

THE HUDSON COUNTY IMPROVEMENT AUTHORITY

**REQUEST FOR PROPOSALS
FOR THE OPERATION AND MANAGEMENT OF A PUBLIC NINE-HOLE
GOLF COURSE IN LINCOLN PARK WEST, A HUDSON COUNTY PARK,
LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF US
ROUTES 1&9 AND DUNCAN AVENUE, JERSEY CITY, NEW JERSEY**

NOTICE TO PROPOSERS

IMPORTANT, RESPONDENTS MUST REGISTER. SEE BELOW FOR DETAILS.

Pursuant to N.J.S.A. 40A:11-4.1 et seq., the Hudson County Improvement Authority ("Authority") has issued a "Request for Proposals for the Operation and Management of a Public 9-Hole Golf Course in Lincoln Park West, A Hudson County Park, Located at the Southwest Intersection of US Routes 1&9 and Duncan Avenue", dated May 31, 2013 (the "RFP"). This procurement is being undertaken pursuant to competitive contracting provisions of the Local Public Contracts Law as specified under N.J.S.A. 40A:11-4.1(b)(2). Proposals are being solicited through, and the RFP is being issued in accordance with, a fair and open process under the State Pay-to-Play Law, N.J.S.A. 19:44A-20.4 et seq.

Sealed proposals must be received by the Authority on or before **1:00 pm, prevailing time, on Tuesday, July 9, 2013**. Proposals must be delivered to:

Michael O'Connor
Project Manager
Hudson County Improvement Authority
574 Summit Avenue, 5th Floor
Jersey City, New Jersey 07306
T: 201-795-4555 ext. 334
F: 201-795-0240

The facility that is the subject of this RFP is a 65-acre section of Lincoln Park West (the "Golf Course Site"), which is being redeveloped though the completion of a Landfill Closure and construction of a 9-hole public golf course being undertaken by the Authority.

Details concerning the Proposal Documents are set forth in the RFP, which may be downloaded from the Authority's website (www.hcia.org) during registration, or a hard copy may be obtained from Mr. Michael O'Connor, Project Manager, at the above address, during regular business hours, upon payment of fifty (\$50) dollars.

Bid security in the form of a certified check, cashier's check or proposal bond in the amount of \$20,000 must be submitted with the Proposal, which will be forfeited to the Authority as liquidated damages if the Successful Proposer fails to properly execute and deliver the Contract and performance security as required by the RFP.

REGISTRATION: Each proposer must register with the Authority to: (i) indicate that it intends to submit a Proposal, (ii) provide the name of its contact person and contact information (name, company, address, phone, cell, fax, and e-mail address) for any and all communications during the RFP process, (iii) attend the Pre-Proposal Submission Meeting, and (iv) provide a list of proposer's representatives who will attend the site tour. Details regarding registration are contained within the RFP.

A Pre-Proposal Submission Meeting shall be held on **June 12, 2013 at 10 am** at the Authority's offices located at 574 Summit Avenue, 5th Floor, Jersey City, New Jersey 07306. Potential proposers are **STRONGLY** encouraged to attend.

Additionally, Proposers are required to comply with the following New Jersey statutes:

P. L. 1977, Chapter 33 (Statement of Ownership) and P. L. 1975, c.127 (Affirmative Action Program, Equal Employment Opportunity), P.L. 2004, c. 57 (Business Registration of Public Contractors), the Americans with Disabilities Act of 1990, and P.L. 2012, c.25 (Investment Activities in Iran).

All comments and questions concerning the RFP must be directed in writing to Mr. Michael O'Connor, Project Manager, at 574 Summit Avenue, 5th Floor, Jersey City, New Jersey 07306, or by email at michaelo@hcia.org, with a copy to Ryan J. Scerbo, Esq., Special Counsel for the Authority, via email, Rscerbo@decotiislaw.com, or fax 201-928-0588.

Site tours of the Golf Course Site will be conducted immediately following the Pre-Proposal Submission Meeting on **June 12, 2013**.

Each proposer shall submit one (1) original and nine (9) copies of its proposal, together with a PDF of the proposal on a CD or jump drive, in sealed envelopes bearing the name of the proposer and marked:

"GOLF COURSE OPERATIONS AND MANAGEMENT"

If sealed proposals are enclosed in boxes, the boxes must be clearly marked as set forth above.

The Authority reserves the right to reject any and all proposals, to waive any informalities or to accept the proposal that, in its judgment, shall be determined to be in the best interest of the County and the Authority. Proposals must be prepared and submitted in standard proposal form in the manner designated within the Proposal Documents.

By Order of the Commissioners of the Hudson County Improvement Authority