

PENNSBURY SCHOOL DISTRICT
REQUEST FOR PROPOSALS LAND USE AND DEVELOPMENT LEGAL SERVICES LAND
RFP#2425-077

1. **INTENT**

Pennsbury School District (the “District”) is soliciting proposals from qualified licensed law firms to represent the District in land use and development legal matters, including appeals arising from the same, if any. The District anticipates entering into an agreement with the selected law firm beginning on or about January 17th, 2025 after the January School Board Meeting review with the Board of School Directors.

2. **QUALIFICATION REQUIREMENTS**

The following are preferred minimum requirements:

- Possession of a Juris Doctorate Degree from a U.S. accredited law school
- Licensed as an attorney in good standing in the Commonwealth of Pennsylvania.
- Member in good standing of the Bar of the United States District Court, Eastern District of Pennsylvania and the United States Court of Appeals for the Third Circuit.
- Ability to provide same day response.
- Assignment of a lead attorney with extensive and comprehensive land use and development experience who regularly appears before municipalities seeking zoning and land development approvals of all kinds, including experience representing large institutions and private entities.
- A minimum of three attorneys with experience in land use and development law who regularly appear before municipalities seeking zoning and land development approvals of all kinds.
- Experience obtaining
- Must have no conflict of interest in representing the Pennsbury School District Board of Directors, including before the municipalities in which the District is located: Falls Township, Tullytown Borough, Yardley Borough, and Lower Makefield Township,

3. **SCOPE OF SERVICES**

3.1 **Background Information**

The Pennsbury Joint School System was founded in April of 1948. The Pennsbury School District was founded on July 1, 1966, when the Pennsbury Joint School System, consisting of the three school districts of Falls Township, Lower Makefield Township, and Yardley Borough, combined with the School District of the Borough of Tullytown. The School District encompasses a total land area of 42.3 square miles. The School District is located in the southeastern corner of Bucks County, Pennsylvania, on the west bank of the Delaware River, approximately 25 miles northeast of Center City Philadelphia, Pennsylvania, and in part directly across the Delaware River from Trenton, New Jersey.

The School District is primarily residential with a growing commercial sector that serves the community and employs many residents. A significant industrial sector exists primarily in the eastern half of the School District in Falls Township and the Borough of Tullytown.

The School District area is rich in historical significance, from colonial times to the modern era. The name “Pennsbury” comes from Pennsbury Manor, the 17th century home of William Penn,

the founder of Bucks County and the Commonwealth of Pennsylvania, which is located within the School District.

The District operates ten elementary schools, three middle schools, and one high school campus, with an enrollment of 9,593. There are approximately 1,430 full-time employees of the District, 926 of which are professional staff members.

3.2 **Specific Tasks**

The successful legal firm will provide services including, but not limited to:

- Advise and represent the District in regards to the application for and receipt of, any and all municipal approvals necessary to construct a proposed new high school on the tract of land currently containing the Pennsbury High School.
- Advise and represent the District in regards to other land use and development matters as assigned by the Administration from time to time.
- Appear before municipalities with regard to land use and development matters.
- Interface, plan and coordinate with District stakeholders, including the District Board of Directors and Administration with regard to assigned land use and development matters.
- Interface, plan and coordinate with any third parties retained by the District with regard to assigned land use and development matters, including but not limited to architects, engineers, construction managers, contractors, and the solicitor.
- Attend and participate in District meetings as requested from time to time with regard to land use and development matters, including but not limited to community meetings, Board of Director Action meetings, Board of Director Committee meetings, or otherwise.
- Perform the legal services outlined in this RFP in an efficient and competent manner, with an effort to conserve District resources and taxpayer funds to the fullest extent possible.

4. **TIMEFRAME**

The successful legal firm(s) will be expected to commence the provision of services on or about February 3, 2025.

5. **PROJECT MANAGEMENT**

The contract shall be managed for the District by the Superintendent of Schools or his/her designee.

6. **PROPOSALS**

Respondents to this RFP are hereby notified that all proposals submitted and information contained therein and attached thereto will not become public information until selection of the successful respondent.

6.1 **Submission and Deadline**

Proposals must be submitted in a single PDF file. No proposal received after the deadline will be accepted. Proposals will be available December 8th, 2024. Please send via email, no later than 1:00 p.m. on December 20th, 2024, to cberdnik@pennsburysd.org.

Questions about this proposal may be directed in writing to Chris Berdnik, Business Administrator, at cberdnik@pennsburysd.org.

All firms who are furnished a copy of this RFP, but who decide not to offer a Proposal to the District, are asked to submit a negative reply. Specific comments and observations are encouraged.

6.2 Proposal Requirements

6.2.1 **Submittal Letter**

Respondents shall submit a cover letter, addressed to the Business Administrator, signed by an authorized principal or agent of the law firm, which provides an overview of the respondent's offer, as well as the name, title and phone number of the person to whom the District may direct questions concerning the proposal. The letter should also include a statement by the respondent accepting all terms and conditions contained in this RFP, signed by an officer or other individual with authority to bind the firm.

6.2.2 **Experience**

Respondents are to provide a summary of the firm's experience on similar types and sizes of engagements with emphasis on the representation of large institutions or entities in the Commonwealth of Pennsylvania, and detail on experience with public sector land use and development law. This summary must include your firm's experience in the areas of services described in Section 3, Scope of Services, provide detailed biographies of persons proposed to work directly with the District and indicate the level of responsibility of each person (professional staff only).

6.2.3 **References**

Legal firms must have a minimum of five years' experience in all areas of law specified in the Scope of Services. A minimum of five (5) client references, which encompass the areas outlined in this RFP, should be submitted. The client references must include the name of the organization, address, telephone number, individual contact person, the dates services were performed and a description of the services provided.

6.2.4 **Presentations, Publications and Affiliations**

All respondents are encouraged to provide any other information that they believe would be relevant to the RFP, including any salient publications, and a list of professional affiliations.

6.2.5 **Budget/Fee Proposal**

All respondents are required to complete and submit a detailed itemized fee schedule and expected schedule of payment to perform all services. Each response must provide the following: (a) a single hourly rate for all partners and a separate single hourly rate for all associates; (b) an hourly rate for clerical, paralegal or other professional; and (c) a schedule of all out-of-pocket disbursements which you anticipate will result in a charge to the District, and the rate for each. Note that the District expects that these reimbursable charges will be charged at the firm's actual cost, without additional mark-up. The District is exempt from payment of sales taxes imposed by the Commonwealth of Pennsylvania. Such taxes must not be included.

The District reserves the right to negotiate fees and payment schedules with the selected respondent. The District will not pay broker's fee or commission, nor will the District contract with an intermediary entity.

6.2.6 **Form of Contract**

The District intends to negotiate and enter into a contract with the most responsible respondent whose proposal is determined to be in the best interest of the District. The form of contract for any award made as a result of this proposal will be a mutually agreeable engagement letter. . The amount will be based on the fees shown in this proposal, as modified, if necessary, during negotiations. If your firm will be requiring the District to sign an additional or separate contract, a copy of the proposed contract must be included with the proposal.

In the event of a discrepancy between the firm's proposed contract and this RFP, the terms of this RFP shall govern.

7. **EVALUATION AND AWARD**

7.1. The following criteria will be used, without limitation, in evaluation proposals and determining the most responsive legal firm:

- The legal firm's technical understanding of the scope of services and proposed professional services as evidenced by the proposal submitted.
- The background and experience of the legal firm in providing similar services as well as specific background, education, qualifications and relevant experience of key personnel to be assigned to this contract.
- Location of Firm's office.
- Proposed fees and costs, although the District is not bound to select the legal firm who proposes the lowest fees. The District reserves the right to negotiate fees with the selected legal firm.
- Information obtained by the District from firm's references or other clients.
- Best interests of the District.

Proposals in response to this RFP will be reviewed against the criteria listed above.

7.2 **Selection Procedures**

The District intends to enter into a contract with the most responsible responsive legal firm whose proposal is determined to be in the best interest of the District.

- The District reserves the right to reject any or all proposals or part thereof for any reason, to negotiate changes to proposal terms, to waive inconsistencies with the RFP, and to negotiate a contract with the successful legal firm.
- The District will initially review all proposals to determine responsiveness. Any proposal that does not address all requested requirements or is incomplete will not be considered.
- The District will evaluate all responsive and responsible proposals based on the criteria enumerated in Section 7.1 as referenced above. The District may afford firms the opportunity to clarify proposals for the purpose of assuring a full understanding of their responsiveness to the RFP.
- The District may conduct an interview of the legal firms it judges to be the most qualified to perform the services required, based upon the criteria in this RFP. If so, legal firms will be notified in advance of the proposed interview date. If conducted, interviews may be conducted in person or by conference call. Respondents are advised that the District reserves the right to award this contract solely on the basis of the submitted proposals.

8. GENERAL REQUIREMENTS AND CONDITIONS

8.1 Insurance

The selected provider shall be required to furnish proof of the following insurance coverage within ten (10) days of receipt of Notice of Selection. Insurance shall be issued by an insurance company licensed to conduct business in the Commonwealth of Pennsylvania with a Best's Key Rating of A-, VIII or better. Any and all exceptions must be approved by the Business Manager.

Insurance coverage shall remain in full force for the duration of the Contract term, including any and all extensions of renewal thereof. Each insurance certificate shall contain a thirty (30) day notice of cancellation.

All renewal certificates shall be furnished at least thirty (30) days prior to policy expiration. The following coverage shall be deemed satisfactory for purposes of this RFP. The District reserves the right to alter these coverage requirements from time to time.

8.1.1 Commercial General Liability, including Contractual Liability Insurance, with limits not less than \$1,000,000 per occurrence, \$2,000,000 aggregate. All, if any, deductibles are the sole responsibility of the selected Provider to pay and/or indemnify.

8.1.2 Workers' Compensation in accordance with Pennsylvania General Statutes.

8.1.3 Professional Liability Insurance including errors and omissions with a limit of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Any changes to the legal firm's policy or carrier from year to year will include "Full Prior Acts" coverage.

8.1.4 The Pennsbury School District is included as an Additional Insured, ATIMA under the Commercial General Liability and Employer's Liability Insurance Policies. THE UNDERLINED WORDING MUST BE SHOWN IN THE SPACE PROVIDED FOR "COMMENTS" ON THE ACORD INSURANCE CERTIFICATE. (Additional Insured requirement is expressly waived for Workers' Compensation and Professional Liability coverage.)

8.1.5 Each insurance coverage named above shall provide not less than a 30-day notice of cancellation to the District. All policies shall be on the occurrence form. Any and all exceptions shall be reviewed by the District's Business Manager.

8.1.6 It is further agreed that the amount of insurance required herein does not, in any way, limit the liability of the legal firm by virtue of its promise to hold the District harmless so that in the event that any claims result in a settlement or judgment in any amount above the limits set in Paragraph 8.1 herein, the legal firm shall be liable to, or for the benefit of, the District for the excess.

8.1.7 Insurance requirements and coverage may be reviewed from time to time during the term of this Contract and all extensions and renewals hereof. The legal firm agrees to comply with any and all reasonable insurance requirements or modifications made by the District's Business Manager.

8.1.8 Cancellation or other termination of insurance policies required by this Agreement without immediate replacement thereof may be considered a default in the terms and conditions of this Agreement. The legal firm agrees that such default may be cured by procurement of insurance on behalf of legal firm, at the legal firm's expense, at District's option.

8.2 **Hold Harmless Agreement**

In addition to its obligation to provide insurance as specified above, the legal firm, their consultants, agents and assigns shall indemnify and hold harmless the Pennsbury School District, including but not limited to, its elected officials, its officers, and agents from any and all claims made against the District, including but not limited to, damages, awards, costs and reasonable attorney fees, to the extent any such claim directly and approximately results from the wrongful, willful or negligent performance of services by the legal firm during the firm's performance of its Agreement. The District agrees to give the legal firm prompt notice of any such claim and absent a conflict of interest, an opportunity to control the defense thereof.

8.3 **Conditions**

Respondents responding to this RFP will be expected to adhere to the following conditions and must make a positive statement to that effect in its proposal submitted:

8.3.1 The selected legal firm must have an office or facility in Pennsylvania. The specific location of the facility must be identified in the proposal submitted.

8.3.2 Have personnel/resources reserve sufficient to assure service continuity, and agree to maintain an adequate level of qualified personnel for the term of the Agreement.

8.3.3 Agree to maintain and preserve confidentiality in all matters relating to the resultant contract and services provided under it.

8.3.4 Agree that the legal firm may terminate the contract at any time with ninety (90) days written notice with or without cause, and the District may terminate the contract at any time for convenience in its discretion. In the event of termination, the District shall pay the legal firm for any services rendered prior to termination. However, if the selected legal firm has damaged the District in any way, such payment may be withheld until the District determines whether or by how much such payment should be reduced.

8.3.5 Agree to accept and follow management direction from the District and specifically the District's designated personnel.

8.3.6 Agree to conform to all applicable laws and ordinances and statutes of the Federal Government, Commonwealth of Pennsylvania and policies of the Pennsbury School District Board of Education.

8.3.7 Agree that if the District cannot in good faith negotiate a written contract within a reasonable time with the selected legal firm, the District may unilaterally cancel its selection of that legal firm.

8.3.8 Agree that periodic payments to the legal firm will be made as agreed upon in the contract with the District.

8.3.9 Agree that the contract between the District and the legal firm shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania and the policies of the Pennsbury School District Board of Education.

9. **PRINCIPALS/COLLUSION**

By Submission of a proposal, the legal firm does declare that the only person or persons interested in this proposal as principal or principals is/are named therein and that no other person other than therein mentioned has any interest in this proposal or contract to be entered into; that this proposal is made without connection with any person, company or parties making a proposal, and that it is in all respects fair and in good faith without collusion or fraud.

10. **CONFLICT OF INTEREST**

Respondents shall provide a statement that no conflict of interest exists in rendering service to and in representing the Pennsbury School District Board of Education.

11. **DISCIPLINARY ACTION**

Respondents shall provide a statement that no attorney affiliated with respondent has, within five (5) years from the date of submission, been disciplined by the Grievance Committees of the Commonwealth or Federal Bar.

12. **AFFIRMATIVE ACTION STATEMENT**

As a condition of doing business with the District, the legal firm must comply with all Federal laws, state statutes and executive orders pertaining to non-discrimination. All respondents, as part of their submission, must complete and submit the enclosed Affirmative Action Statement.

13. **TAXPAYER'S IDENTIFICATION NUMBER**

The selected respondent whether as individual, proprietor, partnership or a non-profit corporation or organization must fill out and submit the *Internal Revenue Service Form W-9, Request for Taxpayer Identification Number*.

14. **ALTERNATIVES AND EXCEPTIONS**

Only slight additions or changes would be expected to be negotiated with the successful legal firm in order to resolve any variances between the proposal and the final contract. Legal firm may submit alternate proposals or take exceptions to this RFP which deviate from the RFP; however, alternates and exceptions shall be clearly identified as such, and shall include a discussion of the purpose and benefits to such alternate/exception, and the District is not bound to accept them if it determines that they are not in the best interest of the District.

15. **ADDITIONAL INFORMATION AND REVISION TO PROPOSALS**

Information may be provided to potential respondents for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements.

Pennsbury School District

TO: All Vendors
FROM: Chris Berdnik
RE: Affirmative Action

The Pennsbury School District is an Equal Opportunity Employer. The Board of Education has made it a matter of policy that it will not transact business with firms that are not in compliance with all Federal and State Statutes and Executive Orders pertaining to non-discrimination.

A copy of the Board of Education Affirmative Action Statement is printed on the bottom of this letter.

In order to have your firm listed on our acceptable vendors list and thereby be eligible for consideration as a source for goods and services, please complete and return the following Statement of Policy to us.

STATEMENT OF POLICY

It is the employment policy of _____ that there shall be no discrimination against anyone on the grounds of race, creed, national origin, sex or age in the hiring, upgrading, demotions, recruitment, termination and selections for training.

In addition, this firm is in full compliance with the letter and intent of the various Equal Employment Opportunities and Civil Rights Statutes noted above.

Date

Signed (Name/Title of Company Officer)

Telephone

Street Address

City/State/Zip Code
