



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 14-1291, Version: 1

**Dept/ Agency:** Engineering

**Action:** ( ) Ratifying (X) Authorizing ( ) Amending

**Type of Service:** Professional Services Contract

**Purpose:** Delancy Street Roadway Improvements - Real Estate Appraisal Services - Right-of-Way Acquisitions/Condemnation

**Entity Name:** Stanley Jay Real Estate Appraisal Consultants

**Entity Address:** One Morton Place, Colonia, New Jersey 07067

**Contract Amount:** \$22,500.00

**Funding Source:** NJDOT

**Contract Period:** 365 consecutive calendar days from issue of a formal Notice to Proceed

**Contract Basis:** ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS

(X) Fair & Open ( ) No Reportable Contributions (X) RFP ( ) RFQ

( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a

**Addition Information:**

**WHEREAS**, the Division of Traffic and Signals, Department of Engineering, City of Newark, is in need of a New Jersey Licensed Real Estate Appraisal Firm to conduct property investigations and prepare appraisal reports and such other documents and notices that are necessary, in connection with necessary fee takings and/or easements for the Delancy Street Roadway and Drainage Improvements Project; and

**WHEREAS**, the real estate appraisal services required are exempt from public bidding pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-5 (1)(a)(i), because they must be performed by persons in a recognized profession, in this instance, real estate appraisal, whose practice is regulated by law and requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study ; and

**WHEREAS**, pursuant to the fair and open process of the State of New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.5, the Division of Traffic and Signals, Department of Engineering, City of Newark, publicly advertised a Request for Proposal (RFP) on June 11, 2014, June 18, 2014 and June 18, 2014, for the Delancy Street Roadway Improvements - Real Estate Appraisal Services - Right-of-Way Acquisitions/Condemnation; and

**WHEREAS**, on July 2, 2014, two (2) firms submitted their responses to the Request for Proposal (RFP); and

**WHEREAS**, a selection committee of personnel from the Department of Engineering, Law Department, The New Jersey Department of Transportation (NJDOT) and the North Jersey Planning Authority (NJTPA) evaluated the two (2) proposals received and unanimously selected Stanley Jay Real Estate Appraisal Consultants, One Morton Place, Colonia, New Jersey 07067, based upon their

credentials, capacity of the team to do the work, qualifications and project understanding; and

**WHEREAS**, the Acting Director of the Department of Engineering recommends an award of a contract to Stanley Jay Real Estate Appraisal Consultants, One Morton Place, Colonia, New Jersey 07067, for the Delancy Street Roadway Improvements - Real Estate Appraisal Services - Right-of-Way Acquisitions/Condemnation, in the amount not to exceed \$22,500.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

1. The Mayor and/or his designee, the Acting Director of the Department of Engineering are hereby authorized on behalf of the City of Newark to accept the proposal dated June 30, 2014, submitted by Stanley Jay Real Estate Appraisal Consultants, One Morton Place, Colonia, New Jersey 07067, and execute Contract No. 09-2014PS, for the Delancy Street Roadway Improvements - Real Estate Appraisal Services - Right-of-Way Acquisitions/Condemnation, in the amount not to exceed \$22,500.00.
2. Attached hereto is a Certification of Funds issued by the Chief Financial Officer, City of Newark, which states that there are available sufficient legally appropriated funds for the purpose set forth hereinabove. A copy of the Certification of Funds issued shall be filed in the Office of the City Clerk by the Acting Director of the Department of Engineering together with this resolution.
3. No amendments or modifications to this contract are allowed without prior Municipal Council approval.
4. A fully executed copy of the contract shall be filed in the Office of the City Clerk by the Acting Director of the Department of Engineering and available for inspection.
5. This contract is to be completed within a period of 365 consecutive calendar days from issue of a formal Notice to Proceed by the Acting Director of the Department of Engineering.
6. The public bidding process under the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1, complies with the Fair and Open Process of the State of New Jersey Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.5 as a Fair and Open contract, and is in compliance with Executive Order MEO-07-0001, effective March 31, 2007 and the City of Newark Contractor Pay-to-Play Ordinance, 2:4-22C.
7. There shall be no advance payments made against this contract in accordance with N.J.S.A. 40A:5-16.
8. Funds for this contract in the amount of \$22,500.00 is provided as below:  
Fund 051, Dept. G13, Project E13WO, Account 71930, Budget Year B2013.
9. A Notice of this action shall be published in the newspaper authorized by law to publish a legal advertisement and as required by law within ten (10) days of adoption of this Resolution.

**STATEMENT**

This resolution authorizes the Mayor and/or his designees, the Acting Director of the Department of Engineering, on behalf of the City of Newark to accept the proposal dated June 30, 2014, submitted by Stanley Jay Real Estate Appraisal Consultants, One Morton Place, Colonia, New Jersey 07067, and execute Contract No. 09-2014PS, for the Delancy Street Roadway Improvements - Real Estate Appraisal Services - Right-of-Way Acquisitions/Condemnation, in the amount not to exceed \$22,500.00.