HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG
6900 Broadway, Guttenberg, New Jersey 07093
201.861.0900

NOTICE TO BIDDERS / REQUEST FOR PROPOSALS

Architectural/Engineering Services — Capital Needs Assessment (CNA) and Part 50 Environmental Review

NOTICE IS HEREBY GIVEN that the Housing Authority of the Town of Guttenberg ("Authority") will receive sealed proposals for Architectural/Engineering (A/E) services for the preparation of a Capital Needs Assessment (CNA) and all required environmental reports (Part 50 Environmental Review) for the Authority's four (4) project sites, totaling two hundred forty-nine (249) units, being converted under the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program.

The selected firm will prepare a CNA that satisfies all applicable HUD RAD requirements, including the RAD CNA eTool, and will prepare and complete all documentation required for the Part 50 Environmental Review, including entry and completion of the HUD Environmental Review Online System (HEROS), in conformance with all applicable HUD requirements.

Obtaining the RFP: All firms interested in submitting a proposal should contact the Authority at the address or telephone number above, or by emailing Mr. Jader Galeano at JGaleano@guttenbergha.org, to request a copy of the full Request for Proposals, which sets forth the complete scope of services, qualification requirements, and required proposal contents.

Submission Deadline: Sealed proposals must be received at the office of the Housing Authority of the Town of Guttenberg, 6900 Broadway, Guttenberg, New Jersey 07093, no later than 10:00 A.M. on Thursday, September 24, 2026. Proposals received after this time will not be accepted.

Qualifications: Respondents must be licensed to provide A/E services in the State of New Jersey, must be approvable by HUD to provide these services, and must submit at least three (3) Housing Authority references documenting satisfactory completion of HEROS (Part 50) and CNA eTool submissions resulting in HUD approval. Additional qualification and submission requirements are detailed in the full RFP.

Basis of Award: Proposals will be evaluated in accordance with the Authority's Competitive Proposal Evaluation System, considering factors including experience, familiarity with HUD and Authority requirements, capability to complete the work within the required time period, location, staff qualifications, equal opportunity policy, and price.

This solicitation is being conducted as a "Fair and Open" process under the requirements of New Jersey's "Pay-to-Play" statute, N.J.S.A. 19:44A-20.4 et seq.

The Authority reserves the right to reject any and all proposals, to waive informalities, and to award the contract in a manner determined to be in the best interest of the Authority.

Ruddys Andrade
Executive Director