

Dover Downtown Redevelopment RFP

Questions and Responses

(Last Revised April 21, 2014, 2014)

Question:

Are there any surveys or tax maps that you can provide for the designated parcels?

Response:

There are no available property surveys for the parcels. The Town of Dover Tax Maps can be downloaded at:

<http://www.dover.nj.us/Documents/Tax/TaxmapBook2009.pdf>

Question:

Do you have specific criteria outlining how ownership will be detailed?

Response:

Ownership of Redevelopment Parcels – The ownership of Redevelopment Parcels will be negotiated as part of the redevelopment agreement for each parcel. It is anticipated by the Town of Dover that ownership will transfer to the designated redeveloper with whom a redevelopment agreement is successfully negotiated and executed. However, other arrangements, such as a long term lease or lease purchase agreement, may be considered as part of the redevelopment agreement for portions of a redevelopment project if agreeable to both the Town and the redeveloper. Item 9, “Project Financing” requires that the project proforma outline all project costs. Such project costs include land acquisition. Respondents should project whether they project a cost for acquisition of one or more of the Redevelopment Parcels or anticipate that the Parcel(s) would be conveyed by the Town at no cost in order for the redevelopment project(s) to proceed.

Question:

Are the values set forth for the respective parcels in the Table of Redevelopment Parcels, the consideration that Dover expects for the transfer of the respective parcels to any successful redeveloper/applicant? If not, what are the values or is there a protocol that Dover prefers to determine value.

Response:

The values set forth in the table represent the most current assessed values provided by the Tax Assessor and do not necessarily represent the value expected by the Town for use or conveyance of the property. Such value will depend on the type and quality of proposed development on each Parcel and related costs thereof and will be determined upon negotiation within a redevelopment agreement.

Question:

Does Dover have any parking counts or demand analysis with respect to any or all of the Redevelopment Parcels. If so, can that information be made available?

Response:

The Town of Dover had a report done by Wiley Engineering, PC on parking usage of the subject lots in 2003, which predated the Town's conversion to a kiosk payment system and reflects some conditions which have changed. We will post that report on the project website. The Town will investigate availability of more recent parking usage data based on kiosk records and provide an updated response on the website if and when it is available.

The Wiley Report can be found here:

<http://www.dover.nj.us/Documents/Downtown%20Redevelopment%202014/Downtown%20Parking%20Study%20-%20Wiley.pdf>

Begin Revisions of 4/21/14

Question:

During the informational meeting on April 8, 2014, there was discussion of the Procedural Time Line (pp. 10-11). Please clarify. It would appear that 90 days for Redevelopment Agreement, followed by 90 days to submit fully engineered plans, then followed by the approval process (60 days) is more realistic.

Response:

The Town of Dover concurs with the comment/question regarding the time line. The RFP is revised as follows:

Page 10, "Procedural Time Line", the entire section is replaced with the following:

PROCEDURAL TIME LINE

After the award of the RFP to the selected Redeveloper, the Redeveloper will have 90 days to enter into the Redevelopment Agreement with the Town of Dover. The Redeveloper will have 90 days from execution of the Redevelopment Agreement to submit fully engineered plans and detailed architectural plans and elevations including proposed surfaces and materials ("Plans") to the Mayor and Board of Aldermen, acting as the Redevelopment Entity, including all proposed uses and meeting all requirements of this RFP and a consistency determination of the project to the Dover Form-Based Code or redevelopment plan adopted pursuant thereto. The Town of Dover will consider requests for designation of one or more of the Redevelopment Parcels as an Area In Need of Redevelopment, but the financial justification for such a designation shall be provided by the Respondent to this RFP if the proposal is being submitted based upon that designation. Otherwise, the Town would proceed with the adoption of a redevelopment plan based on the Town-wide rehabilitation area designation.

Once these Plans are approved by the Mayor and Board of Aldermen, acting as the Redevelopment Entity, the Redeveloper will follow the procedures for approval in the Downtown Parcel Redevelopment Plan that is prepared and adopted after Redeveloper responses are received. This approval phase shall be completed no later than 60 days from the approval of the plans by the Mayor and Board of Aldermen, acting as the Redevelopment Entity.

Question:

Can Dover provide more content or specifics as to “the scope of the Project as defined by Dover” on page 13, Item 5?

Response:

The intent is for the Respondent to summarize their understanding of the scope and identify if they believe there is need for clarification or interpretation of the scope (“gaps”).

Question:

What is meant by the last sentence under “4. Background/Experience”, with respect to the preference to waterfront restaurants and concessions?

Response:

This reference to “waterfront restaurants and concessions” was an error. The RFP is revised as follows:

Page 12, “4. Background/Experience”, first paragraph is replaced with the following:

4. Background/Experience

Include a brief history of the Respondent and how its experience is analogous to and qualifies it to meet the requirements of the RFP. The citation of specific comparable projects that are currently being worked on or have been completed in the past ten (10) years is strongly encouraged and Respondents supplying the same shall be given more weight. Preference will be given to project experience involving the design, construction and operation of Downtown Transit Oriented Redevelopment Projects.

End Revisions of 4/21/14