



Mr. John Mahon
Executive Director
Bayonne Housing Authority
549 Avenue A
Bayonne, NJ 07002

April 9, 2024

**Re: Request for Proposal
Replacement of Benches at all Public Housing Sites**

Dear Mr. Mahon,

Clarke Caton Hintz (CCH) is pleased to provide our fee proposal for the Replacement of Benches at all the public housing sites. You will find that Clarke Caton Hintz is uniquely qualified to provide architectural services related to your bench replacement. As architects and landscape architects we have selected and designed countless benches on a variety of surfaces and conditions. As seen on our project sheets, our benches have been installed on concrete, pavers and gravel with concrete footings. We also have the unique knowledge design creativity to develop solutions where their might be challenges between surface mounted benches and existing concrete slopes. Any benches proposed for use will be made of highly durable construction which can withstand potentially difficult urban environments.

Clarke Caton Hintz has assembled a project team well qualified to perform the design and administer the construction of the replacement of benches at all Bayonne Housing Authority public housing sites.

I. PROJECT TEAM:

Michael Sullivan, PLA, ASLA, AICP, Principal-in-Charge, will be the single-source coordinator of all design and construction related activities and services for this project. He will also be the authorized representative for Clarke Caton Hintz on any contracts. Mr. Sullivan will commit the necessary resources to successfully complete the project, promptly resolve administrative issues, ensure performance in accordance with contract requirements and project goals and ensure responsiveness and the highest quality services. He is the representative authorized to sign an agreement for the firm.

Geoffrey Vaughn, PLA, ASLA, Senior Associate, will be responsible for the day-to-day activities of the project team. He will be the primary and continuing point of contact between all team members. Geoff will ensure that the flow of information is responsive, accurate, and efficient.

II. EXPERIENCE & REFERENCES:

Clarke Caton Hintz has the following experience:

1. Rutgers University - Paul Robeson Plaza, School of Pharmacy, Honors Hall LLC
Reference: Brian Clemson, PLA, PP, ASLA, University Architect; 848-445-2531



2. Passaic County Arts Center at the John W. Rea House

Reference: Kelly Ruffel, Director; 973-706-6640

3. Glassboro Town Square Public Park

Reference: Dante Germano, Nexus Properties; 609-656-4429

4. Housing Authority of the City of Perth Amboy:

- Hansen Apartments
- Stack Apartments
- William A. Dunlap Homes
- George J. Otlowski Gardens
- John E. Sofield Gardens
- Douglas G. Dzema Gardens

Reference: Mr. Douglas Dzema, Executive Director; 732-826-3110 Ext. 610

III. PROJECT UNDERSTANDING:

Our understanding of the project is based on the RFP from the Housing Authority, received on March 22, 2024. We will provide construction documents for the removal and replacement of all exterior benches at all Bayonne Housing Authority residential properties and the associated work to accommodate them. Existing benches will be removed, concrete repaired or replaced and surface mounted benches are desired for ease of removal and replacement when benches are damaged. CCH will provide three (3) potential bench design options to the authority for selection of one (1) standard benches to be used on all sites. All meetings during the design phase are anticipated to be virtual. CCH will provide all services as detailed and required by the RFP within 60 Days of the award of the contract.

IV. FEE PROPOSAL:

Clarke Caton Hintz proposes to perform the design and construction administration of the Replacement of Benches at all Public Housing Sites for a fee of \$25,000 (Twenty-five thousand and zero cents).

Reimbursables will be billed additionally, at direct expense to Clarke Caton Hintz. Please see our fee breakdown sheets attached.

Assumptions & Exclusions:

1. Standard reimbursables inclusive of prints, photocopies, mileage, etc. are to be billed at 1.0 times cost and are in addition to design fees.
2. Excludes structural and environmental engineering. The proposal does not include evaluation, specification and design services for remediation work activities to any existing structural and environmental conditions at the site. These include, but are not limited to: contaminated soils, contaminated groundwater, asbestos, lead and radon. CCH will coordinate with Authority appointed consultant as appropriate.
3. Fee does not include any permit, application or filing fees associated with project permitting and approval.



4. Fee excludes public meetings and presentation drawings, renderings, or three dimensional drawings of any type.
5. Full time representation at the site during construction is not included in the base fee proposal. The proposal assumes project representation during construction will be limited to bi-weekly (or as required) site visits/ project meetings during active construction.
6. Should the need arise for any scope of work beyond that described in this proposal, our standard hourly rates apply. These rates are subject to change, increased at annual intervals.

VI. CONCLUSION:

We very much appreciate the opportunity to provide you with this proposal and look forward to sharing our experience and ideas with the Housing Authority of the City of Bayonne. If you should have any questions or require any additional information, please do not hesitate to contact me at (609) 883-8383 Ext. 307.

Sincerely,

Michael F. Sullivan, ASLA, AICP
Principal

Geoffrey Vaughn, PLA, ASLA
Senior Associate



GEOFFREY VAUGHN, LLA, ASLA

Senior Associate

Geoffrey Vaughn has played an integral part in a wide variety of landscape architectural, planning and urban redevelopment projects. His experience includes landscape architectural design and project management for commercial sites, streetscapes, parks, green infrastructure, downtown and regional environmental studies within Pennsylvania and New Jersey. Along with his landscape architectural experience he has been involved in GIS mapping of large-scale land use, zoning, environmental, park, recreation and open space plans for several townships throughout New Jersey. Mr. Vaughn's project management experience can be seen in the preparation of construction documentation for several of the firm's recent Landscape Architectural projects including the Glassboro Town Square, Rutgers Ernest Mario School of Pharmacy Bio-infiltration Basins and Plantings, Village Square Park, Locust Grove Boulevard, and The Hudson River Waterfront Walkway.

EDUCATION

Pennsylvania State University
Bachelor of Science in Landscape Architecture, 1998

Rutgers University: Cook College
Professional Certificate in Geomatics, Aug. 2004 – Aug 2006

PROFESSIONAL LICENSES

Landscape Architect
State of New Jersey

PROFESSIONAL ACTIVITIES

**American Society of
Landscape Architects**
Member

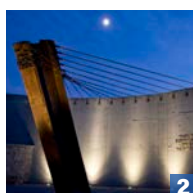
AWARDS

Glassboro Town Square
NJASLA Honor Award

**Mercer County
September 11 Memorial**
NJASLA Merit Award



1



2



3



4

PROFESSIONAL EXPERIENCE

Rowan University College of Engineering
Glassboro, NJ

Glassboro Town Square (4)
Glassboro, NJ

**Thomas Edison State University
Rooftop Garden**
Trenton, NJ

Mercer County September 11 Memorial (2)
West Windsor, NJ

The Hudson River Waterfront Walkway (1)
Bayonne, NJ

Bayonne Bay Parks and Reforestation Area
Bayonne, NJ

Village Square Park
Chesterfield, NJ

Lawrence Road Streetscape
Lawrenceville, NJ

Locust Grove Boulevard
Deptford, NJ

**From Fort to Village: A Vision for
Oceanport's Fort Monmouth**
Oceanport, NJ

Yankees Stadium Macombs Dam Park
Bronx, NY

The Peninsula at Bayonne Harbor
Bayonne, NJ

**Asbury Park Waterfront Redevelopment
Plan (3)**
Asbury Park, NJ

Chesterfield Planned Village Design
Chesterfield Township, NJ

Delaware Township Hamlet
Delaware Township, NJ

**Monmouth University Redevelopment
Studies**
Long Branch, NJ

**Southern New Jersey Waterfront Master
Plan**
Camden to Salem Counties, NJ

**Comprehensive Master Plan for the
Southern New Jersey Waterfront**
from Petty's Island, Burlington County to Salem
County

Moorestown Master Plan
Moorestown, NJ

Turtle Back Zoo Master Plan
West Orange, NJ

Turtle Back Zoo Entry Plaza
West Orange, NJ

Hamilton Township Station Area Vision Plan
Hamilton Twp, NJ

Newark Broad Street Station Vision Plan
Newark, NJ



EDUCATION

Pennsylvania State University
Bachelor of Science in Landscape Architecture

PROFESSIONAL LICENSES

Landscape Architect
State of New Jersey; Commonwealth of Pennsylvania

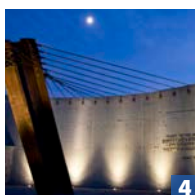
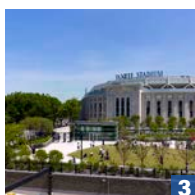
Professional Planner
State of New Jersey

Member
American Institute of Certified Planners

PROFESSIONAL ACTIVITIES

American Society of Landscape Architects
Member

American Planning Association
Member



MICHAEL F. SULLIVAN, ASLA, AICP

Principal

Mr. Sullivan leads many of the firm's landscape architectural, urban design and planning projects. His practice includes design and review work within a diverse range of contexts, from urban centers to rural districts. Significant projects include Macombs Dam Rooftop Park at the new Yankee Stadium, streetscape and open space design for Asbury Park's Waterfront Redevelopment Area and the design of the Hudson River Waterfront Walkway at the Peninsula at Bayonne. Mr. Sullivan's projects have garnered recognition from the American Society of Landscape Architects, American Planning Association, New Jersey Planning Officials, NJ Recreation and Park Association, New Jersey Future and the New Jersey Department of Environmental Protection. Mr. Sullivan's design for the Mercer County's memorial to the September 11, 2001 attacks garnered widespread recognition and was honored with a design award by the American Society of Landscape Architects.

In addition to his design work, Mr. Sullivan's 25-year career includes serving as a landscape architectural design consultant to numerous municipal boards and governing bodies. In this capacity, Mr. Sullivan acts as a design advocate on behalf of his boards: reviewing development plans to ensure that the design of the landscape and the lighting measures up to local standards, is in harmony with the context and is coordinated with other site development to create enduring and comfortable sites and places. Communication of ideas occurs with efficiency and clarity: advice to clients is contained within detailed reports, including graphics and text, to fully articulate the suggested approaches from a spatial and technical perspective.

PROFESSIONAL EXPERIENCE

Wildwood Pacific Avenue Redevelopment
Wildwood, NJ

Asbury Park Waterfront Streetscape/ Open Space (1)
Asbury Park, NJ

Hudson River Waterfront Walkway @ The Peninsula at Bayonne Harbor (2)
Bayonne, NJ

Yankee Stadium Macombs Dam Park
Bronx, NY (3)

Mercer County September 11th Memorial
West Windsor, NJ (4)

Oceanport's Vision for Fort Monmouth
Oceanport, NJ

Chesterfield Planned Village Neighborhood Parks
Chesterfield Township, NJ

Washington Borough Downtown Revitalization Plan
Washington Borough, NJ

Minish Waterfront Park
Newark, NJ

Independence Park Renovation
Newark, NJ

Turtle Back Zoo - Sea Lion & Touch Tank Exhibit
West Orange, NJ

Turtle Back Zoo Entry Plaza
West Orange, NJ



Hudson Riverfront Walkway

HUDSON RIVER WATERFRONT WALKWAY

Bayonne, NJ

The Peninsula at Bayonne Harbor is a mixed use community currently being developed in Bayonne, NJ. The peninsula reaches out over 10,000 feet into New York Harbor. The water's edge is the defining element which connects all the open space and park facilities in the Redevelopment Plan. As part of the Peninsula at Bayonne Harbor Redevelopment Plan the New Jersey Department of Environmental Protection (NJDEP) regulations require continuous public access to the waterfront. The Redevelopment Plan calls for the extension of the Hudson River Waterfront Walkway (HRWW) starting from Route 440 and continuing eastward on the south edge of the Peninsula around Bayonne Point to a new public park.

As the waterfront walkway proceeds around the peninsula, a system of open spaces and secondary pedestrian walks will intersect the HRWW to provide strong connections between the waterfront and the upland districts and neighborhoods. Within the Bayonne Point District, the HRWW will wind along an entertainment/restaurant area. At the northeast corner of the Peninsula the walkway will expand to create Harbor View Park. From this vantage point the public will have a grand view of the Statue of Liberty and lower Manhattan. The overall length of this public walkway will be 2.4 miles.

Client

Bayonne Local
Redevelopment Authority

Program

Multi-use Waterfront Path

Cost

\$2.3 Million



HUDSON RIVER WATERFRONT WALKWAY

Bayonne, NJ



View West



Planting detail



HUDSON RIVER WATERFRONT WALKWAY

Bayonne, NJ



View east



Material palette of the plaza node

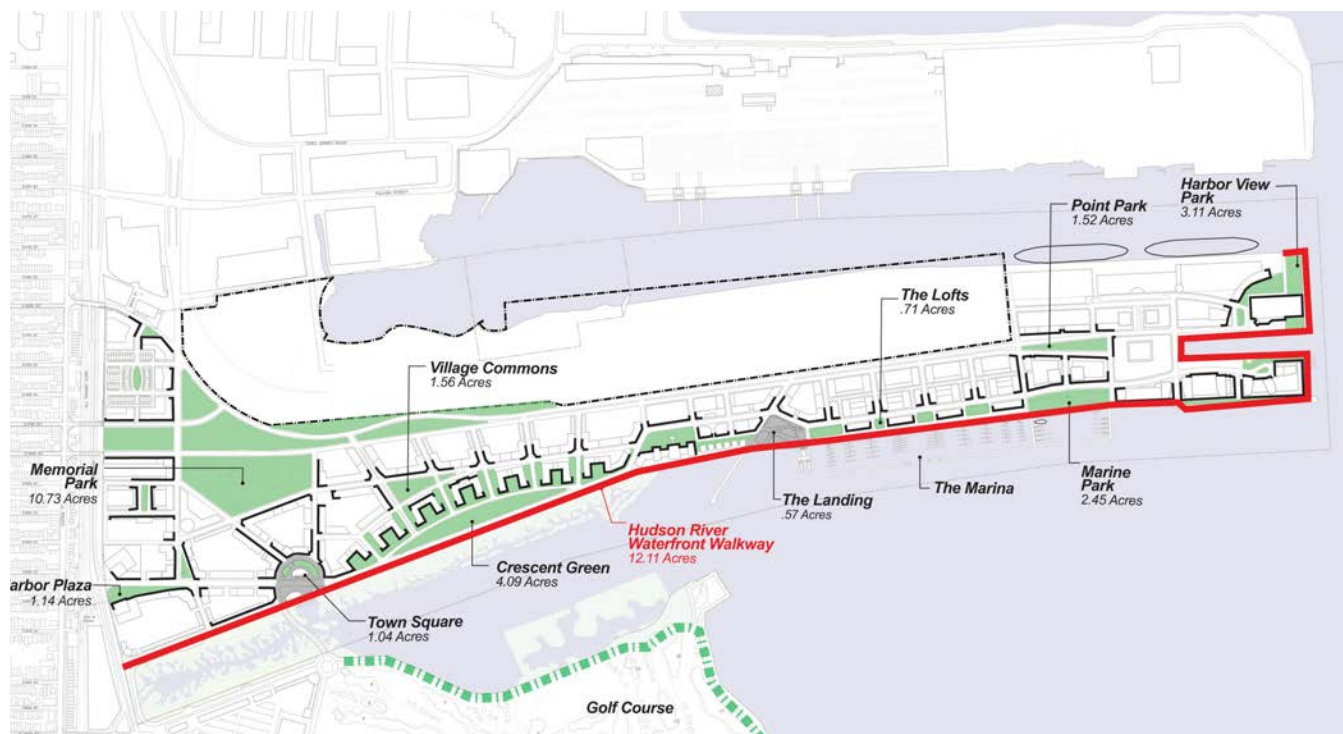


View across bay to golf course



HUDSON RIVER WATERFRONT WALKWAY

Bayonne, NJ



Hudson Riverfront Walkway



Hudson Place Plaza Node



Village Boulevard Intersection

LOCUST GROVE BOULEVARD

Deptford, NJ

Locust Grove Boulevard is a collector roadway which runs through a series of residential neighborhoods. Representing a paradigm of roadway design that favored vehicular movement, volume and speed over pedestrian mobility, this public thoroughfare was constructed with an inordinately large roadway. This undifferentiated roadway, promotes fast vehicle speeds, inhibits comfortable pedestrian crossings and discourages bicycle use.

The corridor improvement strategies are designed to reduce speeds and minimize the distances for pedestrian crossings. Delineation of lanes for bicycle circulation will establish a clear territory for cyclists, encouraging a greater degree of bicycle use. Additional space will be dedicated to shade tree plantings along the roadway to create a narrower perception of the street, signaling a slower vehicular speed.

Client

Deptford Township

Program

Corridor Improvement Plan
for Pedestrian and Bicycle
Mobility



LOCUST GROVE BOULEVARD

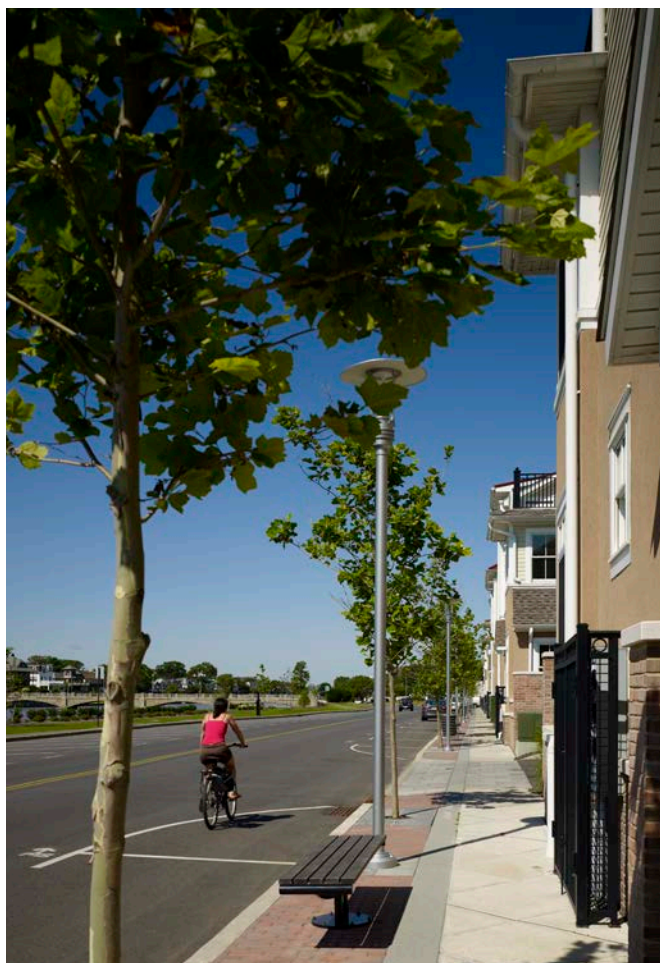
Deptford, NJ



Village Boulevard Intersection Plan



Rittenhouse Road Intersection



Lake Avenue



Cookman Avenue

ASBURY PARK STREETScape

Asbury Park, NJ

As part of the implementation of the Asbury Park Waterfront Redevelopment Plan, Clarke Caton Hintz designed finishes and furnishings for the redeveloped waterfront district. This includes street trees, seating, street lighting, trash receptacles and other site amenities. The design includes a combination of pavement

finishes to accent particular uses and areas, and compliment existing historic buildings.

The streetscape and public space design is setting the tone for over 100 acres of this oceanfront district.

Client

City of Asbury Park

Program

Streetscape design
Site Furnishings
Lighting

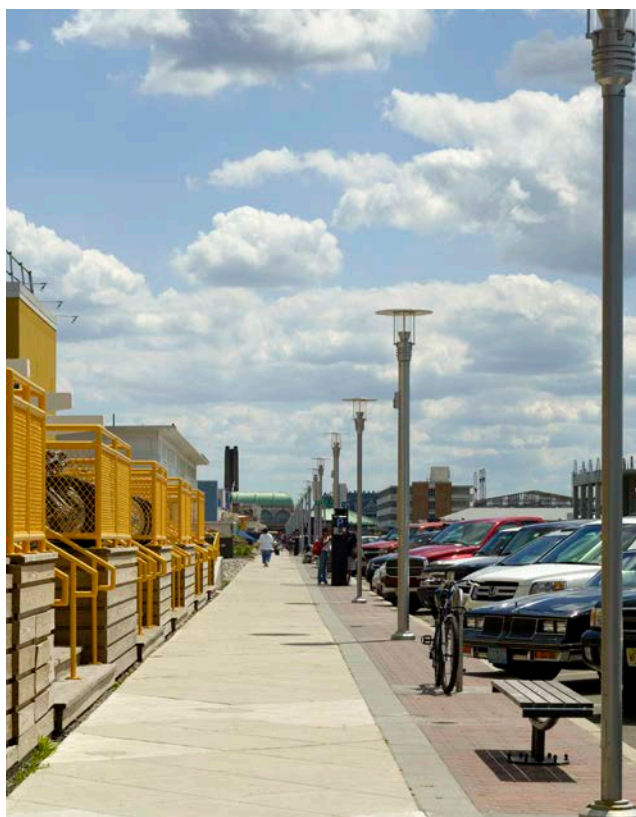


ASBURY PARK STREETSCAPE

Asbury Park, NJ



Lake Avenue



Ocean Avenue



Convention Hall Plaza



The Arts Garden at Glassboro Town Square

GLASSBORO TOWN SQUARE

Glassboro, NJ

Located at the heart of downtown Glassboro, the Town Square is a new civic space for Borough events as well as daily passive recreation. In addition to a great lawn, it hosts a Veteran's Memorial at the prominent intersection, an arts garden which includes display space for sculpture or art events, a plaza which will house a temporary ice rink in the winter and public markets or car shows in the summer, a stage, fire bowl, bench seating and a tranquil tree grove.

The Square's recreation features are closely intertwined with green infrastructure components. In addition to the lawn which will infiltrate stormwater, the tree grove is composed of granular paving and the plaza - a former right-of-way - is composed of permeable pavement. Additionally, grading within the Square was designed to allow for stormwater to enter the planting beds and help feed the native plant species.

Client

Glassboro Partners

Program

Town Square Park in the Heart of Downtown Glassboro

Cost

\$2 Million

Award

2017 Downtown NJ Excellence Award



GLASSBORO TOWN SQUARE

Glassboro, NJ



Aerial View of Glassboro Town Square



Glassboro Town Square during Summerfest



GLASSBORO TOWN SQUARE

Glassboro, NJ



New Veteran's Memorial



The Tree Grove Garden at night



GLASSBORO TOWN SQUARE

Glassboro, NJ



Stone seating around the fire bowl



Fire bowl detail

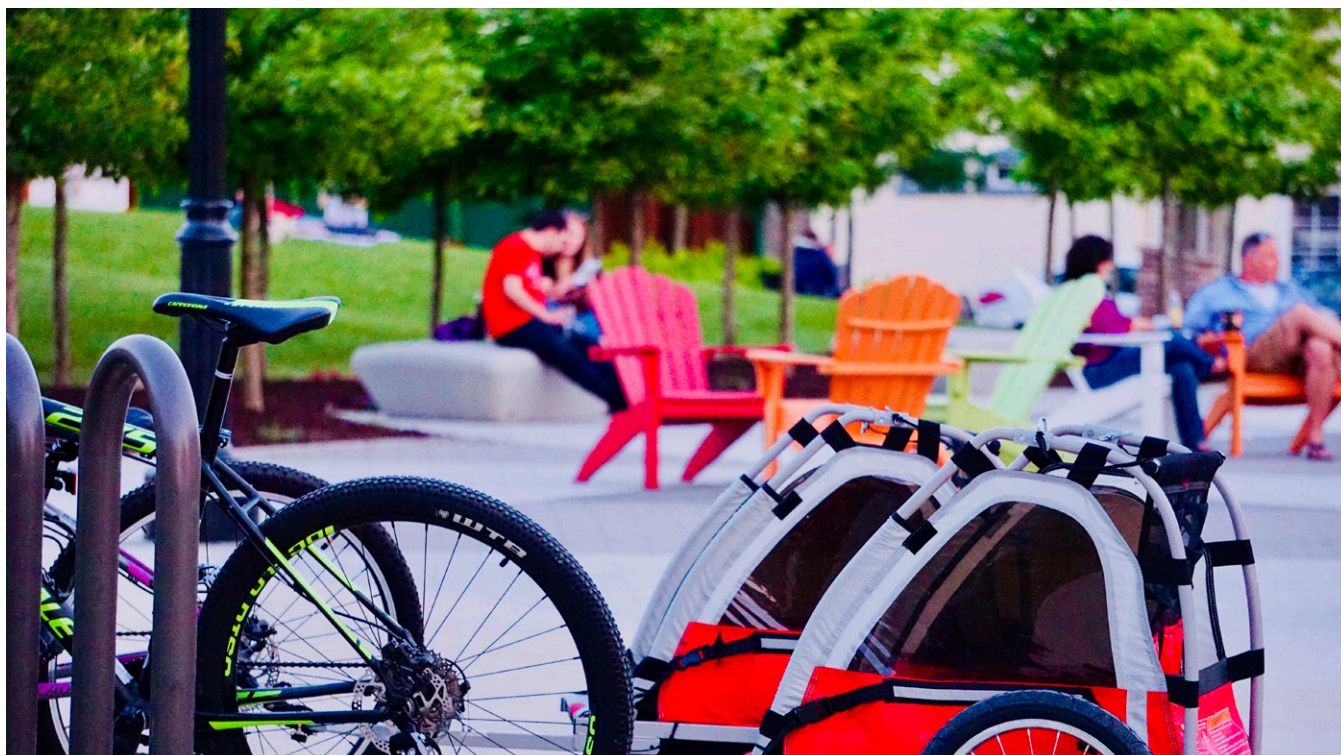


GLASSBORO TOWN SQUARE

Glassboro, NJ



Flexible seating options



Bike racks in use



GLASSBORO TOWN SQUARE

Glassboro, NJ



Yoga in the Town Square



Art in the Town Square