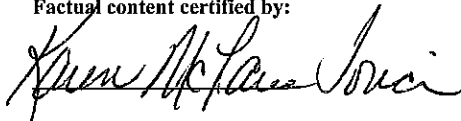


Board Meeting Date: June 23, 2011

**RESOLUTION OF THE
HOUSING AUTHORITY OF THE CITY OF NEWARK**
RESOLUTION NO. H-11-23-06-12

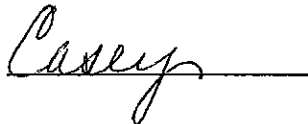
Factual content certified by:


Karen McLane Torian

Approved for legality based on facts stated:


Acting Chief Legal Officer

Commissioner



submitted the following resolution

Resolution: That the Newark Housing Authority Board of Commissioners authorize the Executive Director to execute a contract, and make any necessary changes with MKW + Associates, LLC, Rutherford, New Jersey, for Architectural and Schematic Design Consulting Services for the development of a downtown Park in an amount not to exceed \$1,057,000 subject to negotiations, pursuant to the June 20, 2011 memorandum from Karen McLane Torian, Chief Asset Development and Preservation Officer to Keith D. Kinard, Executive Director.

Commissioner



seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X - Indicates vote

AB - Absent

NV - Not Voting

COMMISSIONERS	AYE	NAY	AB	NV	COMMISSIONERS	AYE	NAY	AB	NV
BUTLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PEREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARTWRIGHT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CRUZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PALMER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CASEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I HEREBY CERTIFY THAT THE ABOVE RESOLUTION WAS ACCEPTED AT THE BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF NEWARK, NJ ON June 23, 2011.



Keith D. Kinard/
Secretary/Executive Director

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Award a contract to MKW +Associates, LLC to provide Architectural and Schematic Design Consulting Services for the development of a park in downtown Newark.

2. Date of Board Meeting: June 23 , 2011

3. Proposed Board Resolution:

Resolution: That the Newark Housing Authority Board of Commissioners authorize the Executive Director to execute a contract, and make any necessary changes, with MKW + Associates, LLC, Rutherford, New Jersey, for Architectural and Schematic Design Consulting Services for the development of a downtown park in an amount not to exceed \$1,057,000 subject to negotiations pursuant to the June 20, 2011 memorandum from Karen McLane Torian, Chief Asset Development and Preservation Officer to Keith D. Kinard , Executive Director.

4. All Backup attached?

Yes ☒ No ☐

If no, What is missing and when will it be submitted: _____

5. Chief Approval

Signature

Karen McLane Torian

Date:

6/23/11

Print Name Karen McLane Torian

6. Statement regarding availability of funds by CFO

Funds Budgeted and Available ☒ yes ☐ no

Source TRI-ANGLE PARK

Account # 4003-####-4003-####

CFO Approval

Signature

Marvin L. Walton

Date:

6/23/11

Print Name

Marvin L. Walton

If Source is CFP Funds

CAD&P Approval

Signature

Karen McLane Torian

Date:

Print Name

Karen McLane Torian

7. Approval of Executive Director

Signature

Keith D. Kinard

Date:

6/21/11

Print Name

Keith D. Kinard

BOARD MEMORANDUM

TO: Keith Kinard, Executive Director
FROM: Karen McLane Torian, Chief Asset Development & Preservation Officer
SUBJECT: Award of a contract for Architectural & Schematic Design Services to MKW + Associates
DATE: June 20, 2011

This memorandum recommends that the Newark Housing Authority (NHA) Board of Commissioners authorize the Executive Director to execute a contract, with MKW + Associates, LLC, Rutherford, New Jersey, to provide Architectural and Schematic Design Consulting Services for the development of a downtown park, in an amount not to exceed \$1,057,000 subject to negotiations.

BACKGROUND

In 2004, the City of Newark Redevelopment Plan identified 24 acres of land in the Newark Downtown area that was in need of redevelopment. The City of Newark appointed the NHA as the redevelopment entity charged with the development of this Redevelopment Area.

In August, 2010, the Newark Downtown Core Redevelopment Corporation (NDCRC) requested qualifications from firms to develop and finalize a schematic plan, design and budget, and develop construction documents and administer construction of a downtown park. Fourteen firms responded and the NDCRC vetted the submissions and selected 3 finalists. The NDCRC was dissolved in May, 2011. The NHA assumed responsibility for completing this task and has evaluated these three firms to execute this procurement.

More specifically, the NHA is now charged with determining the feasibility and design potential for the development of a Downtown Park. Over 3 million people have traversed Newark's Downtown to attend events at the Prudential Arena since 2008. This has sparked significant interest in the further development of this area, with Mulberry Street serving as a new primary artery between Broad Street and Penn Station.

A downtown park is an opportunity for Newark to re-establish the Downtown Core for the 21st century. Designed for both visitors and Newark residents, the park will become a "destination" public space. A place of entertainment and recreation, this park will stimulate private investment among the adjacent properties and bridge a space between the Broad Street corridor, the Arena, Penn Station and the Ironbound neighborhood. The goal is to design, construct and maintain a safe, clean, world-class, self-sustainable and energy sensitive recreation venue.

The footprint of the park may vary, based upon completion of the land swaps discussions with local stakeholders. The initial phase is envisioned as one acre, located across Mulberry Street from the East side of the Prudential Arena.

INDEPENDENT COST ESTIMATE

The estimated cost for this development is \$7,000,000 based upon readily available funds. The NDCRC developed a cost matrix which estimated a cost for Architectural, Schematic Design and Architectural Construction monitoring in a range from \$3,169,612 to \$3,715,049.

EVALUATION COMMITTEE

The Evaluation Committee for this review consisted of Karen McLane Torian, Chief Asset Development and Preservation Officer, Nellie Dixon, ADP Project Manager and Ralph R. Waller, Manager of Housing Production, from the Asset Development and Preservation Department. Fourteen original proposals were submitted and previously reviewed. NDCRC subsequently reviewed a short list of three proposals from dland, New York, NY, MKW+Asscoiates, LLC, Rutherford, NJ, and Sasaki, Watertown, MA.

The Committee reviewed and ranked all proposals and evaluated them on their individual merits after reviewing their proposals and reference checks. Each proposal was scored using the criteria on the score sheet provided in the RFP which included qualifications and relevant experience, project approach, quality of references, affirmative action and strength of qualifications and the proposals submitted by each firm. The committee's ranking scored MKW + Associates, LLC 97 points Sasaki 88 points and dland 81 points.

RECOMMENDATION

Accordingly, I recommend the Board of Commissioners adopt the following Resolution:

Resolution: That the Newark Housing Authority Board of Commissioners authorize the Executive Director to execute a contract, and make any necessary changes with MKW + Associates, LLC, Rutherford, New Jersey, for Architectural and Schematic Design Consulting Services for the development of a downtown Park in an amount not to exceed \$1,057,000 subject to negotiations, pursuant to the June 20, 2011 memorandum from Karen McLane Torian, Chief Asset Development and Preservation Officer to Keith D. Kinard, Executive Director.