



Town of Oyster Bay
Department of Planning and Development
Nassau County, New York

REQUEST FOR PROPOSALS
FOR
PLANNING CONSULTANT SERVICES

SOLICITATION NUMBER P&D 5-2018
(RE-ISSUE OF P&D 1-2018)

ISSUANCE DATE:	MAY 18, 2018
THIS RESPONSE IS DUE BY:	JUNE 8, 2018 BY 3:00 P.M.
COPIES TO SUBMIT:	Three (3) Hardcopies

TECHNICAL ASSISTANCE
WITH PLANNING SERVICES FOR PLANNING AND ZONING MODIFICATIONS
TO THE TOWN OF OYSTER BAY'S "CB" (CENTRAL BUSINESS) ZONING DISTRICT
DESIGNATION IN HICKSVILLE, NEW YORK

REQUEST FOR PROPOSALS

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INTRODUCTION: In accordance with the Town's qualification based consultant procurement policy, the Town of Oyster Bay Department of Planning and Development (hereinafter referred to as the "Department") is seeking proposals from qualified professional consulting firms for various consulting services to be performed in regard to the potential planning and zoning modification to the "CB" (Central Business) Zoning District designation in Hicksville, New York. This RFP is being issued in furtherance of a planning study commissioned by New York State as part of the Hicksville Downtown Revitalization Initiative. The Hicksville Downtown Revitalization Initiative encompasses the "CB" Zoning District area in Hicksville, New York.

FORM OF PROPOSAL: Firms must submit three (3) hardcopies of each technical proposal with additional relevant information. Proposals should be organized as described in Attachment No. 1 herein. Responses should be submitted by 3:00 P.M. on June 8, 2018 to:

Elizabeth L. Maccarone, Commissioner
Town of Oyster Bay Department of Planning and Development
74 Audrey Avenue
Oyster Bay, New York 11771
Telephone: (516) 624-6294
Fax: (516) 624-6240

AUTHORIZED CONTACT PERSON: Prospective firms are advised that the authorized Town of Oyster Bay (hereinafter referred to as the "Town") contact person for all matters concerning this Request For Proposal (hereinafter referred to as the "RFP") is James McCaffrey, Deputy Commissioner, Department of Planning and Development, with an e-mail address of jmccaffrey@oysterbay-ny.gov.

QUALIFICATION BASED SELECTION PROCESS: The Town, after receipt and review of responses to this RFP, reserves the right to reject all proposals based upon the information provided by the firm in their proposals and based upon subsequent negotiations between the Town and the firm. The review process of the RFPs submitted is based on the qualifications of the firm for the nature of that project. The Town also reserves the right to subdivide individual items and award one or more portions to one firm and other portions to one or more other firms.

CRITERIA FOR EVALUATION: The criteria to be used by the Town in evaluating these proposals are as follows:

- The experience of the firm in assignments of similar size, scope and complexity.
- Special knowledge relevant to the project.
- The size, staffing, resources and financial capability of the firm.
- The firm's knowledge and experience with Town procedures and programs involved in the assignment.

- The firm's past performance with the Town.
- Time constraints and deliverability service.

It is further expressly acknowledged that the quality of the services to be rendered is of paramount importance to the Town.

USE OF SUBCONSULTANTS AND OTHER SUBORDINATE ENTITIES: Prospective firms are advised that the Town will entertain proposals that include the use of sub-consultants and/or other subordinate entities. In such event, the proposal must clearly state the extent and nature of the work proposed to be delegated to the sub-consultant or other entity.

FAMILIARIZATION WITH CURRENT PROCEDURES, PROGRAMS, AND DOCUMENTS: It is the sole responsibility of the prospective firms to familiarize themselves with the current operations of the Town and Department and any other information which is necessary and relevant to the scope of this RFP. Any and all costs borne by the prospective proposer in familiarizing themselves with the above are to be borne solely by the prospective proposer. In the event that the prospective proposer is ultimately awarded a contract pursuant to this RFP, the Town will not allow any claims for payment which include billable time for such familiarization costs, employee training/certification, etc., regardless of whether they were incurred prior to or following the submission of the proposer's proposal.

PAYMENTS AND CLAIMS: The Consultant shall submit a wage rate schedule for all staff that would provide services as part of this Contract, as detailed in Attachment 1. The awarding resolution for this project to the Consultant(s) shall serve as the Agreement for which services will be provided. Payments to the successful proposer will be made in accordance with the terms of this RFP, whose specific details are included as part of Attachment 2.

INSURANCE REQUIREMENTS: The Consultant shall secure and maintain such insurance as will protect itself and the Town from claims under the Workmen's Compensation Acts, also secure and maintain bodily injury and property damage liability insurance coverage as will protect the firm and the Town from claims which may arise from the performance of all services under this Contract, in minimum limits of \$1,000,000.00, bodily injury and \$500,000.00 property damage, a Professional Liability Policy in an amount not less than \$1,000,000.00 insuring the Consultant against errors and omissions. The said insurance policies or certificates will be submitted for approval as to form to the Town Attorney's Office prior to the approval of this Contract, and copies then filed with the Town.

SCOPE OF SERVICES

The Department, through this RFP, seeks the services of qualified consultant firms to provide the Department with technical assistance in reviewing, proposing and implementing potential zoning changes to the "CB" (Central Business) Zoning District in Hicksville, New York. This RFP will be for the period from the award date to December 31, 2019.

The selected firms should be prepared to respond with appropriate technical staff on an as-needed basis.

Specific tasks for this assignment are expected to include, but may not necessarily be limited to:

1. Provide technical assistance directly to the Commissioner and/or Deputy Commissioner of the Department, and undertake all technical support tasks for this assignment, including those outlined below, at the specific direction of the Commissioner and/or Deputy Commissioner or his/her designee.
2. Comprehensively review and provide comments and conceptual modifications to the existing "CB" (Central Business Zoning District designation in Hicksville, New York pursuant to Chapter 246 (Zoning) of the Code of the Town of Oyster Bay. Such reviews can be based on existing zoning regulations, the standards and requirements of Chapter 246 (Zoning), as well as good professional land use planning practices.
3. Provide guidance to create effective design guidelines, processes and procedures for the review of detailed site plans and zoning applications in accordance with Chapter 246 (Zoning) and the modifications of the "CB" (Central Business) Zoning District designation in Hicksville, New York which ultimately will be approved by this Department, the Planning Advisory Board and/or the Town Board.
4. Participate in technical meetings with Town representatives and the general public to review and discuss proposed conceptual zoning changes to the "CB" (Central Business) Zoning District designation in Hicksville, New York.
5. Interact with other Town departments and other municipal agencies involved in the planning and zoning change review in order to facilitate the integration of the Department's potential new zoning and land use initiatives in the "CB" (Central Business) Zoning District designation in Hicksville, New York. This primarily will include (but not limited to) the Department of Environmental Resources, which is charged with administering the Town's technical review pursuant to the New York State Environmental Quality Review Act (SEQRA), as well as the Office of the Town Attorney in regard to any legal issues.

6. Provide expert testimony on behalf of this Department at hearings and other public meetings, as needed, regarding the proposed zoning modifications and other related matters pertaining to the potential zoning changes to the "CB" (Central Business) Zoning District designation in Hicksville, New York.
7. The prospective planning firm must have the ability/capability to update this Department's Zoning Maps based on the recommendations adopted by the Town Board.

ATTACHMENT NUMBER 1

FORMAT OF PROPOSAL

Proposals should be organized as shown below with tab dividers between sections and should include all the information indicated. Note that elaborate brochures or other presentations beyond those sufficient to present a complete and extensive response to this solicitation are not desired. Four (4) hardcopies shall be submitted.

SECTION A. INTRODUCTORY STATEMENT

SECTION B. QUALIFICATIONS AND APPROPRIATENESS OF PROPOSED STAFF

1. Project team.
2. Provide names and resumes of key personnel proposed for this project.

SECTION C. APPROPRIATENESS AND QUALITY OF PROPOSER'S EXPERIENCE

1. Include experience with municipalities with a similar scope of work.
2. Minimum of five (5) references with contract information (recent, similar projects preferred).

SECTION D. PROPOSED METHODOLOGY

Based on the project description and scope of services, the firm should discuss how it would approach the project. This will include familiarization with Town codes and procedures, training and certification of staff, plan for interaction with Town personnel and residents, and management structure.

SECTION E. MANPOWER COSTS

Provide a schedule with employee wage rates for the contract period.

SECTION F. SUPPLEMENTAL INFORMATION

Any additional information relevant to the firm's qualifications for this project may be included at the firm's option.

ATTACHMENT NUMBER 2

SPECIAL REQUIREMENTS AND MODIFICATIONS

Provisions stated under Special Requirements and Modifications shall supersede and take precedence over information provided in the preceding documents and attachments.

1. Firms must provide a Maximum Hourly Wage Rate Schedule listing job classifications. The salary of all employees proposed in the response to this RFP must be within the limits of the schedule and will be subject to the approval of the Department of Planning and Development.
2. All payments will be made by check from the Town's Comptroller's Office after review and approval by the Department of Planning and Development and an audit by the Comptroller's Office of the Claim Form submitted by the Consultant.
3. All services shall be performed at the offices of the Town of Oyster Bay Department of Planning and Development, or other office as designated by the Town. The Consultant is not permitted to remove any files, plans, or paperwork from the designated office, unless authorization is given by the Commissioner of the Department of Planning and Development or his/her designee.
4. Under no circumstances shall the Consultant or any of its personnel, providing services as part of this Contract, also provide services of any nature relative to the subject application pursuant to the Town of Oyster Bay Code of Ethics. Further, the Consultant shall not provide services to the Town relative to the subject application if a personal or business interest exists between the applicant in said application and the Consultant or one of its personnel.
5. The Consultant will not discriminate against employees or applicants for employment because of race, creed, color national origin, sex, age, disability or marital status and will undertake or continue existing programs of affirmative action to ensure that group members and women are afforded equal employment opportunities without discrimination. When sub-consultants or other outside entities are to be utilized, the consultant shall also make reasonable efforts to encourage the participation of Certified Minority and Women Owned Business Enterprises as sub-consultants, and retain the documentation of these efforts to be provided upon request of the Town. A listing can be found at www.nylovesmwbe.ny.gov.
6. Consulting firms shall be properly staffed by properly licensed and certified professionals by the State of New York. The consultant shall submit a list of licensed Professional Engineers, Registered Architects, and Certified Planners, along with their license and/or registration numbers, to allow for proper evaluation by the Town.
7. Additionally, in accordance with the Town of Oyster Bay Ethics Code, the attached Disclosure Affidavit form needs to be submitted along with your response to demonstrate that there is no conflict of interest between your firm and any employees or other relationships/arrangements/agreements with the Town of Oyster Bay. A full disclosure of the company/firm's ownership must be included in the RFP response.

NOTARY PUBLIC

CORPORATE DISCLOSURE AFFIDAVIT

RFP TITLE _____

STATE OF NEW YORK)

ss.

COUNTY OF)

_____, being duly sworn, deposes and says:

1. That I am the (office held) _____ of the (name of corporation) _____ and am fully familiar with all the facts and circumstances hereinafter set forth.

2. That the business address of (name of corporation) _____ is (address) _____.

3. That said corporation was incorporated under and pursuant to the Law of the State of _____.

4. That the following are the names and residences of each officer, director and shareholder: (set forth names, residences and relationship to corporation): _____.

5. That the corporate stock of said corporation has not been pledged to any person nor has any agreement been made to pledge the said stock – except (if any, set forth details): _____.

6. That neither deponent nor any other person mentioned in this affidavit is an officer or employee, or is related to an officer or employee of the Town of Oyster Bay – except (if any, set forth details): _____.

7. That no officer of the State of New York, or officer or employee of the Town of Oyster Bay, or Nassau County, or person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision 4 of Section 2 of the Election Law, or his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them, is the proposer, or any officer, director or partner, member or employee of the proposer, or legally or beneficially owns or controls one (1) percent or more of the stock of the proposer, or is associated with the applicant in a joint venture, or is a party to an agreement with the proposer, expressed or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the award of such contract – except (if any set forth details – see General Municipal Law Section 809) _____.

8. That in the event there is any change in the matters set forth herein prior to the award of the contract, deponent(s) will file with the Town of Oyster Bay a supplemental affidavit indicating the details of such change within 48 hours of such change.

(signed)

Sworn to before me this
_____ day of _____, 201_

NOTARY PUBLIC