

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE AWARD OF A CONTRACT FOR DESIGN-BUILD SERVICES
FOR CONSTRUCTION OF A NEW HIGH TECH HIGH SCHOOL IN SECAUCUS,
NEW JERSEY**

WHEREAS, the Hudson County Improvement Authority (the "Authority") has been duly created by resolution of the Board of Chosen Freeholders of the County of Hudson (the "County"), duly adopted September 25, 1974, as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the County Improvement Authorities Law, constituting Chapter 183 of the Pamphlet Laws of 1960, of the State of New Jersey, and the acts amendatory thereof and supplemental thereto (the "Act"); and

WHEREAS, the Hudson County Schools of Technology (the "School District"), with the concurrence of the Hudson County School of Technology Board of School Estimate, has determined the need for a new vocational and technical high school facility within the County; and

WHEREAS, the facility to be constructed will be on land owned by the County and located in the Town of Secaucus, and the construction of the facility will replace the outdated vocational and technical school building currently located in North Bergen (the "Project"); and

WHEREAS, the Project will be financed by the Authority pursuant to the provisions of Chapter 68 of the Pamphlet Laws of 2015, which became effective June 26, 2015 (the "Act"); and

WHEREAS, in accordance with the Act, the Authority is authorized to construct and finance the Project, and select a design builder to help design and construct the facilities through a design-build procurement process (the "Design-Build Process"), in a manner consistent with regulations (N.J.A.C. 19:36-1 et seq.) promulgated by the New Jersey Schools Development Authority ("NJSDA"); and

WHEREAS, the Design-Build Process was followed by the Authority with respect to the Project, and it involved a two phase approach for the selection of a design-build team, premised on a combination of cost and qualitative factors, with consideration of price at least equal to the consideration of other factors combined; and

WHEREAS, the First Phase in the Design-Build Process involved the public advertisement and issuance of a Request for Qualifications by the Authority on October 28, 2015; and

WHEREAS, the information provided in the Respondents' Qualifications Proposals was reviewed and evaluated by members of the Selection Committee established by the Authority in accordance with the NJSDA regulations, and based on the Selection Committee's review and evaluation, the Committee identified and selected a "Short List" of Respondents to compete for the design-build contract for the Project; and

WHEREAS, the Short List of Respondents, comprised of Dobco, Inc., Epic Management, Inc., Ernest Bock & Sons, Inc., Prismatic Development Corp. and Terminal Construction Corp., were then invited to participate in the Second Phase of the selection process, which involved the issuance of a Request for Proposals ("RFP") by the Authority on January 4, 2016; and

WHEREAS, the RFP required the submission by each Respondent, of a proposal in two separate parts: a Technical Proposal and a sealed Price Proposal; and

WHEREAS, Technical and sealed Price Proposals were received by the Authority on March 11, 2016 from Dobco, Inc., Epic Management, Inc., Prismatic Development Corp., and Terminal Construction Corp., and were evaluated in accordance with the NJSDA evaluation factors and the process set forth in the RFP; and

WHEREAS, based on the scores and ranking of the Respondents' Technical and Price Proposals by the Selection Committee, the Proposal submitted by Terminal Construction Corp. was deemed responsive and received the highest score and ranking based on both Price and Non-Price factors combined; and

WHEREAS, it is the recommendation of the Selection Committee that the Authority award a contract to Terminal Construction Corporation in accordance with the terms and conditions of the RFP.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Authority as follows:

Section 1. The Authority hereby approves the award and execution of a contract with Terminal Construction Corp. for Design-Build Services for the Construction of a New High Tech High School in Secaucus, New Jersey in accordance with the terms and conditions set forth the Authority's Request for Proposals.

Section 2. This Resolution shall take effect immediately.

RECORDED VOTE:

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
James P. Doran, ED.D.	X			
Jeffrey Dublin	X			
Stephen J. Gallo	X			
Nicholas Goldsack	X			
Frank Lorenzo	X			
Martin T. Martinetti				X
John A. Peneda	X			
Frank Pestana	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a Special Board Meeting thereof duly called and held on Wednesday, April 6, 2016.



KURT A. CHERRY, ASSISTANT SECRETARY PRO TEM
(SEAL)

MEMORANDUM

TO: NORMAN GUERRA
HUDSON COUNTY IMPROVEMENT AUTHORITY

FROM: LESLIE G. LONDON, ESQ.

DATE: APRIL 1, 2016

RE: EVALUATION OF PROPOSALS SUBMITTED IN RESPONSE TO THE
AUTHORITY'S RFP FOR DESIGN-BUILD SERVICES FOR THE
CONSTRUCTION OF A NEW HIGH TECH HIGH SCHOOL IN SECAUCUS,
NEW JERSEY

This Memorandum is to outline the process that was followed by the Hudson County Improvement Authority (the "Authority") in its review and evaluation of the proposals that were submitted by the four Respondents (Dobco Inc., Epic Management, Inc., Prismatic Development Corp., and Terminal Construction Corp.) in response to the Authority's Request for Proposals ("RFP") for Design-Build Services for the Construction of a New High Tech High School in Secaucus, New Jersey.

The form of RFP that was issued by the Authority was drafted in accordance with the Design-Build regulations followed by the New Jersey Schools Development Authority ("NJSDA") at N.J.A.C. 19: 36-1 et. seq. The Authority was required to follow the NJSDA Design-Build regulations pursuant to Ch. 68, P.L. 2015, which was approved in June 2015. That legislation authorized a vocational school district (the Hudson County School of Technology (the "HCST")) to request a county improvement authority (the Authority) to finance a school facilities project, and select a design builder to design and construct the facilities through a design-build procurement consistent with the NJSDA regulations. It should also be noted that the form of RFP, was submitted to the New Jersey Office of the State Comptroller for review as required, and was approved by that Office, prior to issuance by the Authority.

The NJSDA Design-Build process required the Authority to follow a two phase approach with respect to the procurement for the Project. It involved the issuance of a Request for Qualifications ("RFQ") and then a Request for Proposals ("RFP"). Prior to the issuance of the RFQ, the Authority had to establish a Selection Committee. In accordance with N.J.A.C. 19:36-2.2, the Selection Committee was to consist of a majority of Authority representatives and also representatives from the HCST. By Resolution, the Authority approved three members to serve on the Committee on its behalf and also, by Resolution, the HCST approved two members to serve on the Committee on its behalf. Also, prior to any review or evaluation of any submissions by Respondents, each member of the Selection Committee was required by N.J.A.C. 19:36-2.2(b)2, to execute a Certification that the member had no personal interest, financial or familiar, in any of the Respondents, any of the named subcontractors or sub-consultants to the Respondents, or any of the principals, subsidiaries, or parent companies of such Respondents. A

Certification was submitted by each Selection Committee Member prior to their review of the Respondents submissions to the RFQ and the RFP.

The RFQ was issued on October 28, 2015, and a Short-List of qualified Respondents was subsequently selected by the Selection Committee after review of their qualification proposals. The selected Respondents were permitted to compete for the design-build contract, and on January 4, 2016, the RFP was issued to them. The RFP phase required the Respondents to submit a Technical Proposal and Sealed Price Proposal on March 11, 2016. Upon receipt, the Sealed Price Proposals were placed by the Authority in a secure location, unopened, for subsequent public opening on March 29, 2016. Each Technical Proposal included the following information and documents: identification of Key Team Members and resumes; case studies regarding similar project experience; identification of subcontractor/sub-consultants; proposed scope of services and approach to project schedule; a Plan for inclusion of Hudson County small, women, minority businesses, suppliers and materials; proof of qualification, licensing and other standard procurement documents; financial statements; information of information of bonding capacity; insurance, approach to LEED, etc.

A copy of each Technical Proposal was provided to each of the Selection Committee Members for review and evaluation. A copy of each Technical Proposal was also provided to members of the Authority's Bridge Team, which consists of consultants in the following disciplines: Architecture, MEPFP, Geotechnical, Environmental, Structural and IT. The Bridge Team, who prepared the technical aspects and specifications of the RFP, was asked to review each Technical Proposal in order to advise and serve as a resource to the Selection Committee Members as to the technical aspects and Project issues involved. The Bridge Team presented a briefing on their review to the Selection Committee Members on March 17, 2016.

In accordance with N.J.A.C. 19:36-2.2(b)1, the Selection Committee Members were then required to independently review and evaluate the Technical Proposal documents based on specific standards and criteria that were set forth in the RFP. The standards and criteria were based on the criteria required for inclusion pursuant to NJSDA Design-Build regulations at N.J.A.C. 19:36-1 et. seq. The Selection Committee as a whole, conducted interviews on March 22, 2016 with each of the Respondents, in accordance with N.J.A.C 19:36-4.6(f). The Interviews provided the Members with an opportunity to ask questions and hear presentations by each Respondent regarding the Respondent's Technical Proposal submission.

After the Interviews, each Selection Committee Member completed an Evaluation Form for each Respondent. The Evaluation Form, which was previously provided for their use, required each Member to provide responses to specific aspects of the documents reviewed in accordance with the Technical Proposal Evaluation Criteria set forth in the RFP. The Members were also required to provide a score in each category based on the points system set forth in the RFP, and the standard scoring scale used by the NJSDA. Each Member submitted his completed Evaluation Forms to the Selection Committee Chairman, who then prepared a tally of all scores and a total average score for each Respondent based on the Technical Review.

In accordance with the NJSDA Design-Build regulations, a meeting took place on March 29, 2016, at which time the Technical Scores for each Respondent were publicly announced. At that meeting, the sealed Price Proposals were also publicly opened in accordance with N.J.A.C 19:36-4.6(g), and the Price Proposal amount submitted by each Respondent was announced. The Price Proposals were subsequently reviewed later that day and assigned price points and scores, based on the Price Calculation Formula utilized by the NJSDA.

As set forth in the RFP, the Technical Proposal Score counts for 50% and the Price Proposal counts for 50% in determining the successful Respondent.

Based on the Technical Proposal Scores and the Price Proposal Scores for each Respondent, Terminal Construction was deemed to have the highest total score. I have attached a Summary Chart which sets forth the amount of the Price Proposals submitted, and the ranking of each Respondent based on both Price and Non-Price Factors. The Technical Proposal submitted by Terminal appears to have received a high ranking score from Selection Committee Members because of the following: (1) the efforts made by Terminal to reach out to the Building Trades Council (Pat Kelleher), in response to Freeholder Resolution No. 90-2-2016, and the requirement set forth in Addendum No. 5 to the RFP, that Respondents include as part of their Proposal, a Plan for inclusion of minority, women and small businesses, suppliers, materials and apprentices, particularly from Hudson County, and the written confirmation Terminal received from the Council confirming cooperation and support of the PLA and an Apprentice Program; (2) Terminal's proposed earlier start of commencement of construction by as much as five – six months; (3) Terminal's intent to construct the garage out of concrete utilizing self-performing forces, which negates the time for steel fabrication and allows earlier commencement of construction; and (4) Terminal's overall Project Approach to expedite permitting which allows for a continuity of construction commencing early and continuing without interruption.

A Special Meeting has been scheduled for Wednesday April 6, 2016 at 5:30 p.m. at the Authority's offices, at which time the Board will consider the award of a contract with respect to the Project.

Please advise if you have any questions.

**HUDSON COUNTY IMPROVEMENT AUTHORITY
REQUEST FOR PROPOSALS
FOR DESIGN-BUILD SERVICES**

FOR

**CONSTRUCTION OF A NEW HIGH TECH HIGH SCHOOL
IN SECAUCUS, NEW JERSEY
PROPOSAL SCORES AND RANKINGS**

CONTRACTOR NAME	PROPOSAL PRICE	PRICE POINTS	PRICE RANK	NON-PRICE POINTS	NON-PRICE RANKING	TOTAL POINTS	FINAL RANK
DOBCO, INC.	\$133,940,000	100	1	67.2	3	167.2	3
EPIC MANAGEMENT, INC.	\$142,722,000	93.443	2	81	2	174.443	2
PRISMATIC DEVELOPMENT CORP.	\$163,970,000	77.579	4	61	4	138.579	4
TERMINAL CONSTRUCTION CORP.	\$143,100,000	93.161	3	85	1	178.161	1

TOTAL MAXIMUM POINTS FOR PRICE: 100

TOTAL MAXIMUM POINTS FOR NON-PRICE: 100

MAXIMUM TOTAL POINTS: 200