PUBLIC NOTICE

REQUEST FOR PROPOSALS

The East Windsor Municipal Utilities Authority in Mercer County, New Jersey is requesting proposals for Appraisal Services for Property Acquisitions. Proposals must be submitted by Tuesday, February 11th 2020 at 10:00 A.M. to the Executive Director, East Windsor Municipal Utilities Authority, 7 Wiltshire Drive, East Windsor, New Jersey 08520. For a copy of the Request for Proposal, please visit our web site: www.eastwindsormua.com or contact the Executive Director using the contact information below. Proposals are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

Richard Brand

Executive Director
Rbrand@eastwindsormua.com.
609.443.6000 x7603

Dated: January 21, 2020

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

REQUEST FOR PROPOSALS FOR APPRAISAL SERVICES

The East Windsor Municipal Utilities Authority desires to obtain proposals for Appraisal Services through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

The services shall be provided by a person licensed in the State of New Jersey and currently holds a New Jersey Certified General Appraiser License.

Proposals are requested for the following parcel:

Parcel No. 1	**Tax Block & Lot:**	**Block 63, Lot 6**
	Street Address:	**159 Princeton-Hightstown Rd**
	Property Size:	**16.6 acres**
	Zoning:	**Research Office (RO)**
	Owner Contact Information:	Qts Investment Properties E. Windsor 12851 Foster St. Overland Park, KS 66213

INCLUDED WITH THE PROPERTY INFORMATION IS A SKETCH INDICATING THE PORTION OF THE EXISTING LOT WHICH IS TO BE SUBDIVIDED AND NOT INCLUDED IN THE PROPERTY VALUATION.

Property Information

The following information is provided as an APPENDIX for the designated property:

1. Property location as reflected on the East Windsor Township tax map;
2. Aerial photograph;

This information has been prepared from sources deemed reliable but its accuracy should be confirmed in preparing the appraisal report.

Scope of Work

For the designated property:

1. Prepare and deliver Ten (10) copies of a written comprehensive appraisal report.
2. Work with the East Windsor MUA in addressing any comments or concerns by the East Windsor MUA and/or any Local, State or County agency regarding the appraisal, when requested.
3. Report Due Date. The written appraisal report shall be delivered to the East Windsor MUA no later than THIRTY (30) calendar days from the date a written Notice to Proceed is issued to the contractor.

Proposal Submission Requirements

Ten (10) copies of the proposal should be submitted by Tuesday, February 11, 2020 at 10:00 A.M. Proposals should be mailed or delivered to:

Attn: Richard Brand
Executive Director
East Windsor Municipal Utilities Authority
7 Wiltshire Drive
East Windsor, NJ 08520

Proposals are required to be submitted on the attached FEE PROPOSAL FORM(s).

All proposals received by the date and time noted above will be publicly opened and the name of the individual and fee proposal shall be announced.

Other Proposal Content Requirements

Firms submitting a proposal should submit the following additional information and documents:

1. Statement of qualifications and experience of person(s) performing the work including a resume.
2. Fee proposal.
3. A copy of your New Jersey Business Registration.
4. A copy of your Employee Information Certificate.
5. An executed Affidavit of Compliance (copy enclosed).
6. An executed Affirmative Action (copy enclosed).

Evaluation of Proposals

The evaluation of proposals will be based on the following factors:

1. Experience and reputation of the individual.
2. Knowledge of real estate appraisal.
3. Knowledge of the municipality.
4. Fee proposal for service.
5. Responsiveness to the Request for Proposal.
6. Other factors if demonstrated to be in the interest of the East Windsor MUA as determined in the discretion of the East Windsor MUA Board.

Award of Contract

The East Windsor MUA Board shall award the professional service contract for Appraisal Services based upon the most advantageous proposal, price and other factors considered, at a public meeting of the East Windsor MUA Board.

TOWNSHIP OF EAST WINDSOR

AFFIDAVIT OF COMPLIANCE WITH SECTION 2.36 OF THE REVISED GENERAL ORDINANCES OF EAST WINDSOR TOWNSHIP

State of_____:

County of_____:

I, _____
(Name of Professional Business Entity(s); if a corporation, name of officer making affidavit)

being duly sworn, affirm that I am aware of the provisions of Section 2.36 of the Revised General Ordinances of East Windsor Township, which was enacted by Ordinance No. 2004-21 adopted by the East Windsor Township Council on January 11, 2005 and made effective as of April 1, 2005. In accordance with that Ordinance, I further declare that neither the professional business entity with which I am associated, nor I, have made any contributions in excess of the limits permitted under Section I, subparagraph (d) of the said Ordinance within the past calendar year, to any East Windsor Township Council candidate or office holder, or to any municipal or county party committee or to any political action committee that is organized for the purpose of promoting or supporting East Windsor Township candidates or office holders. I further declare that I am aware that if it is determined that such contributions have been made, that it will be deemed as a material breach of any professional services agreement that I have entered into with the Township of East Windsor and that I may be subject to penalties as may be provided by law, including those set forth in Section 2.36 of the Revised General Ordinances of East Windsor Township.

_____
Signature of Person Making Affidavit

Sworn and subscribed to before me this

_____day of_____, _____.

My Commission expires

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
(N.J.S.A. 10.5-31 et seq., N.J.A.C. 17:27)

GOODS, SERVICES AND PROFESSIONAL SERVICES 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, affection- al 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 AA-302 (electronically provided by the Division and distributed 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 Purchase & Property, CCAU, EEO Monitoring Program 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 Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq.

Signature: _____

Print Name: _____

Date: _____

APPRAISAL SERVICES FEE PROPOSAL FORM

Parcel No. 1

Tax Block & Lot:	**Block 63, Lot 6**
Street Address:	**159 Princeton-Hightstown Rd**
Property Size:	**16.6 acres**
Zoning:	**Research Office (RO)**
Owner Contact Information:	Qts Investment Properties E. Windsor 12851 Foster St. Overland Park, KS 66213

INCLUDED WITH THE PROPERTY INFORMATION IS A SKETCH INDICATING THE PORTION OF THE EXISTING LOT WHICH IS TO BE SUBDIVIDED AND NOT INCLUDED IN THE PROPERTY VALUATION.

I will perform the Appraisal Services requested in accordance with the East Windsor MUA's Request for Proposals for the lump sum fee of:

IN WORDS: _____

IN NUMBERS: $ _____

Signature: _____

Print Name: _____

Address: _____

Telephone and/or Cell Number: _____

Facsimile Number: _____

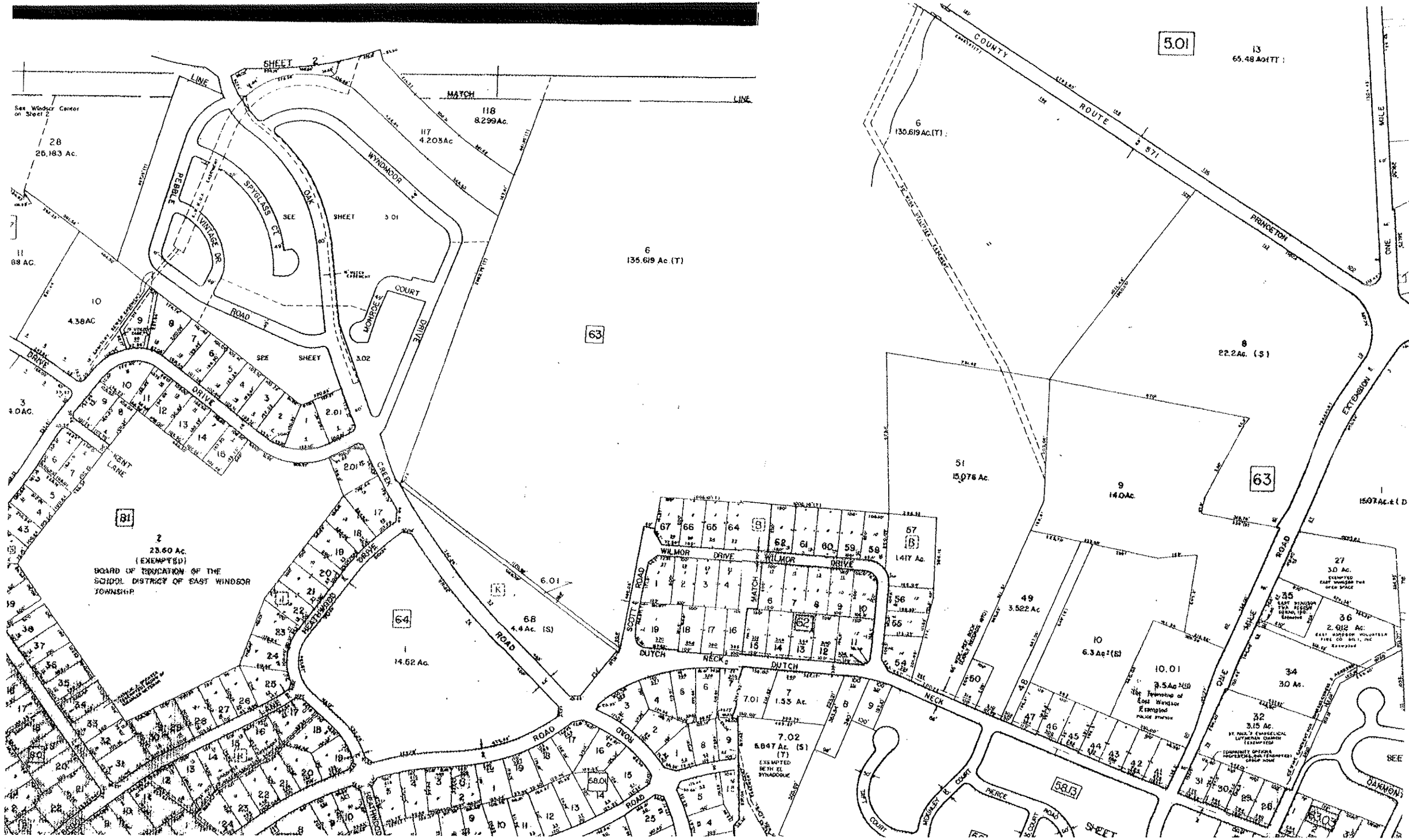
E-Mail Address: _____

APPENDIX

A

Parcel No. 1	**Tax Block & Lot:**	**Block 63, Lot 6**
	Street Address:	**159 Princeton-Hightstown Rd**
	Property Size:	**16.6 acres**
	Zoning:	**Research Office (RO)**
	Owner Contact Information:	Qts Investment Properties E. Windsor 12851 Foster St. Overland Park, KS 66213

PIERCE RD
MCKINLEY CT
TAFT CT
MAPLE STREAM RD
HEATHWOOD DR
DUTCH NECK RD
OAK CREEK RD
SCOTT RD
WILMOR DR
WYNDMOOR DR
PRINCETON HIGHTSTOWN RD
WINDSOR GENTILER DR


SHEET 2
MATCH LINE
See Windsor Center on Sheet 2
28
26.183 Ac.
118
8.299Ac.
117
4.208Ac
WINDSOR
OAK
SPYGLASS CT.
PEBBLE
VINTAGE DR.
SEE SHEET 3.01
6
135.619 Ac.(T)
MONROE COURT
ROAD
SEE SHEET 3.02
10
4.38AC
DRIVE
KENT LANE
63
2.01
CREEK
81
2
23.60 Ac.
(EXEMPTED)
BOARD OF EDUCATION OF THE SCHOOL DISTRICT OF EAST WINDSOR TOWNSHIP
64
1
14.62 Ac.
6.01
68
4.4 Ac. (S)
HEATHWOOD
SCOTT ROAD
WILMOR DRIVE
DUTCH NECK ROAD
62
7.01
7
1.53 Ac.
7.02
6.847 Ac. (S)
(T)
EXEMPTED BETH EL SYNAGOGUE
58.01
58.13
LAKE COURT
MCKINLEY COURT
PIERCE COURT
57
1.417 Ac.
51
15.076 Ac.
49
3.522 Ac
10
6.3 Ac.±(S)
10.01
3.5 Ac.±(S)
Township of East Windsor Exempted
POLICE STATION
COUNTY ROUTE 571
PRINCETON
5.01
13
65.48 Ac.(T)
8
22.2Ac. (S)
9
14.0Ac.
63
EXTENSION
ONE MILE
27
3.0 Ac.
EXEMPTED EAST WINDSOR TWP OPEN SPACE
35
36
2.012 Ac.
34
3.0 Ac.
32
3.15 Ac.
ST. PAUL'S EVANGELICAL LUTHERAN CHURCH
EXEMPTED
COMMUNITY OPTIONS
DAKMONT
SEE SHEET