



Package No.	Package Name	School District
EP-0128-M01	Multi-Project Contract for Construction Management Services	Multiple

ADVERTISEMENT

The New Jersey Schools Development Authority (“NJSDA”) is seeking to engage the services of two separate Construction Management firms, each of which shall provide services as Construction Manager (“CM”) pursuant to: a multi-Project Contract covering a grouping of several emergent School Facilities Projects located in Newark; or a multi-Project Contract covering a grouping of several emergent School Facilities Projects located in a combination of Union City and East Orange, as follows:

Contract A, Various Emergent Projects - Newark

1. Branch Brook Elementary School, Masonry Repointing and Repairs
2. Technology High School, Boiler Room Vault and Façade Repairs
3. Cleveland Elementary School, Boiler Room Vault Repairs
4. University High School, Roof Replacement
5. Salome Urena Elementary School, Masonry Repointing and Replacement

Contract B, Various Emergent Projects - Union City & East Orange

1. Emerson Middle School, Union City, Roof Replacement and Stucco Repairs
2. Union Hill Middle School, Union City, Roof Replacement, Stucco and Masonry Repairs
3. Fresh Start Academy, East Orange, Roof Replacement, Stucco and Masonry Repairs

The NJSDA intends to award a separate Contract for each of the above-listed multi-Project engagements. Firms may compete for one or both of the multi-Project Contracts included within the solicitation, however, firms are not eligible to provide CM services for more than one multi-Project Contract in the solicitation, and thus cannot be awarded both multi-Project Contracts.

The Request for Proposals (“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 RFP package is available at: [click here to view RFP](#).

Procurement Overview:

This is a “Price and Other Factors” solicitation for Construction Management Services for the two multi-Project groupings of emergent projects listed as **Contract A, Various Emergent Projects - Newark** and **Contract B, Various Emergent Projects - Union City & East Orange**. This solicitation seeks responses from firms in the form of a simultaneous submission of:

1. A single Technical Proposal (applicable to one or both of the multi-Project Contracts), which provides information regarding the firm’s past experience and qualifications, which will be evaluated by a Selection Committee charged with evaluation and scoring of the submittals with reference to the non-price “Other Factors” criteria identified in the solicitation. The “Other Factors” to be considered, and their relative weights, are as follows:

- Staffing Proposal (50 points)
 - Key Team Members' Experience on Similarly Sophisticated Projects (50 points)
2. A sealed and separate Price Proposal for each multi-Project Contract that the firm intends to compete for, which will remain sealed until completion of the "Other Factors" evaluation and scoring, and which states the firm's Total Compensation Amount for the services required for the identified multi-Project Contract under the procurement. The Price Proposal will be subject to scoring in accordance with the terms of the solicitation.

The firm will be evaluated and scored by a Selection Committee on the basis of its written Technical Proposal submission and assigned a "Non-Price Score" specific to each multi-Project Contract that the firm is competing for.

Once the Non-Price Scores for all firms have been determined, the sealed Price Proposals will be opened and scored. The firm will be assigned a "Price Score" specific to each multi-Project Contract that the firm is competing for.

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" for each multi-Project Contract included in the solicitation. For each multi-Project Contract included in the solicitation, the NJSDA will recommend award of the Contract to the firm with the highest Final Combined Score.

In the event that a single firm achieves the highest Final Combined Score for more than one multi-Project Contract, the NJSDA will determine which multi-Project Contract shall be awarded to that firm, based upon considerations of overall price (i.e., determining the Projects in which one single firm has been identified as having the highest "Final Combined Score," and selecting that combination of bids from the highest-scoring and second-highest scoring firms that results in the most cost-effective overall pricing and supplying the most benefit to the NJSDA and the School Construction program).

Procurement Requirements:

Any firm responding to the 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 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 firms 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 the NJSDA to provide work and services as the general contractor for a project included in the solicitation, or is engaged as a subcontractor to the general contractor for a project included in the solicitation.

No firm may propose as a Key Team Member any person who has assisted the NJSDA by materially participating in the preparation of the RFP for this Construction Management Services procurement. “Materially participating in the preparation of the RFP” shall mean the preparation of the 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 that is part of that 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 sign-in electronically by sending a mandatory e-mail Notice of Intent to Participate to Dave Kutch at dkutch@njsda.gov **no later than 2:00 PM Eastern Time on August 21, 2023.** 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 Eastern Time on August 21, 2023.** The questions and NJSDA answers will be provided via an addendum to the 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 RFP for details regarding advertisement and distribution of addenda.

C. Submission of Proposals:

A firm must submit one (1) unbound original of its Technical Proposal, accompanied by one (1) unbound original, separate, signed, sealed Price Proposal (one for each multi-Project Contract included in the solicitation that the firm wishes to compete for) **no later than 2:00 PM on September 8, 2023.** 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 offices 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 08625-0991
Attention: Dave Kutch, Procurement Specialist
Subject: Construction Management Services Proposal, Package No. EP-0128-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 September 20, 2023**.

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

DATE ADVERTISED: August 9, 2023