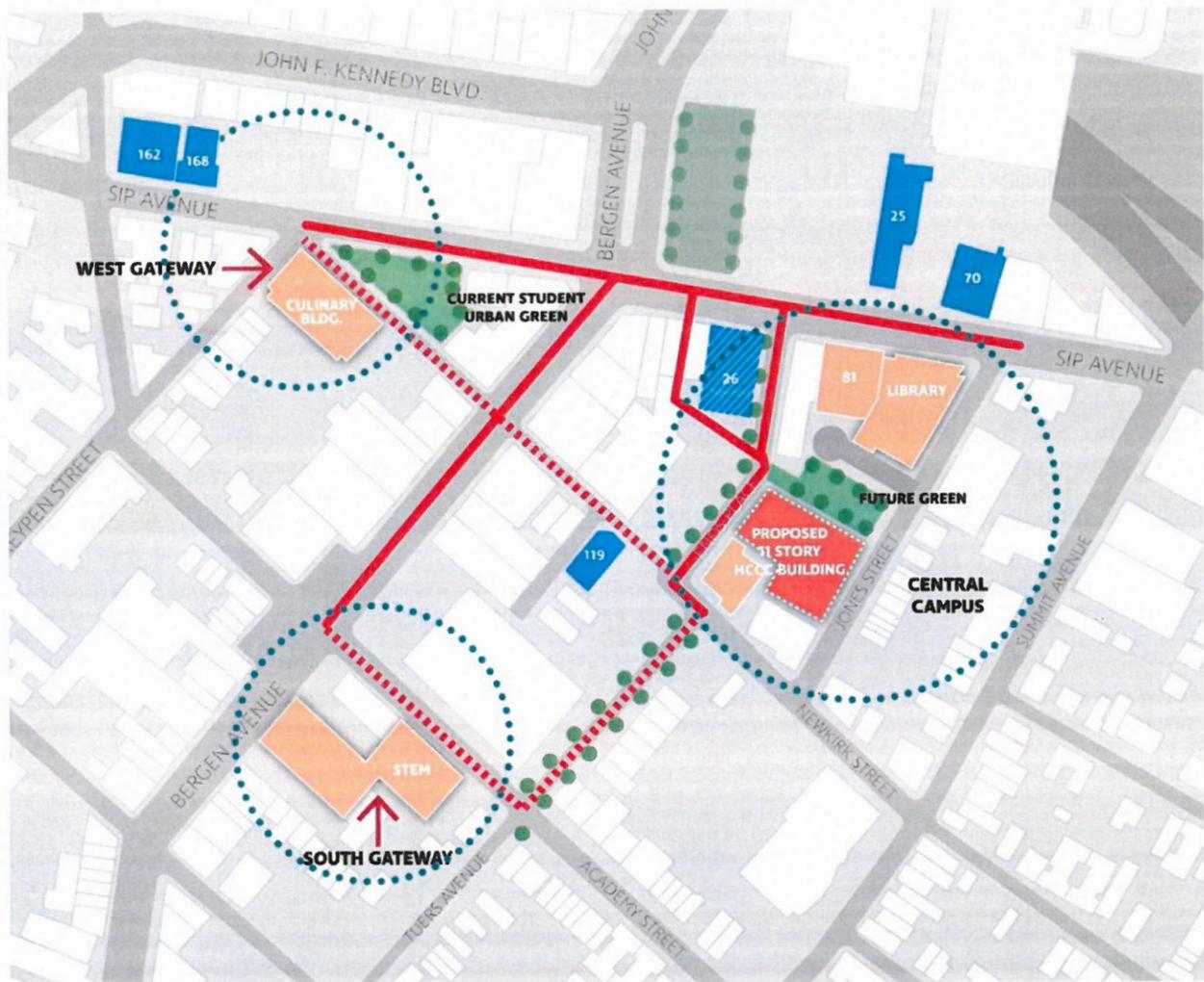


Request for Expressions of Interest



HUDSON COUNTY COMMUNITY COLLEGE – CENTRAL CAMPUS MIXED-USE ACADEMIC BUILDING Jersey City, NJ

RFEI RELEASE DATE:

August 6, 2021

SITE TOUR DATE:

August 23, 2021

DEADLINE TO SUBMIT QUESTIONS:

September 3, 2021

DEADLINE TO SUBMIT PROPOSALS:

September 24, 2021

I. Overview

The Hudson County Economic Development Corporation, an entity under the auspices of the Hudson County Improvement Authority, as agent (the “**Agent**”) of the Hudson County Community College (the “**College**”) is soliciting qualifications and proposals through this Request for Expressions of Interest (“**RFEI**”) from developers and redevelopers to collaborate with the HCEDC and the College in connection with the proposed development, financing, and construction of a mixed-use academic building (the “**New Academic Building**”) in the heart of the College’s central campus in the Journal Square neighborhood of Jersey City, New Jersey.

The current concept plan for the New Academic Building provides for an eleven-story, 137,000 square-foot academic facility (the “**Existing Concept Plan**”). This RFEI is being issued to solicit proposals from prospective developers and redevelopers to augment, modify, and/or expand the Existing Concept Plan into a broader development proposal on the existing College project site or as a part of the College’s central campus. These proposals may include market rate, workforce development and/or housing for faculty, staff, and students, hotel, and/or catering uses to be added to the New Academic Building and/or other ancillary projects that will be developed on the College’s central campus and/or adjacent properties that will enhance the College’ campus and the quality of life in the surrounding neighborhood for students, commuters, and neighborhood residents. As detailed below, the College believes that additional capital from the State of New Jersey and/or from private capital will be available for both the New Academic Building and Additional Projects.

II. RFEI Timelines

RFEI RELEASE DATE:	August 6, 2021
SITE TOUR DATE:	August 23, 2021
DEADLINE TO SUBMIT QUESTIONS:	September 3, 2021
DEADLINE TO SUBMIT PROPOSALS:	September 24, 2021

III. Area Description

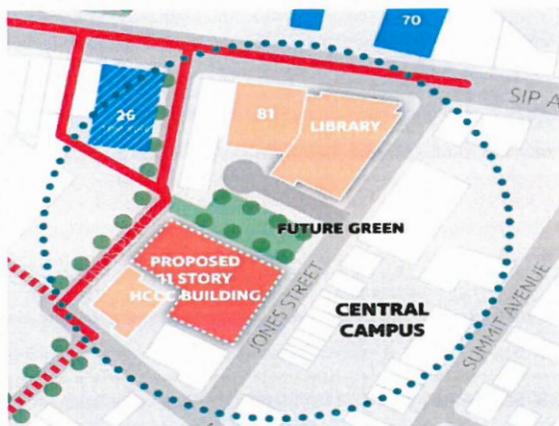
The College’s central campus is a mixed-use urban campus that sits in the heart of the Journal Square Redevelopment Area, one of the fastest growing areas in New Jersey. The Journal Square Redevelopment Area is subject to the 2019 Journal Square Redevelopment Plan which among other things eliminates parking requirements and provides density bonuses to development within the redevelopment area. The campus is located within short walking distance to the PATH Journal Square station, the premier public transit system in the New York/New Jersey area that carries 82 million passengers with an on-time service rate of more than 90% giving students and residents access to the entire NYC metropolitan region and the future home of the French internationally renowned cultural institution Centre Pompidou x Jersey City museum.

IV. The Journal Square Redevelopment Area

The Journal Square Redevelopment Area is demarcated by Journal Square, the PATH rail station and bus depot, and the surrounding neighborhoods within walking distance, comprising an area of approximately 211 acres, 57 city blocks, and approximately 1600 individual parcels. A link where you may download the Journal Square Redevelopment Plan is attached hereto as Exhibit A.

The purpose of the Journal Square Redevelopment Area is to foster the redevelopment of Journal Square, Jersey City's central business district, by providing for transit-oriented development of new housing, offices, commercial, and public open spaces within walking distance to the Square and transit facilities. The Journal Square Redevelopment Area Master Plan calls for "station areas" around Jersey City's mass transit facilities to be upzoned to include higher density residential, neighborhood retail, restaurants and other uses compatible with a mixed-use transit-oriented station area. In addition, parking requirements are to be reduced (there are parking maximums rather than minimums) to capitalize on the availability of high-quality mass transit and to increase building coverage, floor-area-ratios, and residential density, which can be supported near transit facilities. A maximization of lot coverage and FAR is being permitted as a component of this zone due to its proximity to the Journal Square PATH station.

V. Proposed Project



Block: 10703 Lot: 2.01

A. The New Academic Building

The Existing Concept Plan calls for the New Academic Building to be an eleven-story mixed-use academic building of approximately 137,000 square feet. The New Academic Building will be multifaceted consisting of offices for administration and faculty, student services, classrooms, wellness program space, black box theater, gymnasium, student commons, and lobby space. Gross square footage will be approximately 135,685 square feet including 5,000 square feet for a mechanical penthouse. A copy of the College's Existing Concept Plan is attached hereto as Exhibit B.

B. Campus Vision

The College believes that the Journal Square Redevelopment Plan's density bonuses, flexibility with respect to use, and the campus's close proximity to the PATH train station will catalyze new development on or near the College's campus. For example, the Pompidou Centre x Jersey City will be developed across from the College's campus which will add additional foot traffic to the area. With the mix of commuters, museum patrons, students, and an increasing neighborhood population, the College envisions a vibrant mixed-use urban campus consisting of a variety of small businesses that cater to the varied foot traffic in the area.

C. Development Rights & the Additional Projects

The College believes that there is significant demand for more housing and that the density bonus available in the Redevelopment Area could be used to add market rate, workforce development, and/or housing for faculty, staff, and students that would complement and add value to the Existing Concept Plan ("**Housing**").

In addition to Housing, the College believes that a number of the College's academic programs, for example, its renown culinary institute and STEM Center, could attract business partners who can collaborate with the College on ancillary commercial projects that would mutually benefit the business partner, the College, and the College's students and graduates ("**Ancillary Commercial Projects**"). For example, a restaurant or café taking advantage of rooftop views and/or visibility from the street potentially featuring the College's culinary students' dishes or desserts would be an example of an Ancillary Commercial Project that would generate commercial activity in the neighborhood and raise the College's academic programs' profile. Additional examples include a hotel associated with hospitality program or incubator program space associated with various academic programs.

Finally, in addition to the Housing and Ancillary Commercial Projects, the College believes there is potential for development of commercial space for lease to small businesses to provide services to the College's students, faculty, commuters, and area residents ("**Commercial Leasing**"). As previously mentioned, the Journal Square Redevelopment Area permits a multitude of uses and requires no parking, which expands the spectrum of small businesses that may be interested in Commercial Leasing. Consequently, all proposals for Commercial Leasing should be at an urban scale with priority given to accessibility by foot, bike, or mobility device rather than by automobile. Notwithstanding the College's urban vision for the campus, all respondents to this RFEI should state whether they plan to provide parking to optimize their development plan and, if so, whether such parking would be available for the College's use.

VI. **Financial Incentives**

The College believes that additional capital from the State of New Jersey and/or from private capital may be available. The College's central campus is located in a Federal Opportunity Zone, making private financing potentially available. Also, there are several New Jersey Grow Tax incentives that could provide public money for development of the New Academic Building,

Housing, and Additional Projects.

The College has identified the following as potential sources of funds:

- Chapter 12 bond financing for construction of the New Academic Building.
- NJ Grow *Aspire Program* tax credit financing may be obtained by the College or in partnership with a private developer or other private or public partner to build Student Housing or Commercial Leasing.
- NJ Grow *Community-Anchored Development Program* financing may be available for the Ancillary Commercial Projects, Housing, and/or Commercial Leasing.
- Federal Opportunity Zone financing.
- Other Federal tax credit financing such as the New Market tax credits or Historic tax credits.

New Jersey Economic Development Agency is expected to begin accepting and processing applications under the NJ Grow program by late summer or early fall.

VII. Submission Requirements

The Agent reserves the right to enter directly into negotiations with one or more respondents, or to issue a request for proposals in order to further advance the planning and property disposition process. This RFEI does not commit the Agent to any process, development team, or to enter into negotiations with any respondent. While every effort has been made to provide accurate factual information within this RFEI regarding the Redevelopment Area, the Agent is not bound by any of the statements or assumptions set forth herein and each respondent is expected to rely solely on its own due diligence and the advice and counsel of any professionals it chooses to retain.

Each respondent, by submitting a response to this RFEI, shall be deemed to have waived its rights to challenge the Agent's determination to enter into negotiations with another respondent(s).

All submissions shall include the following information:

A. Respondent Description

Contact information including name, address, telephone number, and e-mail of the individual who will be authorized to act on behalf of the respondent as the primary contact and who is available to answer questions or requests for additional information. Background information on the respondent's organizational structure, including all members of the respondent and the proposed development team, should include the experience of all principal members, including design professionals, on projects of similar scale and complexity.

B. Statement of Qualifications

The Statement should include a narrative describing all relevant experience and qualifications, including, but not limited to:

- Demonstration of financial capacity, inclusive of bank and other financing source references;
- Description of unique financing structures utilized for previous development projects;
- Overall development experience;
- Demonstration of success in developing, executing, and achieving diverse and inclusive contract opportunities for professional services and construction contracts, in the pre-development and construction phases of prior projects, including any partnerships and challenges;
- Description of design features incorporated in previous projects, or ideas for incorporating green spaces, public open spaces, sustainable architecture in public projects in urban spaces;
- Site control or ability to obtain site control;
- Description of unique challenges faced in the past in connection with development projects;

C. Conceptual Development Proposal

- Concept proposal that shall include a summary of the proposed elements of the development;
- Description of additional sites to be incorporated into the development (if any);*
- Anticipated sources of funding.

** Please note that any proposals related to potential development sites not located at or within the Academic Tower must be developer-owned or leased space.*

Site Visit

An optional site visit is scheduled for **August 23, 2021 at 11:00 AM, 14 Enos Place, Jersey City.** Respondents are not required to attend and must RSVP RFEI@hudsonedc.org. Subject line "RFEI Site Visit" on or before **August 21, 2021** if they wish to participate. When responding, please provide the name of the firm, and the name, title, telephone number and email address of all representatives who are attending. The tour is anticipated to last approximately two hours.

RFEI Inquiries

The Agent will accept written questions via email from prospective respondents no later than **September 3, 2021 at 5:00 PM**. Questions must include the requestor's name, e-mail address and the respondent represented. Please submit questions to: RFEI@hudsonedc.org. Subject line RFEI QUESTIONS. Responses to questions will be provided on the HCEDC information page: <https://www.hudsonedc.org/rfei>.

No contact related to this solicitation with the Agent's staff or consultants, other than emails to the designated email account for the solicitation at RFEI@hudsonedc.org. (Subject Line: RFEI Inquiries), will be allowed by respondents or employed representatives of respondent team members during the procurement period of this RFEI.

VIII. Submission Instructions

Please submit conceptual development proposals to the Agent at:

HUDSON COUNTY COMMUNITY COLLEGE
C/O Hudson County Economic Development Corporation
Attn: Michelle Richardson, Executive Director
830 Bergen Ave., 7th Floor
Jersey City, New Jersey 07306

Respondents should submit nine (9) copies by **12 PM eastern standard time on September 24, 2021**.

Terms of this Request

This Request is not a request for competitive proposals and in no way obligates the Agent to enter into a relationship with any entity that responds, or limits or restricts the Agent's right to enter into a relationship with an entity that does not respond. In its sole discretion, the Agent may pursue discussion with one or more entities responding to this RFEI or none at all.

Exhibit A

Journal Square Redevelopment Plan

<https://data.jerseycitynj.gov/explore/dataset/journal-square-2060-redevelopment-plan/information/>

Exhibit B
Hudson County Community College Existing Concept Plan



EXHIBIT "B"

HUDSON COUNTY COMMUNITY COLLEGE

NEW MIXED – USE ACADEMIC BUILDING

Jersey City, New Jersey
February 16, 2021

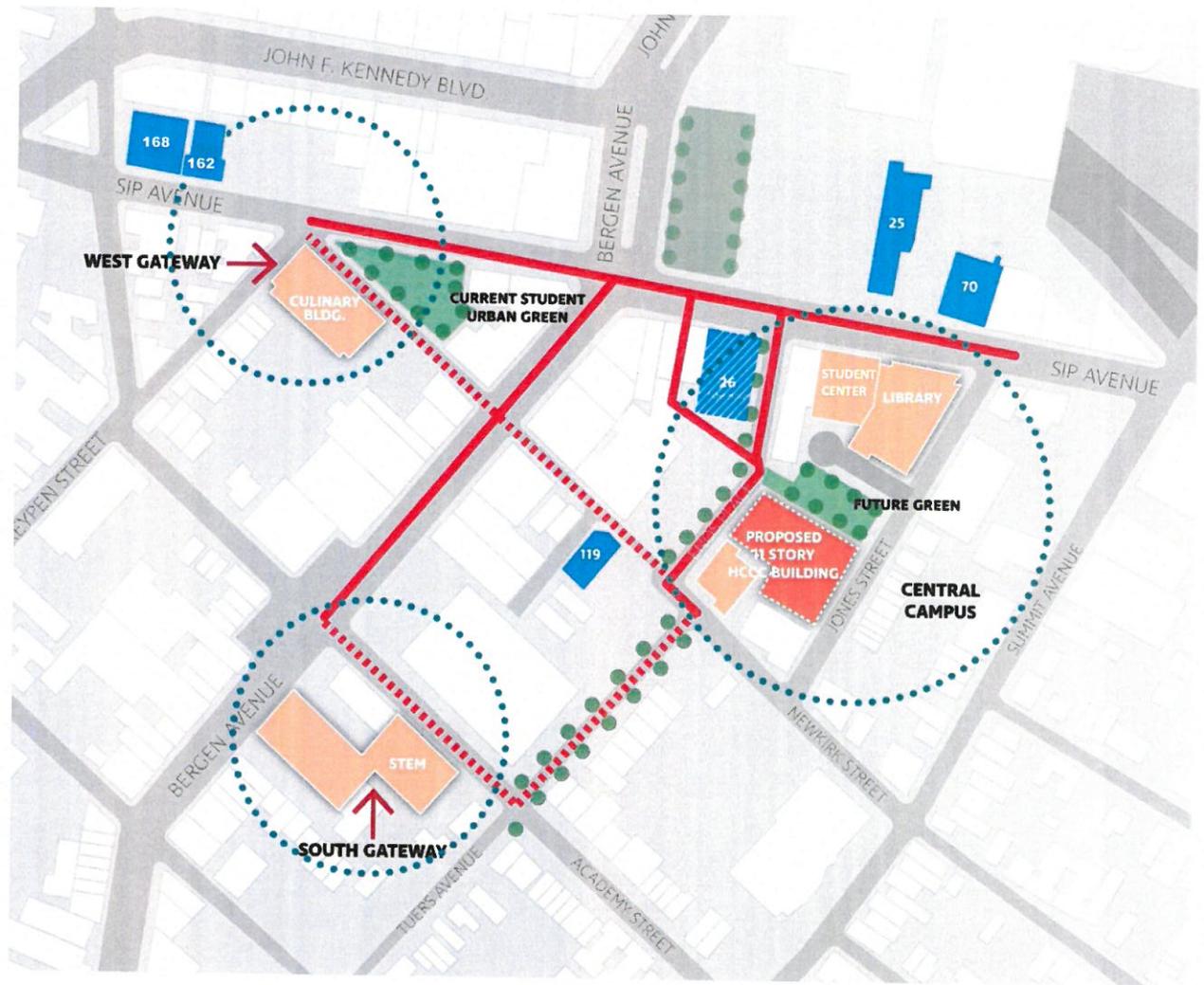
MAST CONSTRUCTION SERVICES, INC.





HCCC MASTER PLAN

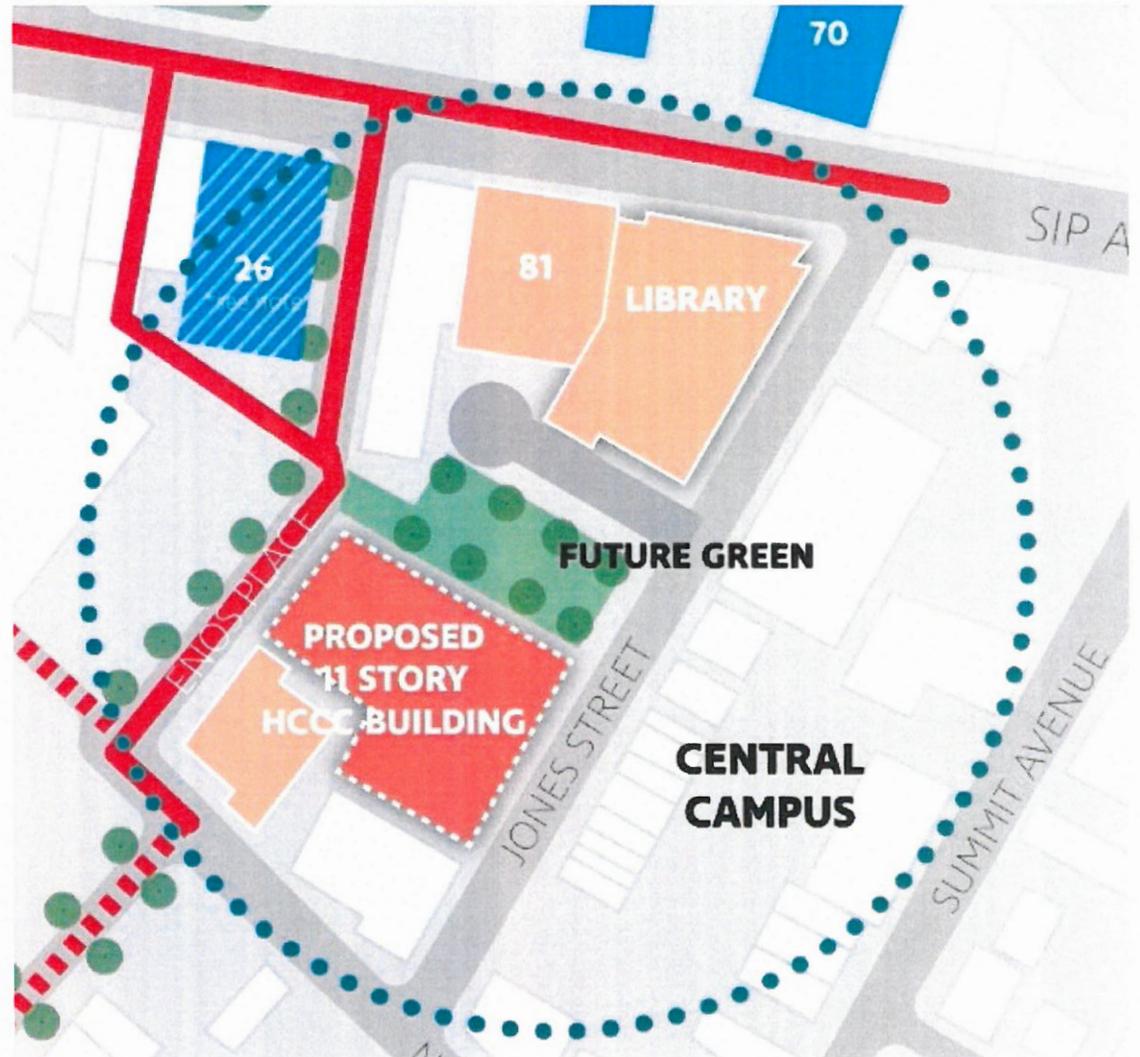
June 2019



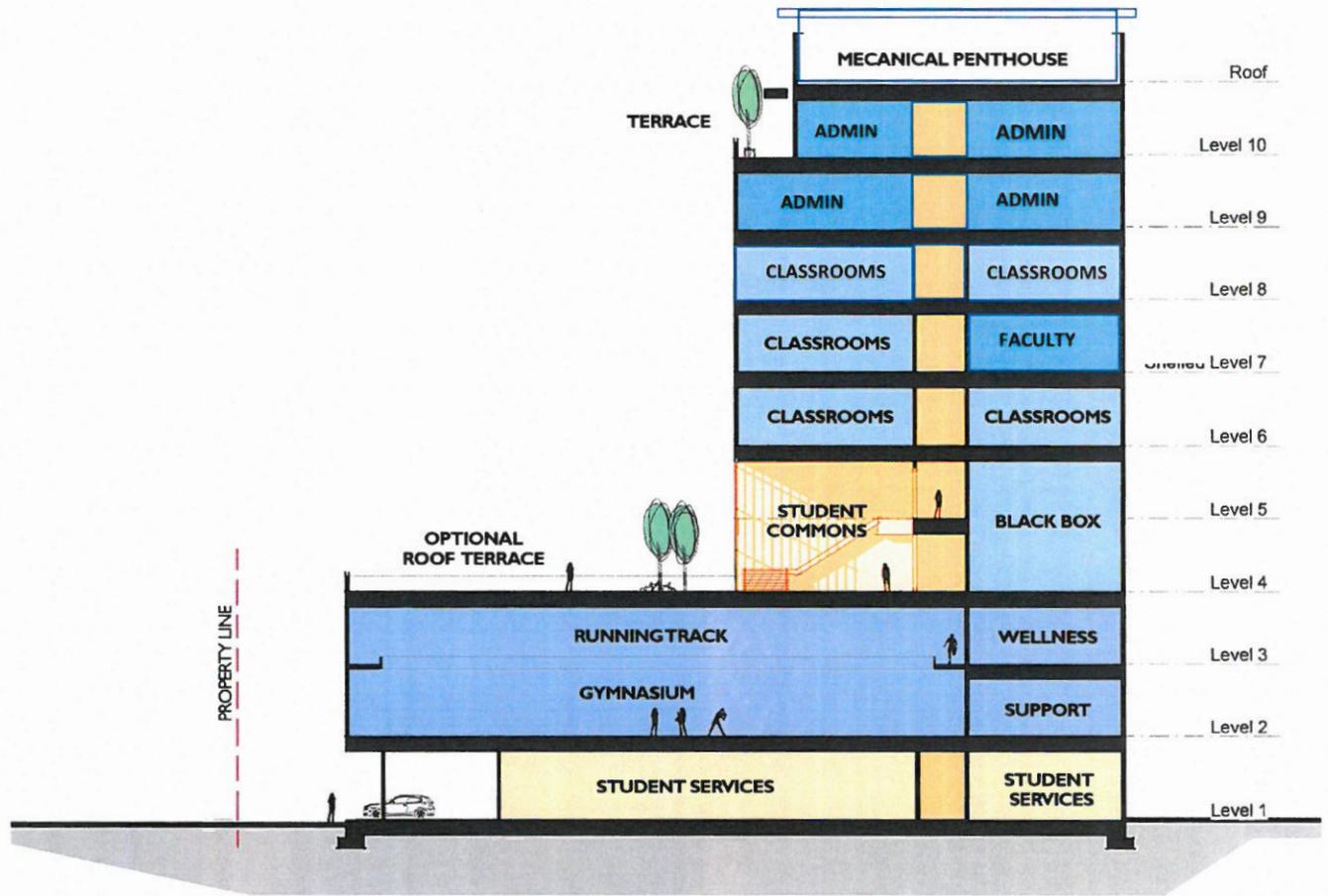
Administration –	25,000 s.f.
Faculty –	5,500 s.f.
Student Services	9,000 s.f.
Classrooms – (20)	25,000 s.f.
Wellness Program –	4,500 s.f.
Black Box Theater –	2,800 s.f.
Gymnasium -	14,500 s.f.
Student Commons –	4,000 s.f.
Lobby –	4,800 s.f.
TOTAL NET Approx.	93,100 s.f.
Core 35 %	32,585 s.f.
Mech. Penthouse -	5,000 s.f.

TOTAL GROSS Approx. **135,685 s.f.**

PROGRAM



BUILDING SECTION



AERIAL VIEW





Jones Street



Student Lobby @ Enos Place



Student Lobby @ Enos Place

SECOND FLOOR PLAN





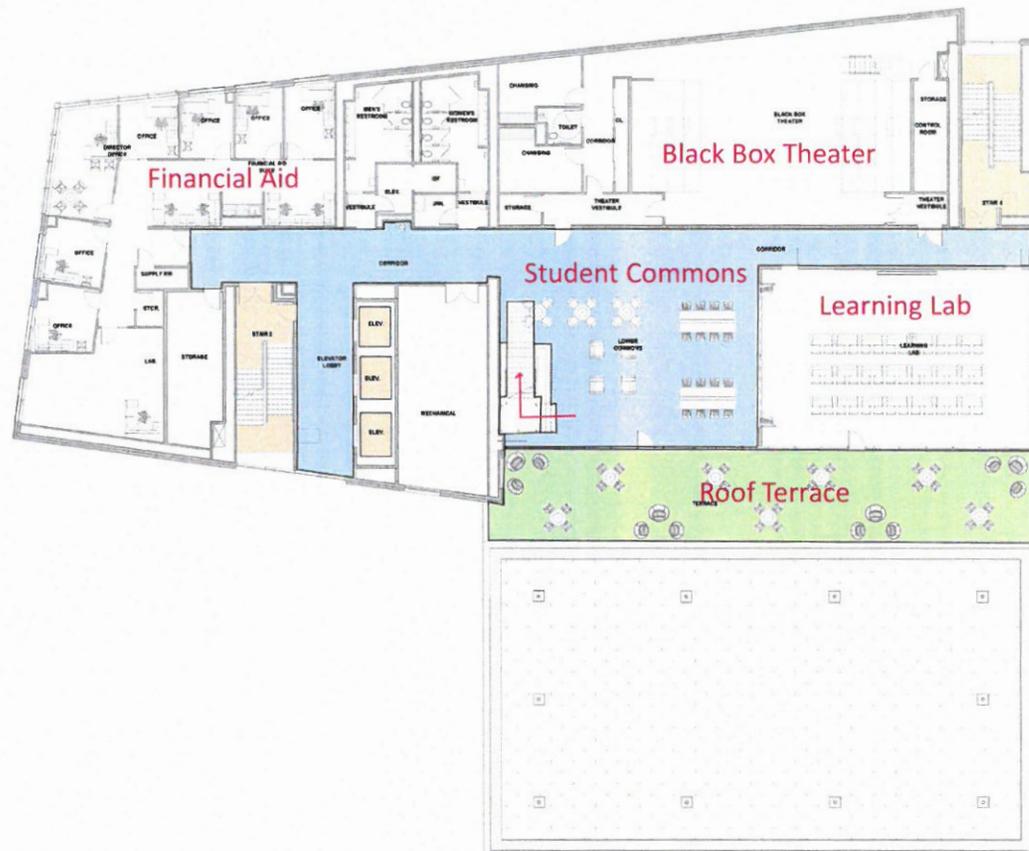
Second floor student lounge

THIRD FLOOR PLAN

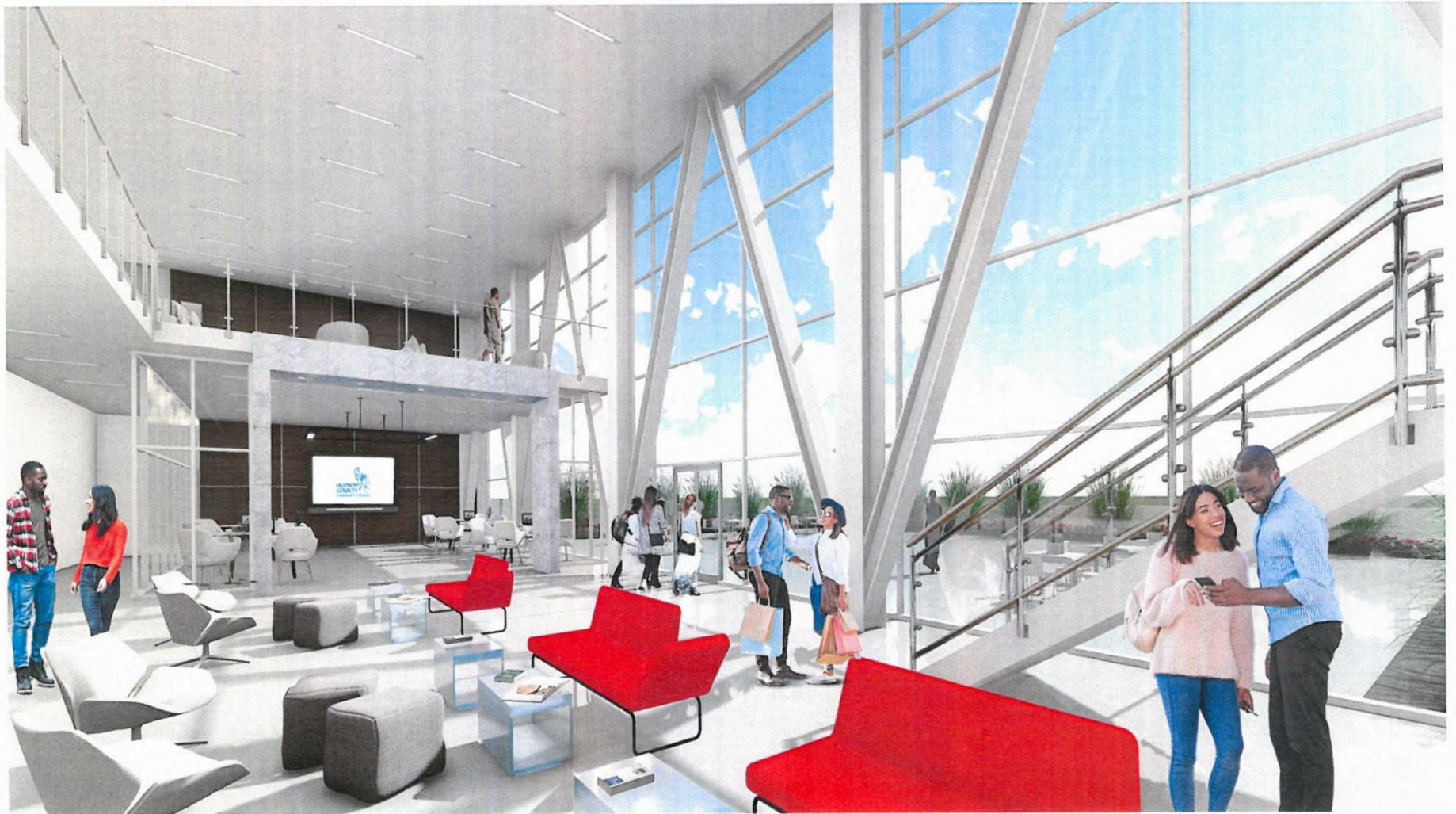




Proposed Gymnasium, Running Track and Wellness Center



FOURTH FLOOR PLAN



Student Commons



FIFTH FLOOR PLAN



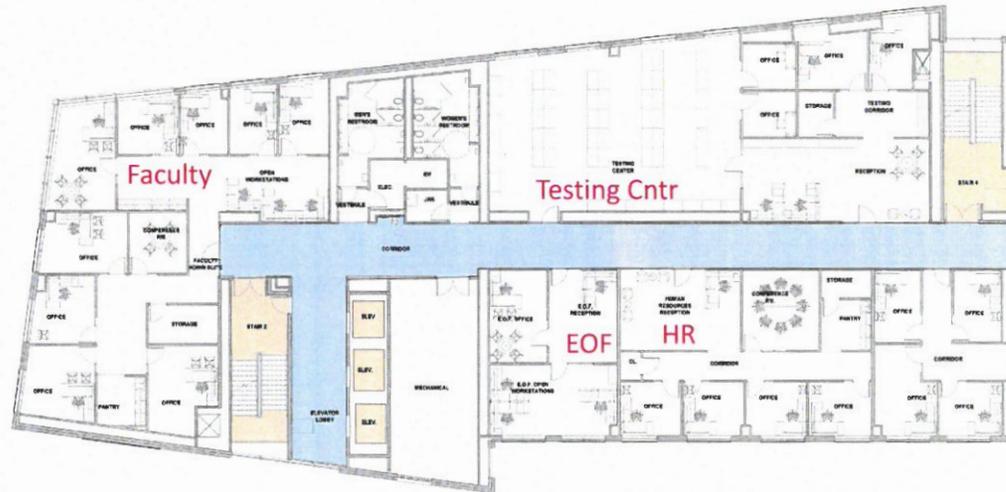
SIXTH FLOOR PLAN



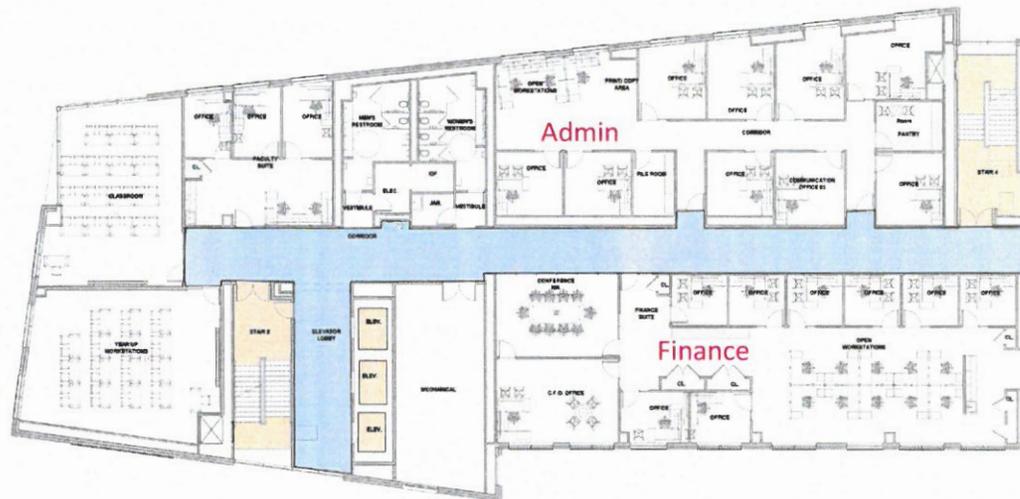
SEVENTH FLOOR PLAN



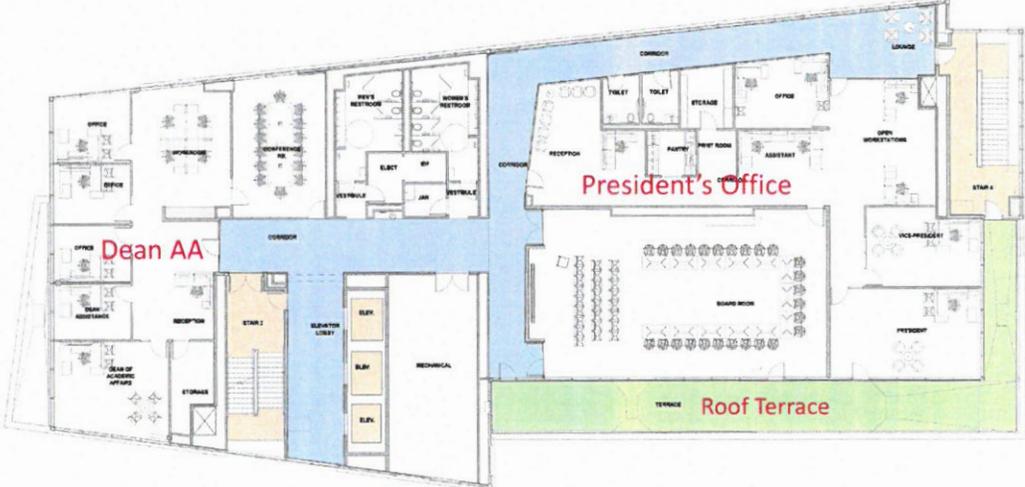
EIGHTH FLOOR PLAN



NINTH FLOOR PLAN

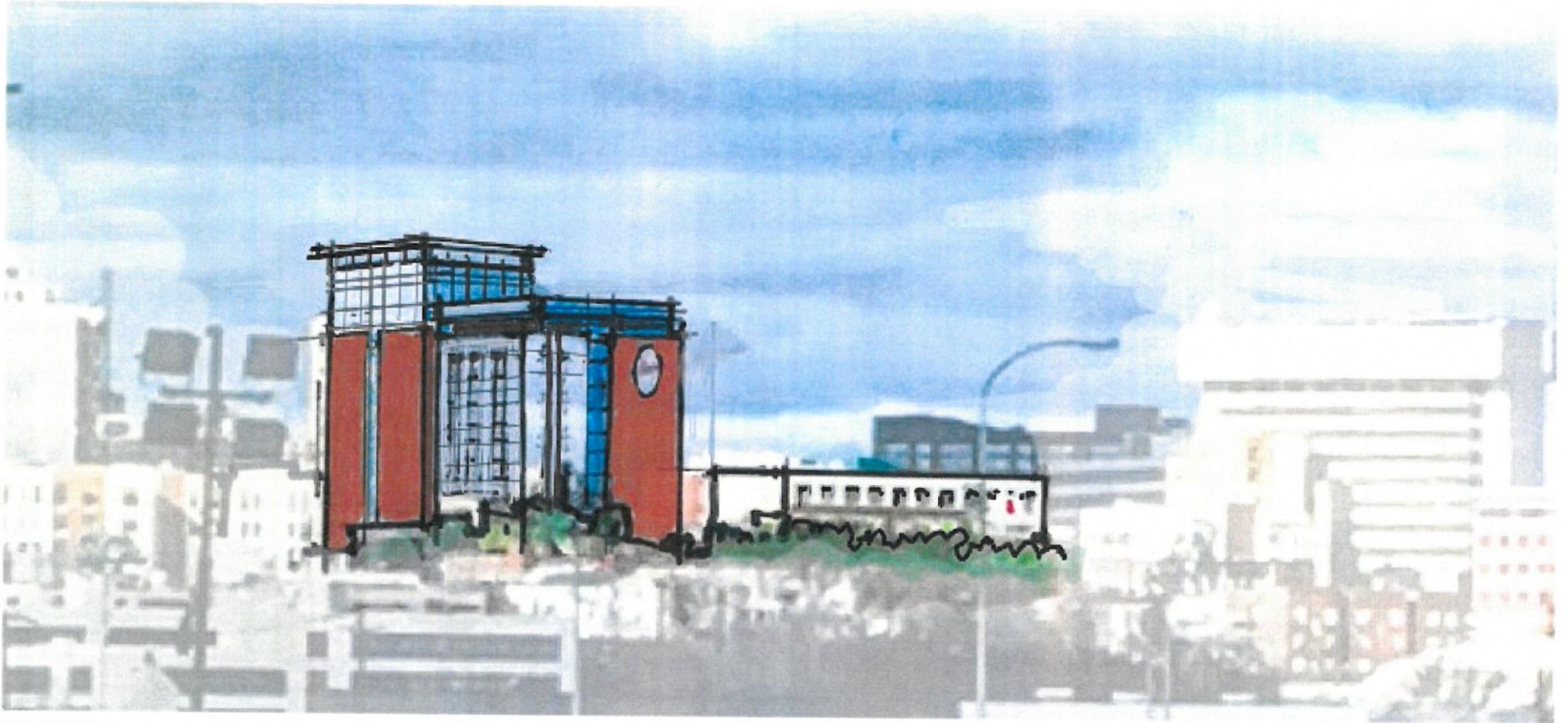


TENTH FLOOR PLAN



ELEVENTH - MECH PENTHOUSE PLAN





Proposed Jersey City Skyline