

REQUEST FOR PROPOSALS

Phase II Environmental Site Assessment

Due Date: Wednesday, September 9th, 2026 by 10:00 AM

Newton Housing Authority
32 Liberty Street
Newton, New Jersey 07860

REQUEST FOR PROPOSAL

The Newton Housing Authority (NHA) will accept proposals for a Phase II Environment Site Assessment at Liberty Towers, 32 Liberty Street, Newton, New Jersey. NHA is considering converting its 80-unit elderly public housing project to Section 8 Project Based Voucher (PBV) units under HUD's Rental Assistance Demonstration Program (RAD). It is the Housing Authority's desire to retain and employ a duly qualified Environmental Consultant to complete this assessment in an expeditious manner.

SCOPE OF SERVICES

The scope of the Environmental Site Assessment will be as follows and will pertain to Liberty Towers (32 Liberty Street, Newton, New Jersey).

- 1) Review completed Phase 1 Environmental Site Assessment to determine the extent of the site assessment that is necessary.
- 2) Locate the RECs listed in the Phase 1.
- 3) Perform a geophysical survey to determine locations of subsurface structures.
- 4) Take soil samples to determine impacted subsurface conditions.
- 5) Investigate groundwater which shall include a well point(s) to determine if RECs have impacted the site.
- 6) Prepare a Phase II report summarizing all findings and recommendation per ASTM.

- 7) Coordinate all field work with subcontractors.
- 8) Restore all disturbed areas to their original condition.
- 9) The Phase II report must satisfy HUD's requirement for a RAD conversion and be complete in all areas.

QUALIFICATIONS

- 1) Must have previous experience in completing environmental site assessments
- 2) Must be approvable by the United States Department of Housing and Urban Development.
- 3) Must possess all necessary licenses to complete a Phase II environmental site assessment.

PROPOSAL SUBMISSION

All entities interested in submitting a proposal for the "Phase II Environmental Site Assessment" should submit a written proposal based upon a flat fee for completion of the site assessment. All proposals should be sealed (envelope marked: "Proposal for Phase II Environmental Site Assessment") and delivered to the Newton Housing Authority 32 Liberty Street, Newton, New Jersey on or before Wednesday, September 9th, 2026, by 10:00 A.M.

A copy of the RFP is available at the office of the Housing Authority and on the Housing Authority's website.

PROPOSAL REVIEW

All proposals will be reviewed according to the "Competitive

Proposal" process outlined in the HUD Procurement Handbook 7460.8 and HUD Notice PIH 90-47. The Authority utilizes a proposal rating system that will be used to evaluate all proposals received in response to this R.F.P.

This solicitation is being undertaken in accordance with NJSA 1944.4 et seq. as a "fair and open" competitive process and in compliance with the rules and restrictions set forth by the State's Local Pay to Play law

WILLIAM F SNYDER
Executive Director

Newton Housing Authority
32 Liberty Street
Newton, New Jersey 07860

COMPETITIVE PROPOSAL EVALUATION SYSTEM

Prepared by:

Type of Service: Phase II Environmental Site Assessment

Name/Address of Respondent:

- 1) Demonstrated experience and competence in this type of work (25 Points).
- 2) Previous experience in completing Phase II Assessments (25 Points).
- 3) Geographic location of the firm relative to the proximity to the Housing Authority (10 Points).
- 5) Specialized experience of key personnel in Housing Authority Programs (20 Points).
- 6) Firm's Equal Opportunity Policy. Each entity must Certify that they are not under court ordered Fair Housing settlement or orders (5 Points).
- 7) Price-(15 Points)

Total Point Score: (100 Max.)

Narrative Review of Proposal:

PROPOSAL FOR PHASE II ENVIRONMENTAL ASSESSMENT

**Newton Housing Authority
32 Liberty Street
Hackensack, New Jersey 07960
(973 383-5191)**

Vendor Name:

Address:

Telephone #

Contact Person:

Price: \$

Other (please specify)

Legal Advertisement

REQUEST FOR PROPOSALS

The Newton Housing Authority, New Jersey will accept proposals for the following services:

"Phase II Environmental Site Assessment"

It is the Housing Authority's desire to retain duly qualified, competent, Environmental Consultant. All services must be in accordance with the existing laws, rules, orders, directives, and regulations governing these services and supplies.

All entities interested in submitting a proposal for the Environmental Assessment services should contact the Newton Housing Authority in order to receive a copy of the formal Request for Proposals. The RFP specifies the scope of the services and the requirements for submitting proposals.

All proposals must be submitted the office of the Newton Housing Authority, 32 Liberty Street, Newton, New Jersey on or before Wednesday, September 9th, 2026, by 10:00 AM.

The Housing Authority reserves the right to reject any and all proposals received for these services.

This solicitation is being undertaken in accordance with NJSA 1944.4 et seq. as a "fair and open" competitive process and in compliance with the rules, and restrictions set forth by the State's Local Pay to Play law

WILLIAM F. SNYDER
Executive Director

Date 8/25/26

