

TOWNSHIP OF BERLIN
REQUESTS FOR QUALIFICATIONS FOR
PROFESSIONAL SERVICES CONTRACTS TO BE AWARDED BY
CRITERIA ESTABLISHED PURSUANT TO N.J.S.A. 19:44A-1 ET.SEQ.

The Township of Berlin solicits sealed statements of qualifications for applicants for appointment to the following **2025** professional positions pursuant to a fair and open process in accordance with N.J.S.A. 19:44-20.5. Responses should address the general criteria, mandatory minimum criteria for the position sought, as well as the State required forms listed below. Two **(2) copies** of the responses must be received by Catherine Underwood, Township Clerk, Township of Berlin, 135 Route 73 South, West Berlin, NJ 08091, no later than **10:00 AM Thursday, December 5, 2024**. Any response received after said opening, whether by mail or otherwise, will be deemed non-responsive. No response will be accepted after the date and time set forth above. **The response must be submitted in a sealed envelope with the name of the firm or individual submitting the proposal clearly marked on the outside of the envelope.** The Township assumes no responsibility for delays in any form of carrier, mail, or delivery service causing the response to be received after the above-referenced due date and time. Submission by fax, telephone or email is not permitted. The final selection shall be made at the sole discretion of the Mayor and Council. Unless otherwise noted, appointments shall be for the calendar year of **2025** at the Township Reorganization Meeting and subject to the execution of an appropriate contract.

- a) **Stockholder Disclosure Certification**
- b) **Non-Collusion Affidavit**
- c) **Affirmative Action Compliance Notice**
- d) **Affirmative Action Mandatory Language**
- e) **Americans with Disabilities Act Mandatory Language**
- f) **Notice of Pending Disclosure Requirement (“Pay to Play”)**
- g) **Business Registration Certificate to be presented with proposal (may register online at www.nj.gov/treasury/revenue/busregcert.shtml)**

MUNICIPAL ATTORNEY

GENERAL CRITERIA: The Township of Berlin desires to appoint a municipal attorney who will be the chief, general legal officer of the Township. Applicants should demonstrate knowledge of general New Jersey municipal law, New Jersey redevelopment law and municipal contract law. Any experience or knowledge of matters directly affecting the Township of Berlin should be addressed.

MANDATORY MINIMUM REQUIREMENTS:

1. Must be licensed to practice law in the State of New Jersey for a period of not less than ten (10) years preceding the proposed appointment, and eligible to appear

before all state and federal courts in New Jersey, as well as New Jersey administrative agencies and the Office of Administrative Law.

2. Must have a minimum of seven (7) years experience in the general representation of municipal governments or municipal authorities.

3. Must list past and present municipal or government authorities represented.

4. Must maintain a bona fide principal office in the State of New Jersey.

5. Must have sufficient support staff available to provide all general legal services required by the Township including, but not limited to, legal research, preparation of resolutions, preparation of ordinances, preparation of contracts and other legal documents.

6. Must provide hourly billing rates of employees possibly assigned to service the Township of Berlin.

MUNICIPAL BOND COUNSEL

GENERAL CRITERIA: The Township of Berlin desires to appoint an attorney or firm who will be the primary legal representative of the Township in all matters relating to the issuance of public debt instruments including bonds and bond anticipation notes of the Township. Applicant should demonstrate knowledge of municipal bond and finance law. Any experience or knowledge of matters that directly affect the Township of Berlin should be addressed.

MANDATORY MINIMUM REQUIREMENTS.

1. Must be licensed to practice law in the State of New Jersey and eligible to appear before all state and federal courts and administrative offices of the State of New Jersey for a period of not less than ten (10) years preceding appointment.

2. Must have a minimum of ten (10) years experience representing municipal entities in connection with the approval of bond ordinances and the issuance of municipal bonds and/or notes.

3. Must have sufficient support staff to provide all services required by the Township including, but not limited to, the preparation of all documents necessary and incidental to the issuance of bonds and other municipal obligations.

4. Must list past and present public entities represented as Bond Counsel.

5. Must provide hourly billing rates for employees possibly assigned to service the Township of Berlin

MUNICIPAL AUDITORS

GENERAL CRITERIA: The Township of Berlin desires to appoint a firm of certified public accountants to act as municipal auditors for the Township of Berlin. Applicant should demonstrate knowledge of municipal auditing laws and regulations and experience in providing advice to municipal entities on records compliance issues. Any experience or knowledge of matters that directly affect the Township of Berlin should be addressed.

MANDATORY MINIMUM REQUIREMENTS:

1. The firm must employ a minimum of ten (10) certified public accountants who have been licensed in that capacity for a period of not less than seven (7) years each prior to the date of appointment.

2. The firm must employ a minimum of five (5) registered municipal accountants licensed and qualified in that capacity for a minimum of five (5) years each prior to the appointment

3. Must have a minimum of ten (10) years' experience in providing auditing services to municipalities within the State of New Jersey.

4. Must maintain a current principal office within the State of New Jersey.

5. Must describe any special services available to municipal clients.

6. Must list all past and present municipal clients.

7. Must provide hourly billing rates for employees possibly assigned to service the Township of Berlin.

TOWNSHIP APPRAISER

GENERAL CRITERIA:

The Township desires to appoint an appraiser to perform real estate appraisal services on an as needed basis. The Township is in the process of implementing a number of projects that involve plans for a new municipal building, redevelopment, and other forms of development. The appraisals are to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. The Township may after appointment request lump sum quotations for each

property in addition to the hourly prices that are obtained from this request. Unless otherwise specified by the Township in the work order, each appraisal report must be prepared in the form and content of the “complete appraisal reported in a summary format” (as defined by USPAP) within a reasonable time period prescribed by the Township. The purpose and function of the report may be to enable the Township to determine the correct fair market value of a particular parcel and/or to offer “just compensation” (as defined by NJ law in eminent domain proceeding) to the property owner. The appraiser shall not engage the services of any subcontractor or agents without prior notice and prior written approval of the Township.

MANDATORY MINIMUM REQUIREMENTS:

- 1) The applicant must be a NJ State Certified Real Estate Appraiser qualified as such for a period of not less than (10) years prior to appointment.
- 2) The applicant must have a minimum of ten (10) years experience in appraising real property in the County of Camden.
- 3) The applicant must have a minimum of ten (10) years experience in expert testimony before judicial or quasi-judicial entities or must have demonstrable experience as an appraiser establishing values for the purpose of condemnation matters.
- 4) The applicant must list past and present municipal or governmental authorities represented.
- 5) The applicant must maintain a bona fide principal office in the State of New Jersey.
- 6) For other services such as court appearances, expert testimony and possible meetings and presentations the applicant must provide hourly billing rates of all employees possibly assigned to the Township of Berlin.

SPECIAL LABOR COUNSEL

GENERAL CRITERIA: The Township of Berlin desires to appoint a special labor attorney, where requested, to provide legal guidance and representation to the Township in legal matters concerning contract negotiations with the Township’s collective bargaining units. Applicants should demonstrate knowledge of general New Jersey municipal law, New Jersey municipal contract law as it relates to labor matter, and specialize in the area of labor relations, negotiations, mediation and arbitration. Any experience or knowledge of matters directly affecting the Township of Berlin should be addressed.

MANDATORY MINIMUM REQUIREMENTS:

1. Must be licensed to practice law in the State of New Jersey for a period of not less than ten (10) years preceding the proposed appointment, and eligible to appear before all state and federal courts in New Jersey, as well as New Jersey administrative agencies and the Office of Administrative Law.
2. Must have a minimum of seven (7) years experience in the general representation of municipal governments or municipal authorities as a labor attorney.
3. Must list past and present municipal or government authorities represented.
4. Must maintain a bona fide principal office in the State of New Jersey.
5. Must have sufficient support staff available to provide labor related legal services required by the Township including, but not limited to, negotiations with collective bargaining units, mediation and arbitration.
6. Must provide hourly billing rates of employees possibly assigned to service the Township of Berlin.

INSURANCE CONSULTANT

GENERAL CRITERIA: The Township of Berlin desires to appoint a risk management consultant to assist the Township in dental, health, prescription benefits, along with identifying and scheduling its insurable property and casualty exposures. Also to assist the Township in understanding the various coverages available from the Camden County Joint Insurance Fund and the MEL Excess Liability Joint Insurance Fund, as well as perform any other risk management related services required by the Fund's bylaws. The Consultant will assist the Township in procuring and awarding, dental, health and prescription insurance. In addition, the consultant shall review any additional coverage that the consultant feels should be carried, but are not available from the Fund and subject to the Township's authorization, place such coverages outside the Fund. The consultant may also review certificates of insurance from contractors, vendors and professionals when requested by the Township, as well as review loss and engineering reports and assist where needed in the settlement of claims.

MANDATORY MINIMUM REQUIREMENTS:

1. Must be licensed to practice as an insurance producer in the State of New Jersey for a period of not less than seven (7) years preceding the proposed appointment.
2. Must have a minimum of seven (7) years experience as a risk management consultant of municipal governments or municipal authorities.

3. Must list past and present municipal or government authorities represented.
4. Must maintain a bona fide principal office in the State of New Jersey.
5. Must have sufficient support staff available to provide risk management consulting services required by the Township.
6. Must provide a flat fee amount to be billed for services for the year. The fee can not be based on a percentage of the Township's Joint Insurance Fund Assessment, as recommended by the Best Practices Inventory required to be filed by the CFO and the Township with the State of New Jersey Division of Local Government Services.

PROJECT ENGINEER

GENERAL CRITERIA: The Township of Berlin desires to appoint a firm to provide engineering services for specified projects to the Township on an as needed basis. Applicants should demonstrate knowledge and experience with respect to all aspects of engineering services required by a municipal entity. Any experience or knowledge of matters that directly affect the Township of Berlin should be addressed.

MANDATORY MINIMUM REQUIREMENTS:

1. Must be certified to provide engineering services in the State of New Jersey.
2. Must have a minimum of seven (7) years experience in providing consulting services to municipalities including demonstrated experience with road programs, drainage improvement projects, combined sewer projects, utility upgrades and replacement, public building improvement programs, recreational facilities, land surveying and mapping projects.
3. Must be experienced in obtaining permits and approvals from various state, county and local regulatory agencies.
4. Must maintain a staff of New Jersey licensed or certified professionals sufficient to service the Township of Berlin including, but not limited to: civil engineers, land surveyors, planners, environmental scientists and construction Clerks.
5. Must maintain a principal office location in close proximity to the Township of Berlin so as to be able to respond to emergent matters promptly.
6. Must be experienced in the preparation of grant applications.

7. Must have project managers with at least seven (7) years of municipal experience.
8. Must list past and present municipalities served as Project Engineer.
9. Must provide hourly billing rates for employees possibly assigned to service the Township of Berlin.

PROFFESIONAL PLANNER

GENERAL CRITERIA: The Township of Berlin desires to appoint a firm to provide Professional Planner services for specified projects to the Township on an as needed basis.

MANDATORY MINIMUM REQUIREMENTS:

1. The individual, which will be responsible for the professional planning services for the Township, must be a New Jersey Licensed Professional Planner, in good standing and certified with and a member of the American Institute of Certified Planners.
2. The Professional Planner, to be appointed by the Township, must be in responsible charge of all land planning services, attending all meetings and participating in all conversations, regarding professional land planning services, with representatives of the Township, County and State departments and agencies. The appointed Professional Planner shall make all presentations to the Township Governing Body and Planning Board and State and County departments and agencies.
3. The appointed Professional Planner shall have a minimum of twelve (12) years of experience of performing professional planning services for, at least ten (10) municipalities within New Jersey and preferably with municipalities with Southern New Jersey and more particularly within Camden County, New Jersey. The planning services include, but are not limited to, review of development plans; review of existing and preparation of master plans, reexamination rehabilitation reports; evaluation of existing land uses and conditions; knowledgeable in current and projected development trends and the review of existing and preparation of zoning and land use ordinances.
4. The appointed Professional Planner shall have a minimum of twelve (12) years of experience and expertise, regarding the past and current laws and regulations on

affordable housing in New Jersey including, but not limited to, N.J. Fair Housing Act. N.J. Council on Affordable Housing and decisions of the New Jersey Courts.

5. The appointed Professional Planner shall have a minimum of twelve (12) years of experience and expertise, regarding redevelopment laws and regulations in New Jersey including, but no limited to, evaluation of the conditions of lands and buildings; performance, preparation and presentation of redevelopment and rehabilitation studies and plans and redeveloper's agreements; P.I.L.O.T. arrangements; funding programs for redevelopers through the State agencies and assisting municipal governing bodies and planning boards with the required redevelopment processes and respective legislative actions.
6. The appointed individual must be knowledgeable in the regulations established by the New Jersey Pinelands Comprehensive Management Plan and must have a working relationship with current, key staff members of the Pinelands Planning Department.
7. Must have a minimum of ten (10) years of experience in the performance of land planning services for private residential, commercial and mixed-use developments in New Jersey.
8. The appointed individual must be available to attend meetings, in-person, during normal business hours and Council and Planning Board Meetings, during the evening hours.
9. The appointed Professional Planner must be an effective communicator, written and verbally.

Catherine Underwood
Berlin Township, RMC