



State of New Jersey  
Schools Development Authority

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Catrambone Elementary School  
Long Branch, Monmouth County, NJ

### NOTICE OF UPCOMING PROCURMENT OPPORTUNITY

The New Jersey Schools Development Authority (“NJSDA”) is advising interested parties of its next procurement opportunity for the engagement of a General Contractor for the construction of the new Catrambone Elementary School in Long Branch, Monmouth County, NJ.

The project consists of a new partial two-story 109,000 square foot elementary school educating approximately 800 students in grades PreK-5 on an approximate 9.7 acre site. The building includes general classrooms, science and computer labs, art, music, media center, cafetorium, and gymnasium, as well as administrative and support facilities. Construction classification is IIB (Non-Combustible) unprotected construction with load bearing reinforced concrete masonry unit exterior walls. First floor is concrete slab on grade, second floor construction is precast concrete plank, and roof is steel joists and metal deck construction. Site work includes earthwork, PE/Play areas, parking, and fencing. The construction cost of the project has been estimated at between \$25 and \$30 million.

The contract for the project will require that the awardee perform a Constructability Review of the Contract Documents (including the Plans and Specifications) to identify concerns, conflicts, omissions or other deficiencies in the documents that might affect the schedule or cost of completion of the Work. This Constructability Review is intended to identify any issues that may give rise to later changes in the work, so that such issues can be resolved through early modifications to the Contract Documents, before the commencement of construction. This Constructability Review is required of the awardee to augment and underscore the existing contractual obligation to advise NJSDA of deficiencies in the Contract Documents to avoid

excess costs. As part of the Constructability Review process, the awardee will be required to provide the Authority with a report of all deficiencies identified in the Contract Documents, and to participate in one or more meetings with the NJSDA, the Design Consultant for the project, and the Construction Manager for the project to verify the claimed deficiencies and seek resolution of such deficiencies through modification of the Contract Documents prior to the commencement of construction. After the completion of the Constructability Review, the awardee will not be entitled to seek additional compensation for changes in the work or project delays relating to deficiencies in the Contract Documents that should have been identified in the Constructability Review. However, the awardee will not be precluded from seeking additional compensation for subsequent changes in the Work relating to issues that could not have been discovered during the Constructability Review.

To participate in the procurement, bidders must be classified with the Department of Treasury, Division of Property Management and Construction in one of the following DPMC Trade Classifications: C006 (CM as Constructor) or C008 (General Construction), must hold a valid Public Works Contractor Registration with the Department of Labor, a valid Business Registration Certificate with the Division of Revenue, and a valid Notice of Prequalification issued by NJSDA as of the date for submission of the Project Rating Proposal and as of the date for submission of the technical and price proposals. The project will also require identification of prequalified subcontractors in the principal trades (Plumbing, Structural Steel, Electrical, and HVAC) and will require prequalification of subcontractors of any tier whose contract is in an amount equal to or more than \$500,000 in any of the following DPMC Trade Classifications:

- C006 - CM as Constructor
- C007 - Design Build
- C008 - General Contractor
- C009 - GC/Alterations & Additions
- C019 - Concrete/Foundation/Footings/Masonry work
- C021 - Demolition
- C029 - Structural Steel
- C030 - Plumbing
- C039 - HVAC
- C045 - Sprinkler Systems
- C047 - Electrical
- C066 - Roofing-Membrane EPDM
- C067 - Roofing-Membrane PVC/CPE/CSPE
- C068 - Roofing-Membrane Modified Bitumen
- C069 - Roofing-Urethane
- C070 - Roofing-Built Up
- C071 - Roofing-Metal
- C072 - Roofing-Tile/Slate/Shingles
- C092 - Asbestos Removal/Treatment
- C093 - Asbestos Removal/Mechanical
- C096 - Lead Paint Abatement

The NJSDA requires the contractor to provide opportunities to SBE firms to participate in the performance of this engagement, consistent with NJSDA's SBE set aside goals of 25% (5% to Category 4, 5% to Category 5, 5% to Category 6, with the remaining 10% to be allocated among

firms in Categories 4, 5 and 6). The Small Business Administration size standards are established at 13 C.F.R. 121.201.

NJSDA anticipates that formal commencement of the procurement will occur in early December 2011, and bid documents will be made available at that time. Interested parties that wish to participate in the procurement are encouraged to register their interest by submitting a non-mandatory email to NJSDA with "Notice of Intent to Participate" in the subject line. The Notice of Intent to Participate email should be sent to Kimberli Banegas at [kbanegas@njsda.gov](mailto:kbanegas@njsda.gov) by December 19, 2011.

For further information, please visit NJSDA at "www.njsda.gov"