

***NOTICE TO VENDORS
REQUEST FOR PROPOSALS**

**DESIGNATED REDEVELOPER
FOR 17-19 NORTH MAIN STREET
REDEVELOPMENT AREA**

Notice is hereby given that, pursuant to the New Jersey Public Contracts Law, New Jersey Local Unit Pay to Play Law, and Local Ordinances, request for proposals will be received by the Municipal Clerk's Office of the Township of Medford, Burlington County, New Jersey. Proposals must be made in the manner designated in the specifications.

The Township of Medford is seeking request for proposals for "Designated Redeveloper for 17-19 North Main Street Redevelopment Area"

Where to obtain RFP: Township Clerk, 17 North Main Street, Medford, NJ 08055 between 8:30am and 4:30pm, Monday thru Friday or www.medfordtownship.com.

Submission Deadline: September 7, 2021 at 4:00 pm.

By ORDER OF the Township Council, Township of Medford, Burlington County, New Jersey

**Katherine E. Burger, RMC
Township Clerk**

Adv. Fee: \$27.14
BCT: July 25, 2021
Aff. Chg.: \$20.00

7400019

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Katherine E. Burger, RMC
Township Clerk

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Magnity Brew
1275 Bloomfield Ave Bldg 7 Unit 40C
Fairfield NJ 07004



EJ 878 657 065 US

PAYMENT BY ACCOUNT (if applicable)

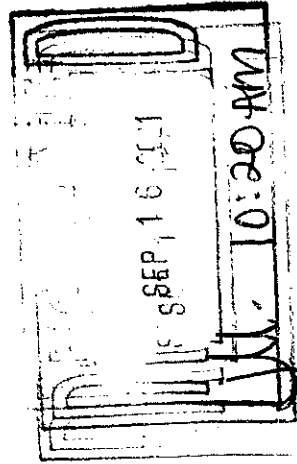
USPS® Corporate Acct. No. Federal Agency Acct. No. or Postal Service™ Acct. No.

DELIVERY OPTIONS (Customer Use Only)
☐ SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.
Delivery Options
☐ No Saturday Delivery (delivered next business day)
☐ Sunday/Holiday Delivery Required (additional fee, where available*)
*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)
Kathy Burger
Township of Medford Manager/Clerk
44 Union St.

PHONE: ()

ORIGIN (POSTAL SERVICE USE ONLY)		SCHEDULED DELIVERY DATE (MM/DD/YYYY)		SCHEDULED DELIVERY TIME		DATE ACCEPTED (MM/DD/YYYY)		TIME ACCEPTED		SPECIAL HANDLING/FRAGILE		WEIGHT	
☒ 1-Day	☐ 2-Day	☐ Military	☐ DPO	9/2/21	27.15	6:00 PM	9/1/21	2-05	PM	—	—	—	—
Postage		Insurance Fee		COD Fee		Return Receipt Fee		Live Animal Transportation Fee		Total Postage & Fees		27.15	
\$		\$		\$		\$		\$		\$		\$	



**Magnify Brewing Company
Township of Medford
Redevelopment Opportunity - Proposal**

A. Development Team

Eric Ruta: Founder and Managing Member of Magnify Brewing Company
Cell: [REDACTED] Email: eric@magnifybrewing.com

Sheryl Monheit: Chief Operating Officer
Cell: [REDACTED] Email: sheryl@magnifybrewing.com

Salvatore Ruta: Chief Financial Officer
Cell: [REDACTED] Email: sal@magnifybrewing.com

Address:
Magnify Brewing Company
1275 Bloomfield Avenue
Building 7, Unit 40 C
Fairfield, NJ 07004

Roles on the Medford Project:

- Eric Ruta will be the key contact and will work closely with the town, the architect (WGB Architects, Bill Brown) and the general contractor
- The build-out of the Medford property is the top priority, so our 3-person team enables us to be flexible with enough man-power to oversee the build-out and to work as closely and as hands-on as needed
- This Development Team has led the successful build-out of the Magnify Brewing Co. in Fairfield, therefore, the Team has the knowledge, experience, and expertise to create and build a second brewery in a timely and efficient manner

All Team Members have the authority to make any and all decisions and to act on behalf of the Respondent

B. Qualifications and Experience

Eric Ruta: Founder and Managing Member of Magnify Brewing Company

- Founded Magnify Brewing Company in 2014
- Led the formation and build-out of Magnify Brewing Co which included but was not limited to the following activities:
 - Oversaw all architectural plans
 - Ensured proper zoning, municipality regulations, and permits
 - Purchased and oversaw the installation of brewery equipment
 - Spearheaded all Federal and State licensing processes
- Responsible for all start-up activities which included but was not limited to the following activities:
 - Hiring and training of all staff
 - Community engagement and partnerships
 - Marketing vision and branding
- Launched Magnify Brewing Company in May, 2015
- In the past 6 and a half years, Magnify has grown to a top New Jersey brewery, one that is recognized across the United States as well as in Europe
- Has a state-wide following across liquor stores, bars, and individual customers
- Self-distributes all beer within New Jersey
 - Distributes to 10 states besides New Jersey
- Operates a successful tasting room that accounts for ~50% of revenue
- Employs 16-20 staff

- Has made a significant contribution to the community: supports public services by promoting fundraisers and special events as well as supporting individual customer "causes"
 - In 2019 Eric was recognized by the Passaic County Sheriff's Officers PBA with honorary membership for his contribution to the local and county Police - this is the highest award the PBA can give to a private citizen
- Under Eric's leadership, Magnify Brewing's presence in Fairfield has positively impacted many businesses in the community; i.e., local business activity has increased due to large number of customers visiting Magnify each week, not only restaurants, but also other breweries, and retail businesses
- Led by Eric, Magnify doubled capacity each year until maximum production limits were reached. All growth has been self-funded, the company is not leveraged, and has a very strong cash position
 - Eric has managed a financially successful business from Cash Flow, P&L and Balance Sheet perspectives

Sheryl Monheit: Chief Operating Officer

- Prior to working at Magnify Brewing Company, was Executive Director at Avon Products, in the area of Financial Planning for over 30 years
 - Expertise in New Business Development, and Strategic Planning - focus in Finance, Sales and Marketing
- Began at Magnify Brewing Company in 2014 and worked on build-out and launch
- Currently, oversees Human Resources, Sales, and Logistics as well as assesses new business opportunities

Salvatore Ruta: Chief Financial Officer

- Prior to working at Magnify Brewing Company, worked as a CPA for several different firms; an internal auditor for major accounting firms, as well as in the private sector and self-employed
- Began at Magnify Brewing Company in 2014 and worked on build-out and launch
- Currently, is Magnify's CFO, and ensures all financials follow GAAP
- Set up financial controls and processes

C. Development Approach

Concept Plan:

- Magnify Brewing is looking for a second location to build their flagship destination brewery
- The vision is to build ~9,000 sq. ft. building, containing a 3,000 sq. ft. indoor tasting room that can hold over 125 people. Also, there will be an adjacent outside space that can accommodate over 100 additional customers
- As a destination brewery, people will come to not only enjoy Magnify's beers, but also as a weekend day trip to experience the town including, Medford's other breweries, restaurants, and stores, which will result in a positive impact for local businesses and the town
- The building itself will be bright and welcoming. With its many windows, porch and landscaping, it will attract new and steady customers, and help foster the Medford-Magnify community
- The rear of the building will be the brewery. The operational space will be able to produce the same capacity as our Fairfield location
- Architectural renderings are attached
 - NOTE: the renderings were done without any survey, or metes and bounds. Our tank supplier can not set up the brewery without having the accurate brewery size. Therefore, once we have a survey and the metes and bounds, the renderings may need to be "re-sized"

Project Narrative:

- As stated, Magnify Brewing in Medford will be our flagship destination brewery
- Medford is the perfect place to implement our vision with its Main Street charm, established craft beer culture, easy access, and proximity to Philadelphia
- Customers, new and repeat, are one of the most important drivers of our business, and we believe Medford's location and reputation will provide a pool of customers to meet our business objectives

- Magnify Brewing currently has a significant stronghold in South Jersey and the New Jersey shore areas. We are in many bars and liquor stores and have a dedicated customer base - this is a great foundation from which to expand our community
- Additionally, this flagship brewery will have a regional presence drawing people from all parts of New Jersey as well as the nearby states, Pennsylvania, Maryland, Delaware, and NY. We have experienced this type of consumer pull in our Fairfield brewery. Every week we see people drive several hours from other states and various New Jersey counties to purchase and consume our beer
- High customer traffic can only benefit other Medford businesses, and we have seen this hold true with our Fairfield brewery
- We will be open for consumption and takeout 5-7 days a week, with the expectation that the highest volume days will be on weekends, release days, and special event days
- Fostering community with the patrons, as well as the other retailers, breweries, bars and restaurants in town, is a primary objective
 - Promoting events and supporting residents and businesses is an important goal
 - Growing the established craft beer community is a must
- We project that a significant portion of revenue will come from sales received at the brewery through on-site consumption as well as purchases of items to-go, resulting in a significant influx of people into town
- The beer distribution from this brewery will be mainly to out-of-state distributors, as Medford is not as centrally located as Fairfield, and our current brewery will continue to supply the majority of our distribution within NJ
- Currently, we expect to hire approximately 15 staff; it is our intention to recruit locally

Project Phasing Plan:

- We are planning to complete the building in totality during the initial build-out
- The only phasing is additional tanks to increase production capacity
- At the initial build, we will install all necessary piping and connections along with a chiller and boiler to be able to produce to our maximum desired capacity; we will not buy all the tanks at the outset

D. Financial Feasibility

- This team has a very solid track record for delivering strong financial performance
- For the Fairfield brewery, all start-up debt was paid down within 2 years
- All expansions including additional tanks, canning line, larger chiller and cold box, were funded from operating cash flow
- Currently Magnify Brewing has no debt and a very strong cash position
- The key to our financial success, besides a high quality product that has a local and regional demand, is our many revenue streams, and our ability to pivot our business very quickly
- Nothing highlights this ability to change our business model, as our performance during Covid
 - Unfortunately and without notice, Magnify lost about 1/3 of our sales potential when the bars closed down due to Covid
 - Within one month, we were given permission to home deliver. Three days after the approval we were ready to go to fulfill this new area of demand; we had a system in place for receiving home delivery orders and payments, a delivery plan, and redeployed and trained staff
- We believe in contingency planning
- We have many revenue streams: On and Off Premise Tasting Room sales, Home Deliveries, In-State Bars, In-State Liquor Stores, and Out-of-State Distribution (currently we have approval to distribute in 10 states, but we only distribute regularly to 3 states)
 - We are able to sell all of our beer through these channels and have been able to maximize profitability as we adapt to changing external conditions. We are constantly changing our revenue mix to adapt to external factors, cost variations, and consumer demand
 - With very little lead times, we can adapt and change quickly

- We have the same revenue streams available with the new Medford brewery. We built our financials on selling 80% of all the beer produced in Medford directly out of the brewery
- Therefore, our contingencies center on distribution opportunities, within New Jersey and out-of-state, which is a large opportunity, but one that is not reflected in our financials
- We will not need to use the cash from Magnify Fairfield to operationally fund Medford; Medford will be a profitable entity
- We project to payback our Medford investment in less than 5 years

Overall, we are looking to partner with a township that is looking to grow their downtown presence with a destination brewery. We think Medford would be the perfect town and this site will be mutually beneficial to both Medford and Magnify Brewing Company.

Exhibit A

AFFIRMATIVE ACTION CERTIFICATION

This form is a summary of the successful Respondent's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful Respondent shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence: (a) a photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter); or (b) a photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; or (c) a photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful Respondent may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful Respondent(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the Respondent copy is retained by the Respondent.

The undersigned Respondent certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 and agrees to furnish the required forms of evidence.

The undersigned Respondent further understands that his/her RFP shall be rejected as non-responsive if said Respondent fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

ERIC RUTA
COMPANY/RESPONDENT'S NAME (PRINT)


AUTHORIZED SIGNATURE

Name (print): ERIC RUTA

Title: managing member

Date: 3/1/21

nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval;
- Certificate of Employee Information Report; or
- Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

ERIC RUTTA
COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE
Name (print): ERIC RUTTA
Title: managing member
Date: 9/1/21

ERIC LUTTA
COMPANY/RESPONDENT'S NAME (PRINT)


AUTHORIZED SIGNATURE

Name (print): ERIC LUTTA

Title: managing member

Date: 7/1/21

Exhibit D

RESPONSIBLE RESPONDENT CERTIFICATION

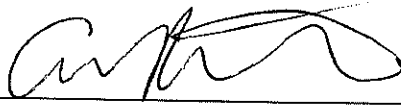
A copy of this certification must be included with the Bid and must be fully completed, signed by at least one general partner, owner, or officer authorized to legally obligate the Respondent and notarized.

The Respondent recognizes that the information submitted in the questionnaire herein is for the express purpose of inducing the Township to award a contract to the Respondent. The Respondent has read and understands the requirements of this Bid, and has read and understands the instructions for completing the Bid. The Respondent acknowledges that he/she is duly authorized to provide the information contained in this Bid and that answering the questions in this bid is entirely within his/her control.

DECLARATION

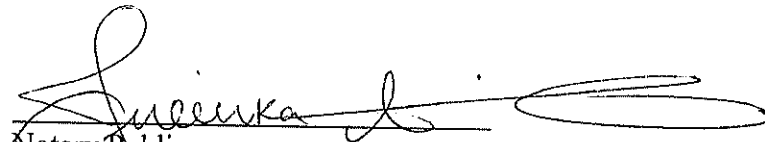
I, ERIC RUTTA (name), am the Managing member (title) of Respondent.

I certify that I have read and understood the questions contained in the attached bid, and that to the best of my knowledge and belief all information contained herein and submitted concurrently or in supplemental documents with this bid is complete, current, and true. I further acknowledge that any false, deceptive or fraudulent statements on the bid may result in non-award of contract. I authorize the Township to contact any entity named herein, or any other internal or outside resource, for the purpose of verifying information provided in the questionnaire or to develop other information deemed relevant by the Township.



Signature

Sworn and subscribed before me on the
1 day of September, 2021.



Notary Public
(Seal)

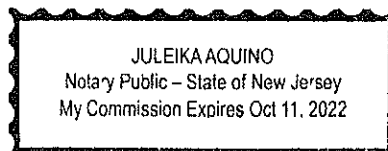
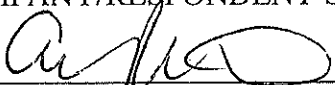


Exhibit E

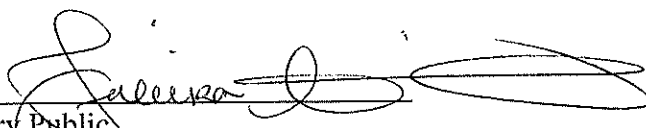
FALSE STATEMENT PENALTIES CERTIFICATION

N.J.S.A. 40A:11-34

Any person who makes or causes to be made, a false, deceptive or fraudulent statement in the statement or answers in response to the questionnaire, or in the course of any hearing hereunder, shall be guilty of a misdemeanor, and upon conviction shall be punishable by a fine of not less than \$100.00 nor more than \$1,000.00, and shall be permanently disqualified from bidding on all public work or contracts of the contracting unit which submitted the questionnaire; or, in the case of an individual or an officer or employee charged with the duty of responding to the questionnaire for a person, firm, co-partnership, association or corporation, by such fine or by imprisonment, not exceeding 6 months, or both.

ERIC RUTTA
COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE
Name (print): ERIC RUTTA
Title: managing member
Date: 9/1/21

Sworn and subscribed before me on the
1 day of September, 20 21.


Notary Public
(Seal)

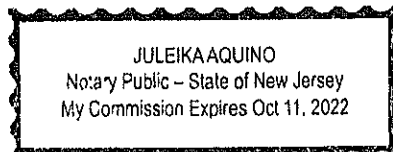


Exhibit F

RESPONSIBLE RESPONDENT'S CHECKLIST

The following are screening statements which shall be used to determine whether or not a prospective Respondent is responsible to enter into a contract with the Township of Medford.

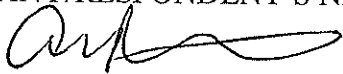
Refusal to answer or omission of response to any question in this checklist shall be considered a fatal flaw and shall result in disqualification of the Respondent.

A YES answer to any statement below shall require the Respondent to explain that answer to the Township Council prior to award of contract.

1. In the last five (5) years, has your firm, or any key Person in your firm, been convicted of a crime involving the awarding of a contract of a government (local, state or federal) construction project, or the bidding or performance of a government contract? ☐ Yes ☒ No
2. In the last five (5) years, has your firm, or any key Person in your firm, been "defaulted" or "terminated" by an owner (other than for convenience of the project owner) or has your surety completed a contract for your firm? ☐ Yes ☒ No
3. At the time of submitting this bid form, is your firm or any key Person in your firm, ineligible to bid on or be awarded any public works contract, or perform as a subcontractor on a public works contract? ☐ Yes ☒ No
4. Has your firm, or any key Person in your firm, ever been found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity? ☐ Yes ☒ No
5. In the last ten (10) years, has your firm, or any key Person in your firm, ever been convicted of a crime involving any federal, state or local contracts? ☐ Yes ☒ No

ERIC RUTA

COMPANY/RESPONDENT'S NAME (PRINT)



AUTHORIZED SIGNATURE

Name (print): ERIC RUTA

Title: managing member

Date: 9/1/21

Exhibit G

TAXPAYER IDENTIFICATION

Form W-9 (Rev. October 2007) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.	
Print or type See specific instructions on page 2.	Name (as shown on your income tax return) Majesty Brewing LLC		
	Business name, if different from above		
	Check appropriate box: ☐ Individual/sole proprietor ☐ Corporation ☐ Partnership ☒ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ☐ Exempt payee ☐ Other (see instructions) ▶		
	Address (number, street, and apt. or suite no.) 1275 Bloomfield Ave Building 7 Unit 40C	Requestor's name and address (optional)	
	City, state, and ZIP code Fairfield NJ 07004	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶ 9/1/21
------------------	----------------------------	---------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity.

REQUEST FOR PROPOSALS

For

**DESIGNATED REDEVELOPER FOR 17-19 NORTH MAIN STREET
REDEVELOPMENT AREA**

In the

TOWNSHIP OF MEDFORD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

Issued by:

**TOWNSHIP OF MEDFORD
49 UNION STREET
MEDFORD, NEW JERSEY 08055**

Issue Date: July 22, 2021

Proposal Due Date: Tuesday, September 7, 2021 at 4:00P.M.

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1. Seeking Proposals for Redevelopment Opportunity

The Township of Medford, County of Burlington, State of New Jersey (the "Township") is requesting that qualified developers or development teams ("Respondents") respond to this Request for Proposals ("RFP") for the designation as a redeveloper for the redevelopment of property having a street address of 17-19 North Main Street, Medford, New Jersey 08055, and designated as Block 1801, Lot 4 on the Township Tax Map (the "Property"). By way of Resolution No. 99-2021, adopted on May 4, 2021, the Township Council designated the Property as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL" or "Redevelopment Law").

Until recently, the Property was used as Medford's Town Hall and municipal offices. With the opening of Medford's new Town Hall and municipal offices at 49 Union Street in the spring of 2021, the Township has determined it appropriate to investigate the potential for commercial development at the site of the former municipal offices.

With the proposed redevelopment, the Township seeks to continue its efforts with respect to revitalization of the Main Street Historic Village Commercial corridor. The Township seeks to solicit Qualifications and Development Proposals from qualified Redevelopers that will build on the Town's recent revitalization successes, in a manner that effectuates the Town's Master Plan goals, and are in the best interest of the Township.

The Property is comprised of one lot, with an area of approximately one-half acre, and is bound by North Main Street to the west, Post Office Lane to the south, and Charles Street to the east. A dentist office is directly north of the site and an auto repair shop is located to the south. Because the Property was previously used as the Township's Town Hall/municipal offices, the site is currently within the Park/Public/Education (PPE) Zoning District which permits civic and public uses, such as educational and recreational activities, municipal buildings, churches, libraries, open space, and parks, but not commercial uses which are permitted in the surrounding HVC Zone.

The surrounding Main Street commercial corridor is zoned Historic Village Commercial. The HVC Zone permits a variety of commercial uses, such as shops for retail sales, restaurants, limited breweries, and other related establishments. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. As the former Town Hall parcel is located in the PPE Zone, it was not within this previously designated Rehabilitation Area.

Township Council intends to develop a Redevelopment Plan for the site to set forth a guiding plan for the revitalization of the property. This Redevelopment Plan may include standards for modified zoning, uses, bulk standards, as well as design standards. A Redevelopment Plan, and any subsequent Redevelopment Agreement may, at the discretion of the Governing Body, also include provisions for future tax exemption and abatements, as permitted by the LRHL, to incentivize reinvestment in the area.

The Township envisions proposals that will advance the recent revitalization within the downtown to make the Village a retail and dining destination for local residents, and for visitors

from the region. To that end, the Township envisions uses such as sit-down restaurants, breweries, or retail uses that complement these efforts. Office and/or residential uses are not envisioned to advance these goals.

The Township is seeking proposals for the designation of redeveloper for the redevelopment of the Property in accordance with its designation as an area in need of redevelopment. Specifically, the Township is seeking to designate a redeveloper for the Property to create a development which contributes to the revitalization of the downtown Medford Village area and returns the property to the municipal tax rolls.

Respondents should demonstrate a broad background of successful past experience with development of commercial ventures of the type proposed by Respondent in response to this RFP.

The Township reserves the right, if it is deemed to be in the public interest, to enter directly into negotiations with one or more Respondents in order to advance the redevelopment process.

2. The Township

Medford Township is located in the County of Burlington and is bordered by multiple municipalities. To the north are the Township of Mount Laurel and the Township of Lumberton. The Township of Southampton and the Township of Tabernacle are located to the east. To the south are the Township of Shamong and the Township of Waterford, and the Township of Evesham is located to the west. The Borough of Medford Lakes is located in the eastern portion of the Township and is surrounded by the Township.

The Township is located at the edge of the Philadelphia Metropolitan Region to the west, and the New Jersey Pinelands National Reserve to the southeast. The southern portion of the Township is located within the jurisdiction of the New Jersey Pinelands Commission, with Route 70 being the northern boundary.

3. Property Acquisition

The Township has obtained two (2) qualified appraisals to establish the value of the Redevelopment Area assuming demolition of the existing improvements and construction of a new use to be proposed in response to this RFP. The average value of the two (2) appraisals is two hundred eighteen thousand dollars and zero cents (\$218,000.00) which shall be the MINIMUM purchase price of the Property. The successful Respondent will be responsible to purchase or lease the Property for this purchase price, pursuant to the Local Lands and Building Law at N.J.S.A. 40A:12-13(c), permitting a sale of municipal property to a private developer by a municipality when acting in accordance with the "Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq." The Township will negotiate the terms of said sale or lease with the successful Respondent. The sale of the Property will be "as is/where is"; however, the Township will guarantee that the title to the Property will be good and marketable, and insurable at regular rates.

4. Documents Regarding the Redevelopment Area

The following documents are available for review by all Respondents:

1. Township Council Resolution No. 71-2021, adopted on March 16, 2021, entitled "Directing the Medford Township Planning Board to Conduct a Preliminary Investigation of 17-19 North Main Street, Block 1801, Lot 4 (the 'Municipal Property') for the Potential Designation as an Area in Need of Redevelopment";
2. Township Planning Board Resolution No. 12-2021, adopted on April 28, 2021, entitled "Reviewing Investigation of 17-19 North Main Street Study Area, Block 1801, Lot 4, Determining that Said Area Qualifies as a Non-Condemnation Redevelopment Area and Recommending to the Medford Township Council that said Area be Designated as a Non-Condemnation Redevelopment Area";
3. Township Council Resolution No. 99-2021, adopted on May 4, 2021, entitled "Designating Property at 17-19 North Main Street, Block 1801, Lot 4, as a Non-Condemnation Redevelopment Area and Authorizing Preparation of a Redevelopment Plan for the Property";
4. Report entitled "Preliminary Investigation, Non-Condemnation Area in Need of Redevelopment, Block 1801, Lot 4, Medford Township, New Jersey," prepared by Taylor Design Group, Inc., dated April 16, 2021;
5. Appraisal Report prepared by Martin Appraisal Associates, Inc., dated June 29, 2021; and
6. Appraisal Report prepared by Sockler Realty Services Group, Inc., dated July 1, 2021.

Respondents who desire to access the foregoing documents may contact the Township Manager/Clerk, Katherine Burger, CMFO, RMC, CMR, by phone at (609) 654-2608, ext. 334, or by e-mail to kburger@medfordtownship.com.

5. Goals of RFP

The Township is interested in partnering with a redeveloper to create a Redevelopment Plan for the Redevelopment Area. The Township is, therefore, seeking initial concept plans for the Redevelopment Area from interested redevelopers along with information on such redeveloper in order to find the best match for the site that also aligns with the visions and needs of the Township. Responses to this RFP should give the Township sufficient detail in order to select a partner for developing and implementing a Redevelopment Plan for the Redevelopment Area.

The successful Respondent will be formally designated as the redeveloper of the Redevelopment Area and will work with the Township to provide input and specifications for a Redevelopment Plan for the Redevelopment Area based upon a mutually agreed upon concept plan for the site.

The Township Planner will draft a redevelopment plan with input from the redeveloper and the Medford Township Council redevelopment subcommittee. Once drafted, the Redevelopment Plan must be adopted by the Medford Township Council as the designated redevelopment agency and reviewed for consistency with the Township Master Plan by the Township Planning Board. Once adopted, the Redevelopment Plan will become the zoning for the site.

The successful Respondent will be responsible for completing the necessary engineering studies and design in order to obtain site plan approval for the redevelopment of the Area. All plans and design work shall be prepared by licensed architects, engineers, and other appropriate professionals. The redevelopment of the Redevelopment Area will require site plan approval from the Medford Township Planning Board, the Burlington County Planning Board (because of its frontage on North Main Street, Burlington County Route 541), and any other Township, County, State, or Federal agencies having jurisdiction prior to construction, as well as a Consistent Certificate of Filing from the New Jersey Pinelands Commission.

The successful Respondent shall be responsible for all capital improvements and infrastructure improvements required for the redevelopment of the Redevelopment Area, unless otherwise negotiated with the Township or other entity having jurisdiction.

6. RFP Submission Requirements

General Requirements

Respondents should submit six (6) hard copies and one (1) electronic copy, either on a CD-Rom copy or USB Drive, of their proposal. Proposals should be submitted on 8.5 x 11 sized paper and should not exceed ten (10) pages (excluding Exhibits A through G hereto, which completed Exhibits must be included with a submission). Planning diagrams may be submitted on 11 x 17 paper.

Proposals should be sent in a sealed envelope which bears the name of the Respondent, is addressed to the Township Clerk, and is clearly marked "Township of Medford – 17-19 North Main Street Redevelopment RFP."

Proposals should be sent to:

Katherine Burger, CMFO, RMC, CMR
Township of Medford Manager/Clerk
49 Union Street
Medford, New Jersey 08055

Submissions must be received by Tuesday, September 7, 2021 at 4:00 P.M.

All questions must be submitted in writing via e-mail to the Township Manager/Clerk, Katherine Burger, CMFO, RMC, CMR, at kburger@medfordtownship.com.

Specific Requirements

A. Development Team

Respondents should identify their development team (the “Development Team”).

For key Development Team members, identify the following:

- General experience with details including years of operation, number of projects, range of architectural project sizes and budgets, awards, prizes, citations, etc.;
- Name, address, telephone number, fax number and e-mail address of each principal, and such team member’s resume, including roles or titles within the Development Team; and
- Name, address, telephone number, fax number and e-mail address of the Development Team Members authorized to act on behalf of the Respondent.

B. Qualifications and Experience

Respondents must clearly demonstrate qualifications in completing the type of development contemplated in the Respondents’ proposal and prior experience and success with such projects.

C. Development Approach

Respondents are required to submit the following:

- *Concept Plan:* Respondents must provide a concept site plan and sketch architectural rendering graphically showing the proposed use and Respondents proposal for the site.
- *Project Narrative: Development Approach:* Respondents must provide a narrative that describes the Respondent’s overall vision and use for the site.
- *Project Phasing Plan:* Respondents must outline their implementation strategy, including a description of any phasing plan for the overall project.

D. Financial Feasibility

Respondents should provide a brief, preliminary project financial framework plan for the redevelopment proposal. Sufficient preliminary information should be provided for the Township to determine the proposed project’s financial underpinnings and ability to be self-sustaining.

7. RFP Selection Process

The Township will evaluate RFP responses based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment goals described herein, the strength of

the development approach, innovation of the proposal, the Respondent's comparable past experience and capacity to successfully complete the proposed project.

- The Township will evaluate proposals based on the following key criteria:
- The Respondent's overall vision for redevelopment of the Property and the Redevelopment Area;
- The overall design of the proposal and the proposal's relationship with the physical and architectural character of the surrounding neighborhood and existing streetscape;
- The public benefits associated with the proposal;
- The Respondent's overall qualifications and experience in overseeing the design, financing, and development of projects of similar scale and magnitude;
- The Respondent's experience in meeting established schedules on similar projects;
- The Respondent's capacity to secure adequate financing to finance the proposal; and
- The Respondent's proposed strategy for implementing the proposal.

The Township reserves the following rights:

- To abandon the RFP process, including the right to not award any contract related to this RFP, for any reason or no reason;
- To accept the proposal(s) that, in the Township's sole judgment, best represents the Township's vision for redevelopment of the Redevelopment Area and best serves the interests of the Township;
- To adopt a Redevelopment Plan that best suits the redevelopment of the Redevelopment Area;
- To waive any condition, requirement or formality that would otherwise have constituted nonconformance with the provisions of this RFP;
- To reject any or all proposals;
- To reject incomplete or nonresponsive proposals;
- To change or alter the terms and/or schedule of this RFP;

- To request additional information and undertake actions necessary to clarify or verify information provided by any Respondent;
- To interview and/ or negotiate with any or all Respondents; and
- To negotiate the terms of the requisite Redevelopment Agreement with any Respondent.

8. Legal Disclaimers

- A. The award of any contracts from the Township under this RFP is subject to approval by the Mayor/Township Council.
- B. Respondents are responsible for ensuring that responses to this RFP are compliant with all applicable Federal, State, and local laws, regulations, and ordinances.
- C. Respondents acknowledge that the preparation and submission of responses is at their own risk and expense, and in no event may they seek reimbursement or contribution from the Township.
- D. This RFP is a solicitation of qualifications only and does not represent an offer, obligation, or agreement, whatsoever on the part of the Township.
- E. Selection of a Respondent's proposal shall not create any rights on the Respondent's part whatsoever until the execution by such Respondent and the Township of the requisite Redevelopment Agreement.
- F. In an effort to foster the timely redevelopment of the Redevelopment Area, each Respondent acknowledges that by submitting a response to this RFP, such Respondent waives its right to file or maintain, through itself or any other party with which it is affiliated, any action or proceeding challenging the Township's determinations made pursuant to this RFP.

Exhibit A

AFFIRMATIVE ACTION CERTIFICATION

This form is a summary of the successful Respondent's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful Respondent shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence: (a) a photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter); or (b) a photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; or (c) a photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful Respondent may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful Respondent(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the Respondent copy is retained by the Respondent.

The undersigned Respondent certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 and agrees to furnish the required forms of evidence.

The undersigned Respondent further understands that his/her RFP shall be rejected as non-responsive if said Respondent fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit B

EQUAL EMPLOYMENT OPPORTUNITY

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such Applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and Applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified Applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and Applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability,

nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval;
- Certificate of Employee Information Report; or
- Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit C

AMERICANS WITH DISABILITIES ACT
Equal Opportunity for Individuals with Disabilities

The Contractor and the Township of Medford do hereby agree that the provision of Title II of the Americans with Disabilities Act of 1990 (the "ADA") (42 U.S.C. Section 12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit or service on behalf of the Township pursuant to this contract, the Contractor agrees that the performance shall be in strict compliance with the ADA. In the event that the Contractor, its agents, servants, employees or subcontractors violate or are alleged to have violated the ADA during the performance of this contract, the Contractor shall defend the Township in any action or administrative proceeding commenced pursuant to this ADA. The Contractor shall indemnify, protect and save harmless the Township, its agents, servants and employees from and against any and all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The Contractor shall, at its own expense, appear, defend and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the Township grievance procedure, the Contractor agrees to abide by any decision of the Township which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the Township or if the Township incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the Contractor shall satisfy and discharge the same at its own expense.

The Township shall, as soon as practicable after a claim has been made against it, give written notice thereof to the Contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the Township or any of its agents, servants, and employees, the Township shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading or other process received by the Township or its representatives.

It is expressly agreed and understood that any approval by the Township of the services provided by the Contractor pursuant to this contract will not relieve the Contractor of the obligation to comply with the ADA and to defend, indemnify, protect, and save harmless the Township pursuant to this paragraph.

It is further agreed and understood that the Township assumes no obligation to indemnify or save harmless the Contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this agreement. Furthermore, the Contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this agreement, nor shall they be construed to relieve the Contractor from any liability, nor preclude the Township from taking any other actions available to it under any other provisions of this agreement or otherwise by law.

COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit D

RESPONSIBLE RESPONDENT CERTIFICATION

A copy of this certification must be included with the Bid and must be fully completed, signed by at least one general partner, owner, or officer authorized to legally obligate the Respondent and notarized.

The Respondent recognizes that the information submitted in the questionnaire herein is for the express purpose of inducing the Township to award a contract to the Respondent. The Respondent has read and understands the requirements of this Bid, and has read and understands the instructions for completing the Bid. The Respondent acknowledges that he/she is duly authorized to provide the information contained in this Bid and that answering the questions in this bid is entirely within his/her control.

DECLARATION

I, _____ (name), am the _____ (title)
of Respondent.

I certify that I have read and understood the questions contained in the attached bid, and that to the best of my knowledge and belief all information contained herein and submitted concurrently or in supplemental documents with this bid is complete, current, and true. I further acknowledge that any false, deceptive or fraudulent statements on the bid may result in non-award of contract. I authorize the Township to contact any entity named herein, or any other internal or outside resource, for the purpose of verifying information provided in the questionnaire or to develop other information deemed relevant by the Township.

Signature

Sworn and subscribed before me on the
_____ day of _____, 20____.

Notary Public

(Seal)

Exhibit E

FALSE STATEMENT PENALTIES CERTIFICATION

N.J.S.A. 40A:11-34

Any person who makes or causes to be made, a false, deceptive or fraudulent statement in the statement or answers in response to the questionnaire, or in the course of any hearing hereunder, shall be guilty of a misdemeanor, and upon conviction shall be punishable by a fine of not less than \$100.00 nor more than \$1,000.00, and shall be permanently disqualified from bidding on all public work or contracts of the contracting unit which submitted the questionnaire; or, in the case of an individual or an officer or employee charged with the duty of responding to the questionnaire for a person, firm, co-partnership, association or corporation, by such fine or by imprisonment, not exceeding 6 months, or both.

COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Sworn and subscribed before me on the
_____ day of _____, 20____.

Notary Public

(Seal)

Exhibit F

RESPONSIBLE RESPONDENT'S CHECKLIST

The following are screening statements which shall be used to determine whether or not a prospective Respondent is responsible to enter into a contract with the Township of Medford.

Refusal to answer or omission of response to any question in this checklist shall be considered a fatal flaw and shall result in disqualification of the Respondent.

A YES answer to any statement below shall require the Respondent to explain that answer to the Township Council prior to award of contract.

1. In the last five (5) years, has your firm, or any key Person in your firm, been convicted of a crime involving the awarding of a contract of a government (local, state or federal) construction project, or the bidding or performance of a government contract? ☐ Yes ☐ No
2. In the last five (5) years, has your firm, or any key Person in your firm, been "defaulted" or "terminated" by an owner (other than for convenience of the project owner) or has your surety completed a contract for your firm? ☐ Yes ☐ No
3. At the time of submitting this bid form, is your firm or any key Person in your firm, ineligible to bid on or be awarded any public works contract, or perform as a subcontractor on a public works contract? ☐ Yes ☐ No
4. Has your firm, or any key Person in your firm, ever been found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity? ☐ Yes ☐ No
5. In the last ten (10) years, has your firm, or any key Person in your firm, ever been convicted of a crime involving any federal, state or local contracts? ☐ Yes ☐ No

COMPANY/RESPONDENT'S NAME (PRINT)

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit G

TAXPAYER IDENTIFICATION

Form W-9 (Rev. October 2007) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.
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Print or type See Specific instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership ☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ☐ Exempt payee ☐ Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,