REQUEST FOR EXPRESSION OF INTEREST
REDEVELOPMENT OF FORMER GREYSTONE PSYCHIATRIC HOSPITAL
PARSIPPANY TOWNSHIP, MORRIS COUNTY, NJ

1.0 PURPOSE AND INTENT

The State Treasurer is seeking ideas and information regarding the redevelopment of the former Kirkbride Building at the former Greystone Psychiatric Hospital, located in Parsippany Township, Morris County, NJ (the “Greystone Property”). This Request for Expression of Interest (“RFEI”) is to solicit recommendations for the economically self-sustaining redevelopment of the Kirkbride Building into a usable structure, while continuing to maintain its historic significance. Respondents are invited to submit a response that describes the proposed use or uses of the Kirkbride Building, the respondent and its prior project experience. The information and recommendations obtained from responses to this RFEI may result in the development and issuance of a Request for Proposals (“RFP”) for the Kirkbride Building, in the sole discretion of the State Treasurer. However, there is no assurance or certainty that the State Treasurer shall issue an RFP for the redevelopment of the Kirkbride Building.

2.0 BACKGROUND

- Demolition/Remediation Report

  The State Treasurer engaged the RBA Group, an environmental and engineering consultant, to assess the existing physical and environmental conditions of the Greystone Property, including the Kirkbride Building, the other buildings constituting the former Greystone Psychiatric Hospital and the surrounding land.

- Historic Redevelopment Report

  The State Treasurer engaged Urban Partners, a historic redevelopment consultant, to prepare an assessment report regarding the feasibility of redeveloping the Kirkbride Building in an economically self-sustaining manner.

- Greystone Law

  Existing law restricts the use of the Greystone Property. P.L. 2001, Chapter 345 provides that: “no portion of the property shall be used for any purpose other than (a) recreation and conservation, historic preservation, or farmland preservation, or (b) the administration of programs and the provision of services by the Department of Human Services.”

  Therefore, if the proposed redevelopment of the Kirkbride Building does not fall within one of these purposes, it would be necessary to amend the existing law.

  State Owned properties are not required to adhere to local zoning ordinances. Private redevelopment of the site would require new zoning from Parsippany Township.

- Due Diligence

  The RBA and Urban Partners reports are available to potential respondents at the following links: http://www.state.nj.us/treasury/dpmc/greystone_reports.shtml
- **History of the Kirkbride Building**

  The Kirkbride Building at Greystone was constructed over 130 years ago based on the design concepts of Dr. Thomas Story Kirkbride, who was historically influential in the design and construction of hospitals for the mentally ill in the late 1800s. The building is not currently listed on the National Register of Historic Places but has been determined eligible for nomination to the National Register of Historic Places and the New Jersey Register of Historic Places.

  As a result, the historic redevelopment of the building may qualify for a Federal Tax Credit through the Federal Historic Preservation Tax Incentives Program. In order to qualify for the Tax Credit, all portions of the original building, with the exception of the fourth floor, the roof and the kitchen additions located to the rear of the central core portion of the building are required to be preserved.

- **Physical Buildings and Land**

  - The Kirkbride Building contains a total of approximately 678,725 SF, including approximately 155,525 SF of basement area. The current physical condition ranges from poor to fair.
  - The building sits on approximately 90 acres.
  - On a separate parcel, the State owns and operates a waste water treatment plant that currently is operated significantly below capacity.

**3.0 REDEVELOPMENT GOALS AND OBJECTIVES**

The objective of this RFEI is to assess if there are viable options for redeveloping the Kirkbride Building in an economically self-sustaining manner. The respondent should identify funding gaps (if any) that may occur with the redevelopment. Respondents should provide financial models and strategies needed to reach the redevelopment goals and objectives.

**4.0 REQUIRED INFORMATION**

In accordance with the provisions of this RFEI, you are requested to provide the information described below. Each firm submitting a response must follow the instructions contained in this RFEI in preparing and submitting its response. All responses received, and any information contained therein, are subject to disclosure in accordance with the New Jersey Open Public Records Act (“OPRA”). A respondent may designate specific information as not subject to disclosure pursuant to the exceptions to OPRA found at N.J.S.A. 47:1A-1.1 or the common law Right to Know, when the respondent has a good faith legal and or factual basis for such assertion. In the event of any challenge to the responder’s assertions of confidentiality with which the State does not concur, the responder shall be notified and shall be solely responsible for defending its designation. These proposals shall become the property of the State once submitted.

In accordance with the provisions of this RFEI, you are requested to provide written responses to the following. In your response please respond to each question by repeating the question at the top of the section and referring to the question by the numbers used in this RFEI.

1. **Executive Summary**

   The submission should include an executive summary of the principal elements of the submittal, including a project description and timetable overviews, as well as the respondent’s approach to the
development, mixes of use, recreation, potential financing scenarios, remediation, environmental issues and community relations.

2. Proposed Redevelopment Program

The respondent shall include a statement of any proposed redevelopment program(s), including a detailed description of the proposed use and density desired to achieve the proposed development, facilities and mix that the respondent believes could be developed on the site and their interaction with other uses in the vicinity of the site.

3. Other Factors

Although there is no obligation to do so, each respondent should feel free to provide a description of other factors not accounted for in the RFEI that the respondent believes fully explains their concept of the redevelopment of the Kirkbride Building and the financial viability of undertaking such a project.

5.0 SUBMISSION OF THE PROPOSAL

All respondents are required to limit their proposals to twenty (20) pages or less at no smaller than 12 point type. Excess pages and extraneous materials or appendices will detract from the overall quality of the response.

Communications with representatives of the State concerning this request, by you or on your behalf, are NOT permitted during the submission process (except as specified below). No telephone inquiries will be accepted. If you have questions or require clarification on any aspect of this RFEI, please forward the request via email to: robert.tighue@treas.state.nj.us. Questions must be submitted by 4:00 pm, Friday, May 10, 2013. The State will post answers on the Division of Property Management and Construction website at: http://www.state.nj.us/treasury/dpmc/property_summary_page.shtml by Tuesday May 21, 2013.

The State will not be responsible for any expenses in the preparation and/or presentation of the proposals and oral interviews, if any, or for other disclosure of any information or material received in connection with the solicitation, whether by negligence or otherwise.

The State reserves the right to request additional information or clarification, if necessary.

This RFEI is not intended to result in the selection of any respondent’s proposal. The State shall not be obligated to pay for any costs incurred in preparation and submission of proposals.

Proposals must be received no later than the due date specified herein. Robert Tighue is the contact for general questions or comments related to this solicitation as indicated in this RFEI.

Respondents must submit by May 30, 2013 at 2pm, one original and one electronic copy of proposals to:

Robert Tighue, Real Estate Specialist
State of New Jersey – Dept. of Treasury
Division of Property Management and Construction
33 West State Street – 9th Floor
Trenton, NJ 08625-034
Robert.Tighue@Treas.State.NJ.US
(609) 943-3492