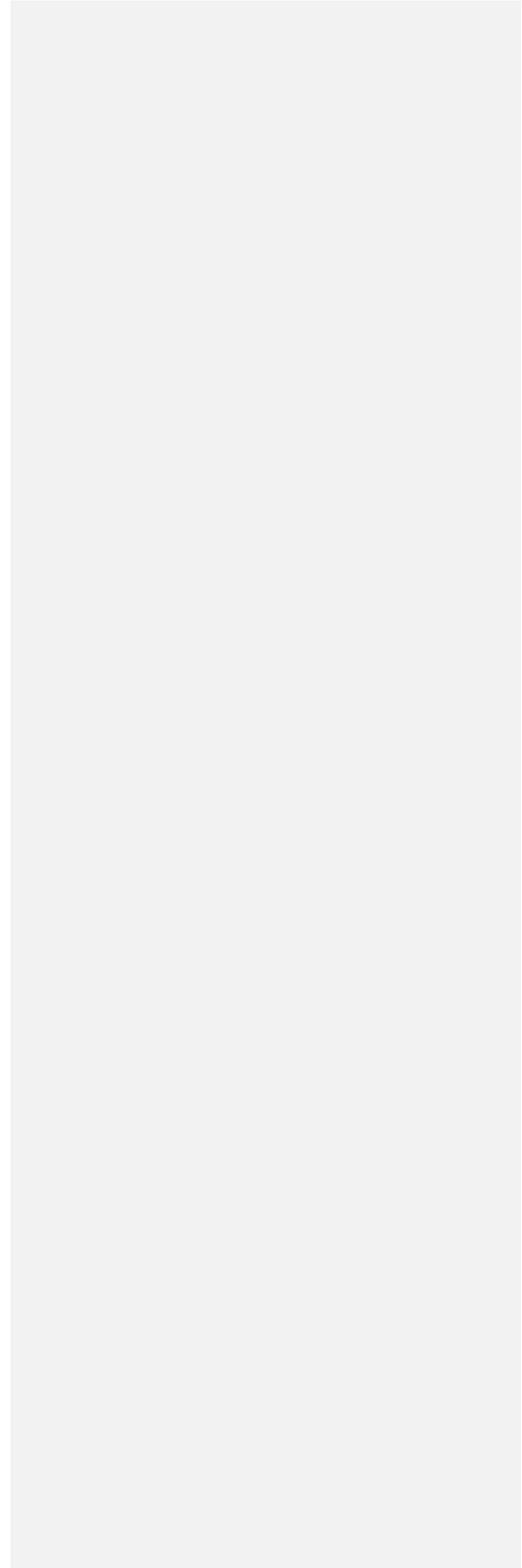
1. The redeveloper must agree to construct the uses specified in this proposal.
2. The agreement must include a date or schedule by which construction of improvements will commence and be completed.
3. The redeveloper shall not sell, lease, or transfer all or any part of the development rights to a redevelopment area or redevelopment project without the consent of the redevelopment entity.
4. A certificate of completion must be issued by the redevelopment entity upon its determination that a redevelopment project is completed.

Standard or Typical Provisions

1. A project description and list of improvements to be constructed by the redeveloper in furtherance of the project;
2. A due diligence period for the redeveloper to conduct studies on the condition of redevelopment properties for redevelopment i.e. environmental, geo-technical, title, etc.;
3. Procedures for acquisition and/or condemnation of redevelopment properties;
4. Purchase price or financial terms of conveyance for the Development Parcel s;
5. An outline and schedule for obtaining governmental approvals necessary to construct the project;
6. Identification and allocation of liability for any environmental remediation necessary for redevelopment project properties;
7. Requirement for proof of project impacts in the form of traffic and economic impact reports;
8. Terms for project oversight including the designation of a “project team” and the requirement for status reports and progress meetings;
9. A “force majeure” clause that protects the redeveloper should an unanticipated and/or uncontrollable event occur;
10. A reverter clause that transfers property back to the redevelopment entity in the event that the redeveloper defaults under the agreement;
11. A stipulation to provide offsite improvements, development fees or other contributions to the redevelopment entity, including affordable housing;
12. Financial guarantees of performance by the redeveloper to ensure that the project is completed or that other obligations of the redeveloper are met;
13. The availability/requirement for tax abatements, tax increment financing or other public funding;
14. Indemnification provisions whereby a redeveloper holds the redevelopment entity harmless for errors or omissions of the redeveloper related to the project;
15. Insurance requirements for the redeveloper;
16. Rights of a redeveloper to pursue mortgage financing;

17. Provisions for the redeveloper's reimbursement of costs incurred by a municipality or redevelopment entity in implementing the plan (e.g the "City Costs")
18. Requirements for affirmative action, job training, and other similar assistance to the neighborhood or community;
19. Default and termination clauses that specify remedies if a redeveloper or redevelopment entity fails to meet its obligation under the terms of the agreement;
20. Terms for dispute resolution and arbitration;
21. Any other covenant or provision "deemed necessary to effectuate the purposes of LRHL.

APPENDIX A
RESPONDENT FORMS



FORM A-1
CITY OF ASBURY PARK
RESPONDENT INFORMATION/COVER LETTER FORM

Date:

Respondent:

Address:

Telephone:

Contact Person:

Type of Business Entity
(Corporation, Partnership, Joint Venture, Other):

A. GENERAL (capitalized words and terms shall have the meanings ascribed to such terms in the RFP/RFQ):

In submitting this Proposal, the Respondent, in addition to representing that it has met all of the administrative, financial and technical criteria set forth in Section 2.3 thereof which by executing this Form A-1 it shall be deemed to have so represented, warrants and represents that:

1. (a) The Respondent has reviewed and understands the requirements set forth within the RFP/RFQ and, if selected, will carry out all of the duties and obligations contained in the Contract to construct the Project.
- (b) All information submitted in response to the RFP/RFQ is accurate and factual and all representations made regarding the Respondent's willingness to construct the Project are true and correct.
- (c) The name and title of the individuals who will be the Respondent's technical and business employees responsible for preparing the Proposal and responding to questions are:

2. Except to the extent expressly set forth on the attachment hereto (if applicable) there have been no material changes in the financial status of the Respondent or its guarantor (if applicable) since the date of the most recent financial data (including Forms 10-K, 10-Q and 8-K, if applicable) submitted herein and such financial information and data fairly and accurately reflects the financial position of the Respondent or its guarantor (if applicable) as of the date of submission of the Proposal.

3. The Respondent is duly organized and validly existing in good standing and is duly qualified to transact business in each and every jurisdiction where such qualification is required to enable the Respondent to perform its obligations under the Contract.

4. There is no action, suit or proceeding, at law or in equity, before or by any court or similar governmental body against the Respondent wherein an unfavorable decision, ruling or finding would materially adversely affect the Respondent's ability to perform its obligation under the Contract of its obligations hereunder or the other transactions contemplated hereby, or which, in any way, would materially adversely affect the validity or enforceability of the Contract, or any other agreement or instrument entered into by Respondent in connection with the transaction contemplated hereby.

5. The Proposal is submitted pursuant to due authorization by, and is in all respects binding upon, the Respondent.

6. No corporation, partnership, individual or association, officer, director, employee, manager, parent, subsidiary, affiliate or principal shareholder of the Respondent has been adjudicated to be in violation of any state or federal environmental law, or charged with or convicted of bribery, fraud, collusion, or any violation of any state or federal anti-trust or similar statute within the preceding five years, or previously adjudged in contempt of any court order enforcing such laws.

7. The Respondent is not currently in breach of or in default of any agreement, or any other applicable Federal, state and local laws and regulations that are necessary for or relate to the Respondent's ability to perform its obligations under the Contract.

8. The submission of the Proposal and the execution of the Contract by the Respondent will not conflict with or constitute a breach or a default under: (a) any constitutional provision or law, or (b) any administrative regulation, judgment, decree, loan agreement, mortgage, indenture, bond, note, resolution, agreement or other instrument to which the Respondent is a party or to which any of its property or other assets is otherwise a subject that would result in a legal impediment to the Respondent from fully performing its obligation under the Contract, if Respondent is selected as the Selected Respondent.

9. The Respondent acknowledges that all costs incurred by it in connection with this submission shall be borne exclusively by the Respondent.

10. The Respondent acknowledges receipt of all addenda to this RFP/RFQ, if any.

By:
(Name of Respondent)

(Signature)

(Name and Title)

[SEAL]

Respondent must provide corporate resolution or other applicable document authorizing submission of the Proposal and execution of this Form A-1 and all other Proposal forms attached hereto. The same person should execute all of the Proposal forms.

(Note: To be typed on Respondent's Letterhead. The City will accept no modifications to the language in this letter).

**FORM A-2
CITY OF ASBURY PARK**

OWNERSHIP DISCLOSURE STATEMENT

In accordance with State law, corporate and partnership Respondents must submit a statement of names and addresses of all stockholders in the corporation or partnership owning 10% or more of its stock of any class, or of all individual partners in the partnership who own a 10% or greater interest, as the case may be. If one or more such stockholder or partner is itself a corporation or partnership, the names and addresses of stockholders holding 10% or more of that corporations' stock or of individual partners owning 10% of greater interest in that partnership, as the case may be, shall also be listed. The disclosure shall continue until names and addresses of every known corporate stockholder and individual partner, exceeding the 10% ownership criteria is listed. If the Respondent is neither a corporation nor a partnership, he shall so attest in the space provided below:

NAME

ADDRESS

(Signature of President or
Authorized Officer)

(Date)

(Name of Partnership or Corporation)

(Print Name and Title)

(Address)

ATTEST:

[SEAL]

(Signature of Secretary or
Assistant Secretary)

(Print Name and Title)

NOTE: SUBMIT SIMILAR STATEMENT FOR EACH MEMBER OF JOINT VENTURE

If the Respondent on the Contract is neither a corporation nor a partnership, please sign below.

(Signature of Owner)

(Date)

FORM A-3
CITY OF ASBURY PARK
CONSENT TO INVESTIGATION

The Respondent hereby gives its consent to the City of Asbury Park or its authorized representatives to investigate and verify all information contained in the Proposal submitted herewith in response to the Request for Qualifications/Request for Proposals, dated _____, 2017, with respect to the Contract, including financial and law enforcement information with respect to the Respondent. The Respondent agrees that all financial institutions, law enforcement agencies, and regulatory agencies are authorized to release information verifying those representations and/or submissions made by the Respondent. The Respondent further agrees that the City of Asbury Park and/or its authorized representatives are authorized to inspect all premises and relevant records of said business entity in order to verify information contained herein.

The Respondent agrees that a photocopy of this Consent to Investigation may be accepted by any agency or institution in lieu of the original.

Name of Respondent:

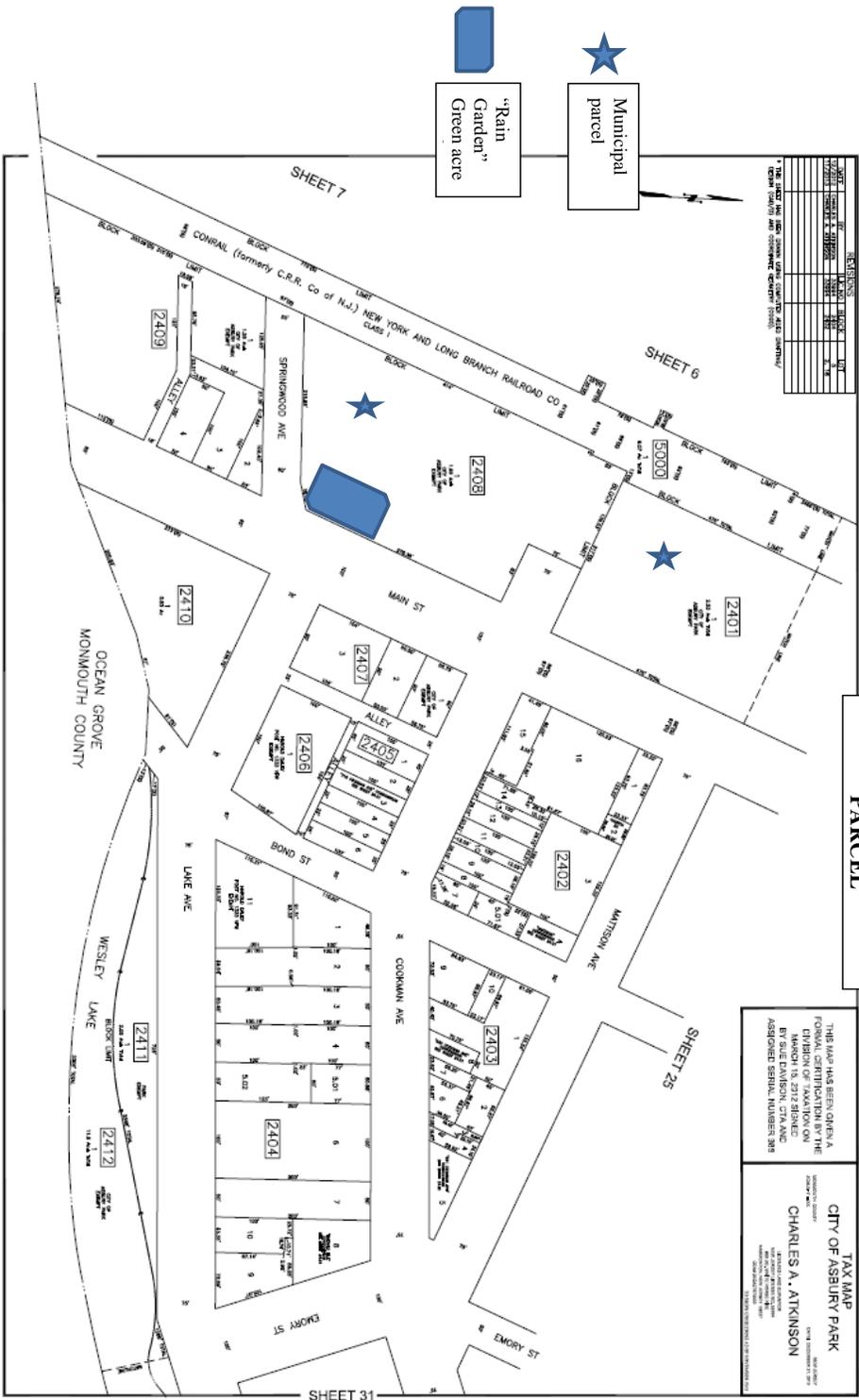
Respondent's Address:

By:
(Signature)

Name:

Title:

Date:



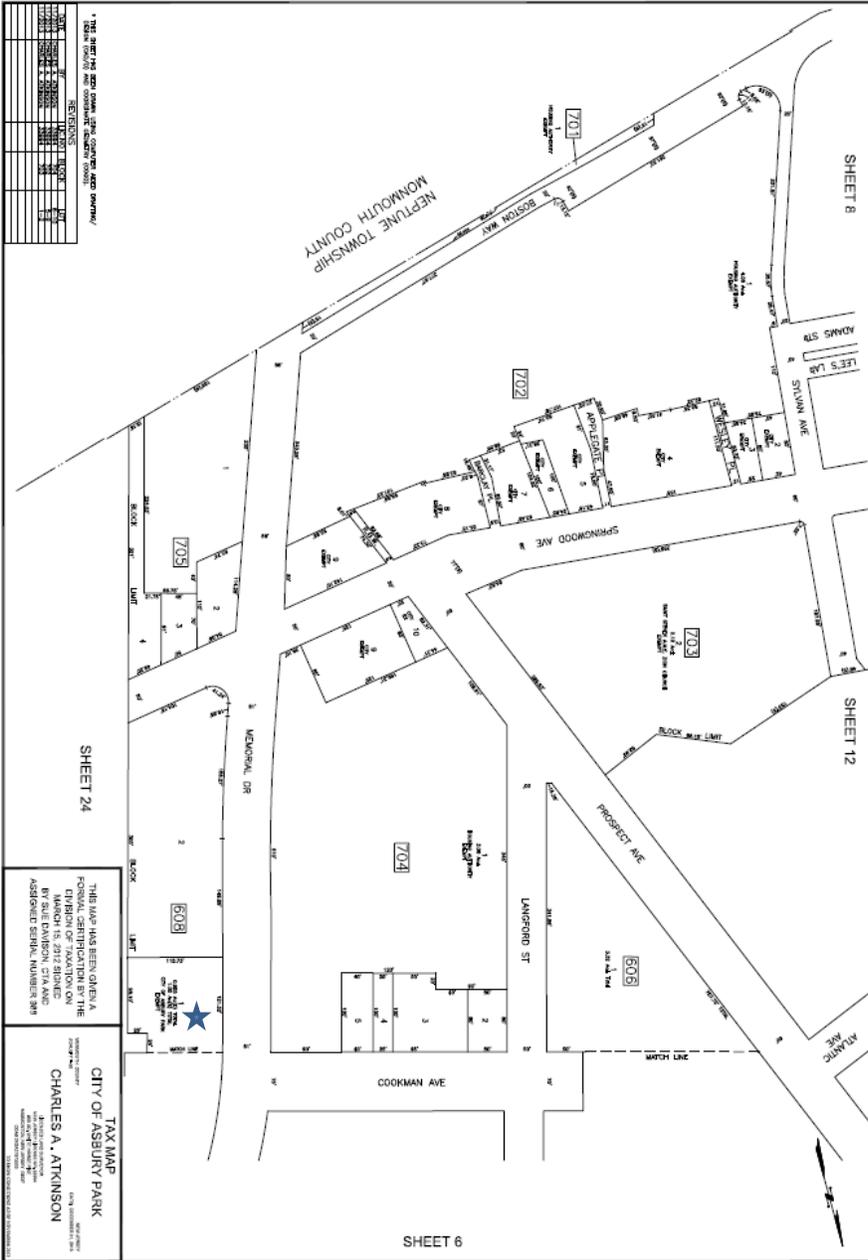
| NO. | DATE | REVISIONS | BY | CHK |
|-----|---------|-----------|-------------------|-------------------|
| 1 | 10/1/11 | ISSUED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 2 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 3 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 4 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 5 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 6 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 7 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 8 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 9 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |
| 10 | 10/1/11 | REVISED | CHAS. A. ATKINSON | CHAS. A. ATKINSON |

EXHIBIT A
MAPS OF DEVELOPMENT
PARCEL

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
COMMISSIONER OF TAXATION ON
BEHALF OF THE STATE OF NEW JERSEY
BY SUE DIVISION, CTR AND
ASSIGNED SERIAL NUMBER 388

TAX MAP
CITY OF ASBURY PARK
CHARLES A. ATKINSON





THIS SHEET HAS BEEN MADE FROM THE ORIGINAL RECORD DRAWING/

RECORD DRAWING AND COMPASS BEARING RECORDS

| LOT | AREA | RECORD | DATE | BY |
|-----|------|-------------|----------|------|
| 701 | 1.00 | 100-100-100 | 10/10/10 | J.M. |
| 702 | 1.00 | 100-100-100 | 10/10/10 | J.M. |
| 703 | 1.00 | 100-100-100 | 10/10/10 | J.M. |
| 704 | 1.00 | 100-100-100 | 10/10/10 | J.M. |
| 608 | 1.00 | 100-100-100 | 10/10/10 | J.M. |
| 609 | 1.00 | 100-100-100 | 10/10/10 | J.M. |

THE MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 BEHALF OF THE STATE TAX
 ASSISTANT GENERAL, NUMBER 384

TAX MAP
 CITY OF ASBURY PARK
 PREPARED BY
 CHARLES A. ATKINSON
 1000 ROUTE 108
 ASBURY PARK, NJ 08004
 732-926-1234
 FAX 732-926-1235
 WWW.ASPARKNJ.COM