ADVERTISEMENT

Contract No.	Contract Name	School District
CA-0025-M01	New Eastside High School	Camden

The New Jersey Schools Development Authority ("NJSDA") is seeking the services of a Construction Manager ("CM") to manage the design-build construction of a new high school in the Camden Public School District.

The Request for Qualifications/Request for Proposals ("RFQ/RFP") defines the steps needed for participation in the procurement, and is issued pursuant to the NJSDA's regulations governing the procurement of professional services consultants, N.J.A.C. 19:38C-1 et seq.

The RFQ/RFP package is available at the following link: click here to view RFQ/RFP.

Brief Description of Work:

Construction Management Services for a new high school in Camden, NJ. The project is planned to be an approximately 202,989 square foot two-story facility designed to educate approximately 1,100 students in grades 9 through 12.

Procurement Overview:

This is a "Price and Other Factors" solicitation for Construction Management Services. This solicitation seeks responses from interested firms in the form of a simultaneous submission of:

1. A Qualifications and Technical Proposal, which provides information regarding the firm's past experience and qualifications for evaluation by a Selection Committee charged with evaluation and scoring of the submittals with reference to the non-price "Other Factors" criteria identified in the RFQ/RFP. The "Other Factors" to be considered, and their relative weights, are as follows:

    - Responsive Firm's CM Experience on Comparable Projects (40 Points)
    - Key Team Members' Experience on Comparable Projects (60 points)

2. A sealed Price Proposal, which will remain sealed until completion of the "Other Factors" evaluation and scoring, and which states the firm's Total Compensation Amount price for the services required for the project. The Price Proposal will be subject to scoring in accordance with the terms of the RFQ/RFP.

Responsive firms will be evaluated and scored by a Selection Committee on the basis of their written Qualifications and Technical Proposal submissions. The responsive firms will be ranked on the basis of such scores, and a shortlist of the six (6) most highly-ranked firms will be determined. The shortlisted firms will participate in interviews with the Selection Committee and will be separately scored on the basis of the interview using the same criteria and point values used to evaluate the Qualifications and Technical Proposal. The scores for the written submission and the interview will be combined into a total "Non-Price Score."

Once all the Non-Price Scores for all shortlisted firms have been calculated, the Authority will open the sealed Price Proposals and will review them for responsiveness, and determine a Price Score for each responsive Price Proposal. The

lowest responsive Price Proposal shall be scored by awarding the maximum number of points for the price component, which shall be 100. All other Price Proposals shall be scored by awarding points based on the percentage that each proposal exceeds the lowest Price Proposal.

The Non-Price Scores will be adjusted by a weighting factor of 60% and the Price Scores will be adjusted by a weighting factor of 40%, before being combined in a Final Combined Score. The Authority will recommend award of the contract to the responsive firm with the highest Final Combined Score.

Procurement Requirements:

Any firm responding to the RFQ/RFP must be prequalified by both the Department of the Treasury-Division of Property Management and Construction ("DPMC") and the NJSDA in the Construction Management (P029) discipline as of the due date for Responses to the RFQ/RFP.

The NJSDA also requires NJSDA prequalification for all subconsultants, of any tier, in the DPMC Disciplines listed below, whose contract is in an amount which is equal to or greater than $500,000.

- P001 Architecture
- P002 Electrical Engineering
- P003 HVAC Engineering
- P004 Plumbing Engineering
- P005 Civil Engineering
- P007 Structural Engineering
- P011 Environmental Engineering
- P015 Land Surveying
- P029 Construction Management
- P038 Asbestos Safety Control Monitoring
- P066 - P103 Materials Testing Laboratories

Bidders are required to comply with the requirements of N.J.A.C. 17:27 et seq. and N.J.S.A. 10:5-31 et seq. pertaining to affirmative action and equal employment opportunity.

At the time of award, the NJSDA will require the selected firm to provide opportunities to Small Business Enterprise ("SBE") firms and Disabled Veteran Owned Business ("DVOB") firms to participate in the performance of the work, consistent with the NJSDA's 25% SBE and 3% DVOB Set-Aside Goals.

In accordance with N.J.S.A. 18A:7G-41.1, a firm shall be precluded from submitting a proposal for this procurement if such firm or any affiliated firm is engaged under a prime contract with NJSDA to provide work and services as the general contractor for this project, or is engaged as a subcontractor to the general contractor for this project.

No firm may propose as a Key Team Member any person who has assisted the Authority by materially participating in the preparation of an RFQ/RFP for this Construction Management Services procurement or for the Design-Build Services procurement for the Project. "Materially participating in the preparation of an RFQ/RFP" shall mean the preparation of the RFP or RFQ/RFP themselves, as well as the preparation of plans, specifications, reports or other documents that are produced with the intent to be incorporated into a Project Manual or Design-Build Information Package that is part of that RFP or RFQ/RFP. Failure to observe this prohibition shall result in disqualification of the conflicted person from the Proposed Team, and rejection of the entire proposal that includes the ineligible person.

Procurement Submission Dates and Deadlines:

A. Notice of Intent to Participate:

The NJSDA will not hold a traditional pre-proposal conference for this procurement. Any firm wishing to submit a proposal must provide timely notice of their intent to participate in the procurement by sending an e-mail message indicating such intent to Dave Kutch at dkutch@njsda.gov **no later than 2:00 PM on November 16, 2026**. This notice is required in order to submit a proposal but does not bind a prospective proposer in any way. Failure to timely submit the notice of intent will result in NJSDA rejecting any proposal later submitted.

B. Questions from Interested Firms:

Firms may submit written questions regarding this procurement to the NJSDA by sending them by e-mail to Dave Kutch at dkutch@njsda.gov **no later than 2:00 PM on November 16, 2026**. The questions and NJSDA answers will be provided via an addendum to the RFQ/RFP to each firm that submitted a timely e-mail message to Dave Kutch at dkutch@njsda.gov indicating their intent to participate in the procurement. See RFQ/RFP for details regarding advertisement and distribution of addenda.

C. Submission of Proposals:

A firm must submit one (1) unbound original of its Qualifications and Technical Proposal, accompanied by one (1) unbound original, separate, signed, sealed Price Proposal **no later than 2:00 PM on December 7, 2026**. Submission of proposals through USPS postal services is not permitted, as delivery will be made to a post office box and timely receipt cannot be validated. Submissions will **only** be accepted when delivered to NJSDA's physical office by hand delivery or trackable courier services such as Federal Express, UPS or similar, at the following address:

NJSDA
32 East Front Street
Trenton, NJ 08608
Attention: Dave Kutch, Sr. Procurement Specialist
Subject: Construction Management Services Proposal, Package No. CA-0025-M01

D. Opening of Price Proposals:

The sealed Price Proposals will be publicly opened and read at a bid opening at the NJSDA office at **2:00 PM on January 6, 2027.**

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

DATE ADVERTISED: October 30, 2026