

LEGAL NOTICE

GARFIELD REDEVELOPMENT AGENCY

CITY OF GARFIELD

County of Bergen

State of New Jersey

Request for Qualifications for Professional Contract

Position for the Garfield Redevelopment Agency of the City of Garfield

NOTICE IS HEREBY GIVEN, that pursuant to N.J.S.A. 19:44A – 20.4, 20.5 et. seq. the Garfield Redevelopment Agency of the City of Garfield shall pursue a “Fair and Open Process” as defined in N.J.S.A. 19:44A - 20.7 for awarding contracts for 2026 for the positions set forth more fully below and hereby solicit qualifications in the form of resumes and letter applications for the below stated positions of the Garfield Redevelopment Agency of the City of Garfield, which must be submitted to the Garfield Redevelopment Agency with documentation showing qualifications and compliance with the criteria set forth by the City and by State Statute. All qualifications must be submitted the Redevelopment Agency Chairman, 111 Outwater Lane, Garfield, NJ 07026 and be received no later than **11:00 am on Tuesday, November 25, 2025**.

Interested Parties may receive criteria for the various positions from the Garfield Redevelopment Agency Secretary prior to submission of qualifications. *Please be further advised that per the Agency, all contracts will be awarded with a not to exceed amount of the CY 2025 award amount per the position as there is no increase in professional fees allocated in the CY 2026 Budget of the Agency.*

Notice of the awarding of a contract, if any, for the position will be published as required by statute in a newspaper of general circulation within the City.

Qualifications for professional services for the following positions are hereby requested:

Redevelopment Agency General Counsel

Redevelopment Agency Special Counsel

Redevelopment Agency Engineer

Redevelopment Agency Planner

Redevelopment Auditor

**GARFIELD REDEVELOPMENT AGENCY
CITY OF GARFIELD**

Erin Nora Delaney

Secretary

Garfield Redevelopment Agency, City of Garfield

Issue Date: November 3, 2025

Issued By: Garfield Redevelopment Agency of the City of Garfield

NOTE: The Garfield Redevelopment Agency will consider proposals only from firms or organizations that have demonstrated the capability and willingness to provide high quality services in the manner described in this Request for Qualifications. All Requests for Qualifications are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.

REQUEST FOR QUALIFICATIONS

**FOR THE PROVISION OF PROFESSIONAL SERVICES AND
EXTRAORDINARY UNSPECIFIABLE SERVICES FOR THE
YEAR 2026**

ISSUE DATE: November 3, 2025

DUE DATE: On or Before November 25, 2025 by 11:00 AM

Issued by

**Garfield Redevelopment Agency
Chairman Arthur Andreano**

GLOSSARY

The following definitions shall apply to and are used in this Request for Qualifications:

“Agency” - refers to the Garfield Redevelopment Agency.

“Due Date” – refers to the date and time by which Qualification Statements must be received by the Agency in order to be considered for award of the contract or position.

“Qualification Statement” - refers to the complete responses to this RFQ submitted by the Respondents.

“Qualified Respondent” - refers to those Respondents who (in the sole judgment of the Agency) have satisfied the qualification criteria set forth in this RFQ.

“RFQ” - refers to this Request for Qualifications, including any amendments thereof or supplements thereto.

“Respondent” or “Respondents” - refers to the interested firm(s) that submits a Qualification Statement.

SECTION 1

INTRODUCTION AND GENERAL INFORMATION

1.1. Introduction and Purpose.

The Agency is soliciting Qualification Statements from interested persons and/or firms for the provision of various services, as more particularly described herein. Through a Request for Qualification process described herein, persons and/or firms interested in assisting the Agency with the provision of such services must prepare and submit a Qualification Statement in accordance with the procedure and schedule in this RFQ. The Agency will review Qualification Statements only from those firms that submit a Qualification Statement, which includes all the information required to be included as described herein (in the sole judgment of the Agency). The Agency intends to qualify person(s) and/or firm(s) that (a) possesses the professional, financial and administrative capabilities to provide the proposed services, and (b) will agree to work under the compensation terms and conditions determined by the Agency to provide the greatest benefit to the taxpayers of the Agency. The Agency will consider Qualification Statements only from individuals, firms or organizations that have demonstrated the capability and willingness to provide high quality services as required by the Agency.

1.2. Procurement Process and Schedule.

The selection of Qualified Respondents is not subject to the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. The selection is subject to the “New Jersey Local Unit Pay-to-Play” Law, N.J.S.A. 19:44A-20.4 et seq. The Agency has structured a procurement process that seeks to obtain the desired results described above, while establishing a competitive process to assure that each person and/or firm is provided an equal opportunity to submit a Qualification Statement in response to the RFQ. Qualification Statements will be evaluated in accordance with the criteria set forth in Section 5 of this RFQ, which will be applied in the same manner to each Qualification Statement received.

Qualification Statements will be reviewed and evaluated by the Agency and its legal and/or financial advisors (collectively, the “Review Team”). The Qualification Statements will be reviewed to determine if the Respondent has met the minimum professional, administrative and financial areas described in this RFQ. Under no circumstances will a member of the review team review responses to an RFQ for a job which they or their firm submitted a response. Based upon the totality of the information contained in the Qualification Statement including information about the reputation and experience of each Respondent, the Agency will (in its sole judgment) determine which Respondents are qualified (from professional, administrative and financial standpoints). Each Respondent that meets the requirements of the RFQ (in the sole judgment of the Agency) will be designated as a Qualified Respondent and will be given the opportunity to participate in the selection process determined by the Agency.

The RFQ process commences with the issuance of this RFQ. The steps involved in the process and the anticipated completion dates are set forth in Table 1, Procurement Schedule. The Agency reserves the right to among other things, amend, modify or alter the Procurement Schedule upon notice to all potential Respondents who have provided contact information to the Clerk upon receipt of this RFQ.

All communications concerning this RFQ or the RFQ process shall be directed to the Agency’s Designated Contact Person, in writing.

Designated Contact Person:

Arthur Andreano,
Chairman
Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Qualification Statements must be submitted to, and be received by, the Garfield City Clerk’s Office, via mail or hand delivery, by 11:00 AM prevailing time on or before Tuesday, November 25, 2025. Qualification Statements will not be accepted by facsimile transmission or e-mail.

Subsequent to issuance of this RFQ, the Agency (through the issuance of addenda to all firms that have received a copy of the RFQ) may modify, supplement or amend the provisions of this RFQ in order to respond to inquiries received from prospective Respondents or as otherwise deemed necessary or appropriate by (and in the sole judgment of) the Agency.

TABLE 1
ANTICIPATED PROCUREMENT SCHEDULE

ACTIVITY	DATE
1. Issuance of Request for Qualifications	November 3, 2025
2. Receipt of Qualification Statements	On or before November 25, 2025, 11:00 AM
3. Agency Team Analysis of RFQ*	To Be Determined*
4. Designation of Qualified Respondents anticipated*	January 5, 2026*

Dates for items marked with an “*” are approximate and subject to change based upon the needs of the Agency.

Section 1.3. Conditions of Applicable to RFQ:

Upon submission of a Qualification Statement in response to this RFQ, the Respondent acknowledges and consents to the following conditions relative to the submission and review and consideration of its Qualification Statement:

- This document is an RFQ and does not constitute an RFP.
- This RFQ does not commit the Agency to issue an RFP.
- All costs incurred by the Respondent in connection with responding to this RFQ shall be borne solely by the Respondent.
- The Agency reserves the right (in its sole judgment) to reject for any reason any and all responses and components thereof and to eliminate any and all Respondents responding to this RFQ from further consideration for this procurement.
- The Agency reserves the right (in its sole judgment) to reject any Respondent that submits incomplete responses to this RFQ, or a Qualification Statement that is not responsive to the requirements of this RFQ.

- The Agency reserves the right, without prior notice, to supplement, amend, or otherwise, modify this RFQ, or otherwise request additional information.
- All Qualification Statements shall become the property of the Agency and will not be returned.
- All Qualification Statements will be made available to the public at the appropriate time, as determined by the Agency (in the exercise of its sole discretion) in accordance with the law.
- The Agency may request additional information from Respondents, including requiring Respondents to send representatives to the Agency for interviews.
- Any and all Qualification Statements not received by the Garfield City Clerk's Office by the Due Date will be rejected.
- Neither the Agency, nor their respective staffs, consultants or advisors (including but not limited to the Review Team) shall be liable for any claims or damages resulting from the solicitation or preparation of the Qualification Statement, nor will there be any reimbursement to Respondents for the cost of preparing and submitting a Qualification Statement or for participating in this procurement process.

Section 1.4. Rights of Agency:

The Agency reserves, holds and may exercise, at its sole discretion, the following rights and options with regard to this RFQ and the procurement process in accordance with the provisions of applicable law:

- To determine that any Qualification Statement received complies or fails to comply with the terms of this RFQ.
- To supplement, amend or otherwise modify the RFQ through issuance of addenda to all prospective Respondents who have received a copy of this RFQ.
- To waive any technical non-conformance with the terms of this RFQ.
- To change or alter the schedule for any events called for this RFQ upon the issuance of notice to all prospective Respondents who have received a copy of this RFQ.
- To conduct investigations of any or all of the Respondents, as the Agency deems necessary or convenient, to clarify the information provided as part of the Qualification Statement and to request additional information to support the information included in any Qualification Statement.

- To suspend or terminate the procurement process described in this RFQ at any time (in its sole discretion.) If terminated, the Agency may determine to commence a new procurement process or exercise any other rights provided under applicable law without any obligation to the Respondents.

The Agency shall be under no obligation to complete all or any portion of the procurement process described in this RFQ.

1.5. Addenda or Amendments to RFQ:

During the period provided for the preparation of responses to the RFQ, the Agency may issue addenda, amendments or answers to written inquiries. Those addenda will be provided by the Agency to all Respondents who have provided the Agency with their contact information and will constitute a part of the RFQ. All responses to the RFQ shall be prepared with full consideration of the addenda issued prior to the submission due date.

1.6. Cost of Proposal Preparation:

Each Qualification Statement and all information required to be submitted, pursuant to the RFQ shall be prepared at the sole cost and expense of the Respondent. There shall be no claims whatsoever against the Agency, its staff or consultants for reimbursement for the payment of costs or expenses incurred in the preparation of the Qualification Statement or other information required by the RFQ.

1.7. Proposal Format:

Responses should cover all information requested in the Questions to be answered in this RFQ.

Responses which in the judgment of the Agency fail to meet the requirements of the RFQ or which are in any way conditional, incomplete, obscure, contain additions or deletions from requested information, or contain errors may be rejected.

SECTION 2

SCOPE OF SERVICES

The Agency seeks to award one-year contracts for each of the positions listed below, commencing on January 1, 2026 and terminating on December 31, 2026 or as soon thereafter as a qualified successor may be appointed. The contracts shall be open-ended and may encompass additional work during the course of the year not explicitly described herein. It is the intent of the Agency to solicit Qualification Statements from Respondents that have expertise in the provision of the services required by the position or contract sought. Firms and/or persons responding to this

RFQ must be able to demonstrate that they will have the continuing capabilities to perform these services.

SECTION 3

SUBMISSION REQUIREMENTS

Section 3.1 General Requirements:

The Qualification Statement submitted by the Respondent must meet or exceed the professional, administrative and financial qualifications set forth in this Section 3 and shall incorporate the information requested below.

In addition to the information required as described below, a Respondent may submit supplemental information that it feels may be useful in evaluating its Qualification Statement. Respondents are encouraged to be clear, factual, and concise in their presentation of information.

Section 3.2 Administrative Information Requirements:

The Respondent shall, as part of its Qualification Statement, provide the following information:

1. A summary page containing information requested in this Qualification Statement.
2. An executed Letter of Qualification (See Appendix A to this RFQ).
3. Name, address and telephone number of the firm or firms submitting the Qualification Statement pursuant to this RFQ, and the name of the key contact person.
4. A description of the business organization (i.e., corporation, partnership, joint venture, etc.) of each firm, its ownership and its organizational structure.
 - (a) Provide the names and business addresses of all Principals of the firm or firms submitting the Qualification Statement. For purposes of this RFQ, "Principals" means, persons possessing an ownership, interest in the Respondent. IF the Respondent is a corporation, "Principals" shall include each investor who would have any amount of operational control over the Respondent and every stockholder having an ownership interest of 10% or more in the firm.
 - (b) If a firm is a partially owned or a fully-owned subsidiary of another firm, identify the parent company and describe the nature and extent of the parents' approval rights over the activities of the firm submitting a Qualification Statement. Describe the approval process.

- (c) If the Respondent is a partnership or a joint venture or similar organization, provide comparable information as required in (b) above for each member of the partnership, joint venture or similar organization.
- 5. An executed Letter of Intent (See Appendix B).
- 6. The number of years your organization has been in business under the present name.
- 7. The number of years the business organization has been under the current management.
- 8. A statement that the Respondent is in compliance with all applicable affirmative action (or similar) requirements with respect to its business activities, together with evidence of such compliance.
- 9. Any judgments within the last three years in which Respondent has been adjudicated liable for professional malpractice. If yes, please explain.
- 10. Whether the business organization is now or has been involved in any bankruptcy or re-organization proceedings in the last seven (7) years. If yes, please explain.
- 11. Copy of appropriate federal and state licenses to perform activities.
- 12. Copy of Business Registration Certificate and Certification of Employee Information Report.

Section 3.3 Professional Information Requirement:

a. Respondent shall submit a description of its overall experience in providing the type of services sought in the RFQ. At a minimum, the following information on past experience should be included as appropriate to the RFQ.

- 1. Description and scope of work by Respondent.
- 2. Name, address and contact information of references
- 3. Explanation of perceived relevance of the experience to the RFQ.

b. Describe the services that Respondent would perform directly.

- c. Describe those portions of the Respondent's services, if any, that are sub-contracted out. Identify all subcontractors the Respondent anticipates using in connection with this project.
- d. Resumes of key employees.
- e. List all immediate relatives of Principal(s) of Respondent who are Agency employees or elected officials of the Agency. For purposes of the above "immediate relative" means a spouse, parent, stepparent, brother, sister, child, stepchild, direct-line aunt or uncle, grandchild, and in-laws by reason of relation.

SECTION 4

INSTRUCTIONS TO RESPONDENTS

4.1 Submission of Qualification Statements:

Respondents must submit one (1) **original** of their Qualification Statement in a **sealed envelope** bearing: 1) Name of person submitting sealed envelope, 2) Name of Firm and Address of Firm, 3) Date Submitted, 4) Position applied for, to the Designated Contact Person:

Arthur Andreano,
Chairman
c/o Agency Secretary
Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Qualification Statements must be received by the City Clerk's Office on or before November 25, 2025 no later than 11:00 AM (prevailing time), and must be mailed or hand delivered. Qualification Statements forwarded by facsimile or e-mail **will not** be accepted.

To be responsive, Qualification Statements must provide all requested information and must be in strict conformance with the instructions set forth herein. Qualification Statements and all related information must be bound, signed and acknowledged by the Respondent.

SECTION 5
EVALUATION/CRITERIA

The Agency's objective in soliciting Qualification Statements is to enable it to select a firm or organization that will provide high quality and cost-effective services to the citizens of Garfield. The Agency will consider Qualification Statements only from firms or organizations that, in the Agency's judgment, have demonstrated the capability and willingness to provide high quality services to the citizens of the Agency in the manner described in this RFQ.

Qualified Statements Proposals will be evaluated by the Agency on the basis of the most advantageous, price and all relevant factors considered. The evaluation will consider:

1. Experience and reputation in the field; and
2. Knowledge of the Agency and the subject matter addressed under the contract; and
3. Ability to do the work; and
4. Cost to the Agency; and
5. Other factors demonstrated to be in the best interest of the Agency.

SECTION 6

COMPENSATION

Fees and rates shall be established by the Agency.

APPENDIX A

LETTER OF QUALIFICATION

(Note: to be typed on Respondent's letterhead. No modifications may be made to this letter)

Arthur Andreano,
Chairman
Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Dear Mr. Andreano:

The undersigned have reviewed our Qualification Statement submitted in response to the Request for Qualifications (RFQ) issued by the Garfield Redevelopment Agency, dated November 3, 2025 in connection with the Agency's need for (Type in RFQ Position).

We affirm that the contents of our Qualification Statement (which Qualification Statement is incorporated herein by reference) are accurate, factual and complete to the best of our knowledge and belief and that the Qualification Statement is submitted in good faith upon express understanding that any false statement may result in the disqualification of (Name the Respondent).

(Respondent shall sign and complete the spaces provided below. If a joint venture, appropriate officers of each company shall sign.)

Signature of Chief Executive Officer

Typed Name and Title

Typed Name of Firm*

Dated: _____

- If a joint venture, partnership or other formal organization is submitting a Qualification Statement, each participant shall execute this Letter of Qualification.

APPENDIX B
LETTER OF INTENT

(Note: to be typed on Respondent's Letterhead. No modifications may be made to this letter)

Arthur Andreano,
Chairman
Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Dear Mr. Andreano:

The undersigned, as Respondent, has submitted the attached Qualification Statement in response to a Request for Qualifications (RFQ), issued by the Garfield Redevelopment Agency, dated November 3, 2025 in connection with the Agency's need for (Type in RFQ Position) _____(Name of Respondent) HEREBY STATES:

1. The Qualification Statement contains accurate, factual and complete information.
2. Respondent agrees to participate in good faith in the procurement process as described in the RFQ and to adhere to the Agency's procurement schedule.
3. Respondent acknowledges (acknowledge) that all costs incurred by him in connection with the preparation and submission of the Qualification Statement and any proposal prepared and submitted in response to the RFQ, or any negotiation which results therefrom shall be borne exclusively by the Respondent.
4. Respondent hereby declares (declare) that the only persons participating in this Qualification Statement as Principals are named herein and that no person other than those herein mentioned has any participation in this Qualification Statement or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating Principals, but only if acceptable to the Agency. Respondent declares that this Qualification Statement is made without connection with any other person, firm or parties who has submitted a Qualification Statement, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.
5. Respondent acknowledges (acknowledge) and agrees that the Agency may modify, amend, suspend and/or terminate the procurement process (in its sole judgment).
In any case, the Agency shall have no liability to the Respondent for any costs incurred by the Respondent with respect to the procurement activities described in this RFQ.

6. Respondent acknowledges that any contract executed with respect to the provision of (insert services) must comply with all applicable affirmative action and similar laws.

Respondent hereby agrees to take such actions as are required in order to comply with such applicable laws.

Very truly yours,

Signed

Printed

Title

Typed Name of Firm*

Dated: _____

* If a joint venture, partnership or other formal organization other than a natural person is submitting a Qualification Statement, this Letter of Qualification must be signed by an individual with the legal authority to bind the organization.