

2020 Legal Counsel Services  
For The Camden Redevelopment Agency

**Request**  
**For**  
**QUALIFICATIONS**

FOR 2020 LEGAL COUNSEL SERVICES  
FOR THE CAMDEN REDEVELOPMENT AGENCY

Camden Redevelopment Agency

**February 13, 2020**  
An Equal Opportunity Employer

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## 1.0 ADVERTISEMENT

The Camden Redevelopment Agency (CRA) is soliciting proposals from qualified firms to provide Legal Counsel Services. The Request for Qualifications (RFQ) package will be available beginning Thursday, February 13, 2020.

The complete RFQ can be downloaded at [www.camdenredevelopment.org](http://www.camdenredevelopment.org). The package may be picked up at CRA Offices located at 520 Market Street, City Hall, Suite 1300, Camden, New Jersey 08101. Written or faxed requests to have the RFQ mailed will also be honored. The CRA fax number is 856-968-3541. Email requests should be forwarded to Ms. Johanna S. Conyer at [Joconyer@ci.camden.nj.us](mailto:Joconyer@ci.camden.nj.us).

All questions shall be submitted by 2:00 p.m. on Friday, February 21, 2020 and be directed in writing to Ms. Johanna S. Conyer, Director of Finance via email at [joconyer@ci.camden.nj.us](mailto:joconyer@ci.camden.nj.us); by regular mail or fax.

An addendum answering all questions will be issued by Wednesday, February 26, 2020. The Addendum will also be available on the CRA website. Any questions submitted thereafter will be precluded from consideration.

Proposals are due no later than 2:00 p.m. local time on Tuesday, March 10, 2020 by mail or delivery. The proposals must be sealed in an envelope addressed to Ms. Johanna S. Conyer, Director of Finance with the title of this RFQ and the Respondent's name, address and telephone number clearly marked on the envelope.

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

## **2.0 INTRODUCTION**

The Camden Redevelopment Agency (CRA) is seeking qualified firms to become part of a pre-qualified list of Legal Counselors that will provide services to the CRA on an as-needed basis for the term of one year for various types of law.

Through this process the CRA will establish a pre-qualified list of several Legal Counsel Providers to work on an as-needed basis. The process of selecting a specific firm will consist of soliciting quotes from those on the pre-qualified list, and then seeking board approval to contract with the entity that replied with the best price and ability to get the job done in a timely manner. The CRA will however retain throughout the year the ability to use other factors in the selection, if necessary, due to a specialized aspect of a task order.

## **3.0 SCOPE OF SERVICES**

The CRA is seeking responses from Attorneys with experience in the following types of law:

- A. General Counsel and Employment/Labor Law
- B. Real Estate particularly Redevelopment Law
- C. Condemnation and Eminent Domain
- D. Litigation
- E. State and Federal Land Use Law
- F. U.S. Department of Housing and Urban Development Rules and Regulations
- G. General Practice Real Estate law
- H. Environmental Law
- I. Bond Counsel
- J. Governmental and Public Entity Rules and Regulations

## **4.0 ACCEPTANCE OF RFQ**

Respondent shall include exceptions to any of the conditions outlined in this RFQ. It is assumed that the Contractor has accepted the condition of this RFQ, unless the exceptions are specified in the Contractor's proposal.

## **5.0 NO WARRANTY**

Respondents are required to examine the RFQ, specifications, and instructions pertaining to the services requested. Failure to do so will be at the Respondent's own risk. It is assumed that the Respondent has made full investigation so as to be fully informed of the extent and character of the services requested and of the requirements of the specifications. No warranty is made or implied as to the information contained in the RFQ, specifications, or instructions.

Respondents are responsible for implementation of all health and safety measures taken to complete the required services. The CRA or the City of Camden assumes no responsibility for the health and safety of Respondent, Respondent employees, or other associated personnel.

## **6.0 METHOD OF SELECTION**

**All interested firms will provide the following:**

**1. Cover Letter:**

Present a brief understanding of CRA needs based upon the information provided in the RFQ.

Outline qualifications most relevant to this RFQ. Identify team and clearly indicate the single contact and authorized representative (principal-in-charge) of the Applicant with mailing address, telephone and fax numbers and e-mail address. The representative certifies that the information provided in response to this Request for Qualifications is true and accurate.

Address the cover letter to:

Johanna S. Conyer  
Director of Finance  
Camden Redevelopment Agency  
Camden City Hall, 520 Market Street, Suite 1300  
P.O. Box 95120  
Camden, NJ 08101-5120

**2. Table of Contents**

**3. Documentation of Qualifications/Experience:**

The Statement of Qualifications should include all relevant experience and ability taking into account the RFQ letter received by the firm; single Practitioners and small firms are encouraged to provide proposals, but must demonstrate sufficient depth or 'back-up' so as to assure the Agency that qualified personnel will be available at all times to represent the Agency within the scope of the proposal.

**4. References:**

Three professional references shall be provided to the CRA. References should be able to comment on Respondent's performance for similar work scopes. Reference information shall include name, affiliation, address, and telephone number. Proposals that do not provide a completed section for references will not be considered further.

**5. Key Personnel:**

Respondent shall include a listing of key personnel associated with the items to be provided in the scope of work. Information, such as a resume, should be included for key personnel which describes responsibilities and duties performed for similar work scopes.

**6. Professional Certificates and Licenses**

Respondent shall include evidence of applicable professional certifications and licenses.

**7. N.J. Business Registration**

Respondent shall include proof of New Jersey Business Registration including if applicable those of any subcontractors.

**8. Proof of Insurance:**

Respondent shall include a copy of the current insurance certificate(s) held by firm/company.

**9. Conflicts of Interest**

Respondent shall include disclosure of any conflicts of interest, either actual or potential, or any other conditions that may influence the Contractor's performance or judgment while undertaking the Scope of Work described in this RFQ.

**10. COST PROPOSAL**

The Contractor must also include a schedule of hourly rates for services to be provided including any administrative costs.

Provide a listing of billing rates for your personnel.

All business entities shall submit a completed Business Entity Disclosure Certification pursuant to N.J.S.A. 19:44A-20.4 et seq.- (**See attachment #1**) Please be advised that failure to submit the disclosure form will result in the disqualification of your firm's proposal.

All business entities shall submit a completed Debarment Certification. (**See attachment #2**)

The CRA reserves the right to reject any or all responses to this RFQ.

**7.0 CONTRACT FORM AND TERM**

This RFQ will lead to the establishment of a pre-qualified list of Legal Counsel providers for the CRA. The required services are specified in this RFQ. Prices shall be guaranteed by the Respondents for a period of at least one (1) year from the date of submission. The pre-qualified Legal Counsel Providers will be solicited for quotes and ability to perform tasks in a timely matter upon specific needs.

**8.0 FORMAT OF REPORTS/DELIVERABLES**

To be determined with each assigned task.

**9.0 OWNERSHIP OF WORK PRODUCT**

All work products produced by the Contractor, the CRA or by any third party working for the Contractor or the CRA resulting from this RFQ are the sole property of the CRA.

The CRA shall be the sole owner of all digital data, graphics and documents, as well as all hardcopy and publishable documentation resulting from the design and reports.

CRA has the right to use, distribute or dispose of the work products without the consent of the Contractor.

**10.0 SUBMISSIONS AND SELECTIONS**

All proposals shall be submitted in sealed envelopes bearing the words “RFQ- 2020 Legal Counsel Services –for the Camden Redevelopment Agency.”

A committee of CRA staff will select pre-qualified firms and submit them to its Board for approval.

**11.0 SCHEDULE**

Within 30 days of receipt of proposals, the CRA will evaluate the proposals and select pre-qualified Legal Counsel Providers. The CRA will then seek board approval for the list at its next scheduled Board Meeting.

All Contractors will be paid upon the delivery and acceptance of the Deliverables.

**12.0 EQUAL EMPLOYMENT OPPORTUNITY PROVISIONS**

Companies and their subcontractors will not discriminate on the basis of race, color, national origin, or sex in the award and performance of this contract.

All the potential companies must demonstrate a commitment to the effective implementation of an affirmative action plan or policy on equal employment opportunity. The potential company must insure equal employment opportunity to all persons and not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, physical disability, mental disorder, ancestry, marital status, criminal record, or political beliefs. The company must uphold and operate in compliance with Executive Order I 1 246 and as amended in Executive Order I 1 375, Title VI and VII of Civil Rights Act of 1964, the Equal Employment Opportunity Act of 1972, the Fair Employment Practices Act, and the American with Disabilities Act of 1990.

In response to this RFQ, companies should furnish detailed statement relative to their Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its work force or its subcontractors.

**13.0 INSURANCE REQUIREMENTS**

1. The company shall carry and maintain in full force and effect for the duration of this contract, and any supplement thereto, appropriate insurance. The company agrees to protect and defend, indemnify, and hold the CRA and its employees free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character including the amount of judgments, penalties, interest, court costs, and legal fees incurred by the CRA in defense of same, arising in favor of taxes, claims, liens, debts, personal injuries including employees of the CRA, death or damages to property (including property of the CRA) and without limitations by enumeration, all other claims, or demands of every character occurring and caused in whole or in part by any negligent act or omission of the company, any one directly or indirectly employed by the company or anyone for whose acts company may be liable regardless of whether or not it is caused in part by the CRA. Company will designate and provide the CRA with the identity of a person or persons in company’s employ who shall be responsible for handling claims from the public efficiently and expeditiously.

Policies shall be issued by an insurance company authorized to do business in the State of New Jersey.

2. Insurance similar to that required by the company shall be provided by or on behalf of all subcontractors to cover its operation(s) performed under this contract, and included in all subcontracts.
3. Insurance certificates must be presented at the time of bid, documenting overage for the following:
  - A. Worker's Compensations and Employers Liability in accordance with State of New Jersey requirements, with a minimum limit of:
    - a. \$1,000,000 each accident for bodily injury by accident
    - b. \$1,000,000 each employee for bodily injury by disease
    - c. \$1,000,000 policy limit for bodily injury by disease
  - B. Public Liability Insurance: Comprehensive General Liability, (bodily injury, personal injury, and property damage liability) including company's contingent Completed operations and contractual liability with a minimum:
    - a. \$1,000,000 each occurrence
    - b. \$1,000,000 personal and advertising injury
    - c. \$2,000,000 general aggregate; and
    - d. \$1,000,000 products/completed operations aggregate
  - C. Comprehensive Automobile Liability Insurance. Covering all owned, hired and rented vehicles and equipment, with limits of liability of not less than \$1,000,000 for injuries to, or death of one or more persons resulting from any one occurrence and property damage limit of liability of not less than \$500,000 per occurrence.

All insurance certificates must name the Camden Redevelopment Agency as an additional insured on the policy. Said Certificate must state that coverage cannot be cancelled or materially altered without thirty (30) days written notice to the CRA.

#### **14.0 DEADLINE FOR SUBMISSION**

**Two original copies and one electronic (PDF) copy must be submitted to the CRA as follows:**

Proposers are required to submit their responses in a sealed envelope to the following address:

Camden Redevelopment Agency  
City Hall, Suite 1300  
P.O. Box 95120  
Camden, NJ 08102  
**Attn: Johanna S. Conyer, Director of Finance**

All bids are to be clearly marked, "2020 Legal Counsel Services – for the Camden Redevelopment Agency."

Proposals are due no later than 2:00 p.m. local time on Tuesday, March 10, 2020 by mail or delivery. The proposals must be sealed in an envelope with the title of this RFQ and the Respondent's name, address and telephone number clearly marked on the envelope.

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

## **15.0 INSTRUCTIONS FOR SUBMISSIONS OF INQUIRIES**

Questions and inquiries regarding the RFQ will be accepted in writing until 2:00 p.m. on Friday, February 21, 2020. All questions responded to by the CRA will be forwarded as addenda to this RFQ by Wednesday, February 26, 2020. Questions and inquiries shall be submitted to via email to Johanna S. Conyer at [joconyer@ci.camden.nj.us](mailto:joconyer@ci.camden.nj.us), via regular mail or fax at (856) 968-3541.

## **16.0 ATTACHMENTS:**

- 1. Business Entity Disclosure Certification**
- 2. Debarment Certification**

**Attachment #1**

**BUSINESS ENTITY DISCLOSURE CERTIFICATION  
FOR NON-FAIR AND OPEN CONTRACTS  
Required Pursuant To N.J.S.A. 19:44A-20.8  
CAMDEN REDEVELOPMENT AGENCY**

**Part I – Vendor Affirmation**

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that the \_\_\_\_\_ has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding (*date of award scheduled for approval of the contract by the governing body*) to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the **Camden Redevelopment Agency** as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).


**Part II – Ownership Disclosure Certification**

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

**Check the box that represents the type of business entity:**

- Partnership       Corporation       Sole Proprietorship       Subchapter S Corporation  
 Limited Partnership       Limited Liability Corporation       Limited Liability Partnership

Name of Stock or Shareholder	Home Address

**Part 3 – Signature and Attestation:**

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: \_\_\_\_\_

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn before me this ____ day of _____, 2 ____.	_____ (Affiant)
My Commission expires:	_____ (Print name & title of affiant) (Corporate Seal)

**BUSINESS ENTITY DISCLOSURE CERTIFICATION**  
FOR NON-FAIR AND OPEN CONTRACTS  
Required Pursuant To N.J.S.A. 19:44A-20.8  
*CAMDEN REDEVELOPMENT AGENCY*

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

**“Local Unit Pay-To-Play Law” (P.L. 2004, c.19, as amended by P.L. 2005, c.51)**

**19:44A-20.6 Certain contributions deemed as contributions by business entity.**

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

**19:44A-20.7 Definitions relative to certain campaign contributions.**

6. As used in sections 2 through 12 of this act:

“business entity” means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction;

“interest” means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

**Temporary and Executing**

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

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**The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)**

**19:44A-3 Definitions.** In pertinent part...

p. The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

q. The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

r. the term "joint candidates committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection: ...; the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

**19:44A-8 and 16 Contributions, expenditures, reports, requirements.**

*While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:*

“The \$300 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-7.2)

**ATTACHMENT #2**

**DEBARMENT CERTIFICATION**

This statement must be reproduced on company letterhead and signed by an authorized representative of the firm.

I, \_\_\_\_\_ an authorized representative of \_\_\_\_\_ (company) certify  
that \_\_\_\_\_ (company) is not debarred from receiving Federal funds.

\_\_\_\_\_ (signature)

\_\_\_\_\_ (print name)

\_\_\_\_\_ (title)

\_\_\_\_\_ (date)