



Contract No.	Contract Name	School District	Construction Cost Estimate Range
ET-0098-C01	Port Monmouth Road School Addition and Renovation	Keansburg	\$18,000,000 - \$22,000,000

### ADVERTISEMENT

The New Jersey Schools Development Authority (“NJSDA”) is seeking to procure a General Contractor for the construction of the Port Monmouth Road School Addition and Renovation in Keansburg, NJ. This solicitation seeks responses from interested Bidders in the form of a two-step submission to be evaluated on the basis of price and “other factors” pursuant to N.J.S.A. 52:18A-243, and regulations adopted by the NJSDA at N.J.A.C. 19:38B (N.J.R. 3462(a)), and as further described below and in the Request for Proposals (“RFP”) issued by the NJSDA.

#### Brief Description of Work:

The scope of services is for the engagement of a General Contractor for Construction Services related to the following scope of work:

- 1) The new construction of a 27,580 sf addition consisting of a food service area, CST offices, Pre-K classrooms, Nurse’s area, Parent Community Room and SGI rooms and support spaces; and
- 2) The renovation of 18,930 sf of the existing structure including reconfiguring the existing building to include new Pre-K Classroom Gross Motor Area, OT/PY space, Main Office, Teacher Work/Dining Room and support spaces. Renovation will also allow for connection to the addition, correction of code related deficiencies and upgrades including a new mechanical system, electrical and plumbing system and new fire suppression.

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 review the Contract Documents and advise NJSDA of any deficiencies therein, to avoid excess costs.

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

#### Eligibility Requirements for Bidders:

Each Bidder, in order to be deemed eligible to bid and responsive to the RFP must be registered by the Department of Labor and Workforce Development, and the Department of the Treasury – Division of Revenue and Enterprise Services; classified by the Department of the Treasury – Division of Property Management and Construction; and prequalified by the NJSDA in one of the following DPMC Trade Classifications: C006 (Construction Manager as a Constructor), or C008 (General Construction), or C009 (General Construction/Alterations and Additions).

#### Identification of Required Subcontractors:

In accordance with the requirements of N.J.S.A. 52:18A-243, each Bidder is required to set forth in its bid the name or names of all subcontractors to whom the Bidder will directly subcontract for the furnishing of any of the work and materials specified in the plans and specifications for the following branches:

1. The plumbing and gas fitting and all work and materials kindred thereto (“Plumbing Branch”);
2. The steam and hot water heating and ventilating apparatus, steam power plants and all work and materials kindred thereto (“HVACR Branch”);
3. The electrical work (“Electrical Branch”); and
4. The structural steel and miscellaneous iron work and materials (“Structural Steel Branch”).

When naming subcontractors in accordance with this section, a Bidder is required to name only those subcontractors that are engaged directly by the Bidder (“first-tier subcontractors”). Bidders are NOT REQUIRED to name any subcontractors engaged by the first-tier subcontractors or by others (e.g., “second-tier subcontractors” or “third-tier subcontractors”).

All subcontractors required to be named under this section must be DPMC classified and NJSDA prequalified as of the submittal due date for Technical Proposals and Price Proposals. Each Bidder shall adhere to the following instructions in its identification of all subcontractors with whom the Bidder will contract in the four branches:

1. Plumbing Branch: The Bidder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Plumbing (C030), unless the Bidder intends to self-perform for this trade. If the Bidder intends to self-perform, the Bidder must identify itself as self-performing in the trade of Plumbing (C030). If the Bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Plumbing trade or other trades applicable to this branch, each such additional subcontractor must be identified.
2. HVACR Branch: The Bidder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of HVACR (C032) unless the Bidder intends to self-perform for this trade. If the Bidder intends to self-perform, the Bidder must identify itself as self-performing in the trade of HVACR (C032). If the Bidder will contract with any additional subcontractors with DPMC Trade Classifications in the HVACR trade or other trades applicable to this branch, each such additional subcontractor must be identified.
3. Electrical Branch: The Bidder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Electrical (C047), unless the Bidder intends to self-perform for this trade. If the Bidder intends to self-perform, the Bidder must identify itself as self-performing in the trade of Electrical (C047). If the Bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Electrical trade or other trades applicable to this branch, each such additional subcontractor must be identified.
4. Structural Steel Branch: The Bidder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Structural Steel (C029), unless the Bidder intends to self-perform for this trade. If the Bidder intends to self-perform, the Bidder must identify itself as self-performing in the trade of Structural Steel (C029). If the Bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Structural Steel trade or other trades applicable to this branch, each such additional subcontractor must be identified.

**Subcontractors in the above trades must be identified in the Technical Proposal and Price Proposal and all requested information regarding such subcontractors must be supplied as requested.** If a Bidder intends to self-perform any of the work in any of the four above-described branches of work, and is DPMC classified and NJSDA prequalified to do so, the Bidder shall so indicate and include the required information where called for in the Technical Proposal and Price Proposal.

In addition to all other requirements listed above, the NJSDA further requires all subcontractors of any tier in the DPMC Trade Classifications listed below, whose contract is in an amount which is equal to or greater than \$500,000, be DPMC classified and NJSDA prequalified.

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  
C032 - HVACR  
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

**Additional Procurement Requirements:**

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

Note that the selected Bidder shall be required to ensure that Small Business Enterprises (“SBEs”) and Disabled Veteran Owned Businesses (“DVOBs”) have the maximum practicable opportunity to participate in the performance of this engagement. A 25% Set-Aside Goal for SBEs and a 3% Set-Aside Goal for DVOB’s have been established for this Project.

This contract requires compliance with the New Jersey Prevailing Wage Act. This contract will be subject to the terms of a PROJECT LABOR AGREEMENT. The PROJECT LABOR AGREEMENT will be included in the contract and is available at the [NJSDA website](#).

The selected Bidder shall be required to submit payroll information to the Division of Labor and Workforce Development, with copies to the NJSDA, in accordance with the Diane B. Allen Equal Pay Act, (P.L. 2018, c. 9). Guidance and forms for compliance with this requirement are available at:

[www.nj.gov/labor/equalpay/equalpay.html](http://www.nj.gov/labor/equalpay/equalpay.html)

A firm or person or an affiliate thereof may not serve as a Bidder or as a subcontractor, or as a subconsultant on an NJSDA project for which the firm or person serves as the construction manager or as a subcontractor or as a subconsultant to the construction manager.

**Procurement Overview:**

The first step in the procurement process requires the Bidder to submit a Project Rating Proposal, which results in the establishment of a Project Rating Limit for the Bidder. A Bidder may not submit a Price Proposal for the Project that exceeds its Project Rating Limit.

The second step of the procurement process requires the Bidder to simultaneously submit:

1. “Experience Criteria” portion of Technical Proposal submitted as one (1) unbound original and four (4) bound copies of each of the following three forms, submitted separately from the rest of the

Technical Proposal (may be submitted together in one envelope or in individual envelopes, separate from the rest of the Technical Proposal):

- a. Bidder's Experience on Similarly Sophisticated Projects; and
  - b. Bidder's Demonstrated Prior Affirmative Action Experience.
2. "Project Approach Criteria" portion of Technical Proposal submitted as one (1) unbound original of all other materials comprising the Technical Proposal and seven (7) bound copies which provides information required by the RFP including: Identification and Qualifications of the Bidder's Required Key Team Members; the Bidder's Approach to the Schedule; the Bidder's Approach to the Project; and the Bidder's Approach to the Constructability Review; as well as other information.
3. A sealed Price Proposal.

In the evaluation step, the Bidder's "Experience Criteria" submission will be reviewed on a non-numeric, yes/no basis, by an Evaluation Committee dedicated to the review of the Experience Criteria.

The "Project Approach Criteria" portion of the Technical Proposals will be reviewed and analyzed by a Selection Committee comprised of no fewer than four (4) individuals representing the NJSDA and the School District, charged with evaluating the Technical Proposals and conducting interviews with the Bidders and their Key Team Members for the clarification and amplification of the information contained in the Technical Proposals, before scoring the Technical Proposals with reference to the following non-price evaluation factors:

1. Bidder's Approach to the Project (35 points);
2. Identification & Qualifications of Bidder's Required Key Team Members (25 points);
3. Bidder's Approach to the Schedule (20 points);
4. Bidder's Approach to the Constructability Review (20 points).

The Price Proposals will remain sealed until the interviews are completed and the Project Approach Criteria of the Technical Proposals have been fully evaluated and scored. The scores for the Project Approach portion of the Technical Proposals will be revealed at the public bid opening at which the Price Proposals are opened. The Price Proposals will then be scored by the NJSDA's Procurement Division at the public meeting in accordance with the terms of the RFP. The scores for the Project Approach evaluation factors will be combined with the scores for the Price Proposals, and the Bidder with the highest combined score will be deemed the winning Bidder with the proposal most advantageous to the NJSDA, price and other factors considered, pursuant to N.J.S.A. 52:18A-243 and N.J.A.C. 19:38B.

Price shall be considered more important than all other factors combined, with price representing 70% of the weighted scoring and all other factors representing 30% of weighted scoring. The NJSDA is under no obligation to accept the lowest price proposal, as evaluation and scoring of proposals shall be in accordance with the terms of the RFP and regulations at N.J.A.C. 19:38B.

The NJSDA has no obligation to make an award and reserves the right to waive any non-material defects, reject any or all proposals for any reason in accordance with law, and/or terminate the selection process at any time.

**Procurement Submission Dates and Deadlines:**

- A. A mandatory pre-bid conference will be held as follows:

<b>Pre-Bid Date:</b>	July 9, 2019
<b>Pre-Bid Time:</b>	11:00 AM (local time)
<b>Pre-Bid Place:</b>	Keansburg High School 140 Port Monmouth Road Keansburg, NJ 07734-1999

Immediately following the **mandatory pre-bid conference** there will be a **mandatory site visit**.

In the event that the NJSDA determines, at its sole discretion, that additional pre-bid meetings and site visits need to be held in order to increase the pool of Bidders, it shall schedule subsequent pre-bid meetings and site visits.

- B. In addition to participation in the mandatory pre-bid conference and mandatory site visit, all Bidders on this project will be required to complete a Project Rating Proposal (“PRP”) form and submit the completed PRP form no later than **2:00 PM (local time) on July 23, 2019** to **Alison Perry** at the following NJSDA address:

If submitting by Fed Ex, UPS, Courier, Hand Delivery:

NJSDA  
32 East Front Street  
Trenton, NJ 08625-0991

If submitting by U.S. Mail:

NJSDA  
P.O. Box 991  
Trenton, New Jersey 08625-0991

**BE ADVISED THAT NJSDA HAS CHANGED THE PROJECT RATING LIMIT (“PRL”) PROCESS TO PERMIT CONSIDERATION OF PROJECTS COMPLETED UP TO TEN (10) YEARS PRIOR TO SUBMISSION OF THE PRP FORM. BIDDERS MAY CHOOSE TO RELY ON AN EXISTING VALID PRL, OR MAY CHOOSE TO APPLY FOR A NEW PRL USING THE NEW PRP FORM, DATED 11/14/18, AVAILABLE AT:**

<https://www.njsda.gov/NJSDA/Business/FormsResources> under **Forms and Resources → Forms → Procurement → Construction Forms → Project Rating Proposal**

- C. Plans and specifications will be made available through a controlled-access website to NJSDA prequalified firms that have attended the mandatory pre-bid conference **and** the mandatory site visit. In addition, the Contract Documents will be made available thereafter for in-person review at the NJSDA offices by appointment during normal business hours. To set up an appointment, please e-mail Alison Perry at [APerry@njsda.gov](mailto:APerry@njsda.gov).

If the Bidder has any questions or finds any perceived error or omission in the Contract Documents or any conflict or discrepancy within the Contract Documents or between the Contract Documents and any applicable provision of law, the Bidder shall submit written questions (referred to hereinafter as “Bidders’ Questions”) to the NJSDA for interpretation or clarification. Failure to submit said Bidders’ Questions shall be deemed a waiver for any claims for future compensation regarding discrepancies within the Contract Documents.

The Bidder shall be responsible for delivery of such Bidders’ Questions by **2:00 PM (local time) on August 9, 2019** to Alison Perry at [aperry@njsda.gov](mailto:aperry@njsda.gov).

All responses to such Bidders’ Questions shall be in the form of written Addenda.

- D. The Bidder must submit a Technical Proposal, consisting of two separate parts, which provides responses to the “Experience Criteria” and the separate “Project Approach Criteria”, which corresponds to the non-price “Other Factors” evaluative criteria requirements of the RFP. The Technical Proposals must be received by the NJSDA by **2:00 PM (local time) on September 10, 2019**. Faxed or e-mailed submittals will not be accepted.

The Bidder must simultaneously submit a sealed Price Proposal along with the Technical Proposal, and the Bidder’s Technical Proposal and Price Proposal must be received by the NJSDA by **2:00 PM**

**(local time) on September 10, 2019.** Faxed or e-mailed submittals will not be accepted. Any Technical or Price Proposal received after this date and time will be returned unopened. Technical Proposals and sealed Price Proposals shall be delivered to **Alison Perry** at the following NJSDA address:

If submitting by Fed Ex, UPS, Courier, Hand Delivery:

NJSDA  
32 East Front Street  
Trenton, NJ 08625-0991

If submitting by U.S. Mail:

NJSDA  
P.O. Box 991  
Trenton, New Jersey 08625-0991

- E. The sealed Price Proposals will be publicly opened and read at a bid opening at the NJSDA office at **2:00 PM (local time) on September 26, 2019.**

For further information on NJSDA, please visit us at [www.njsda.gov](http://www.njsda.gov).

DATE ADVERTISED: June 24, 2019