



Contract No.	Contract Name	School District
GP-0298-R01	Bridging Design Consultant Services	State-Wide

ADVERTISEMENT

The New Jersey Schools Development Authority (“NJSDA”) is seeking to procure Bridging Design Consultant services in support of NJSDA schools facility projects. This procurement is intended to create a selected pool of Bridging Design Consultants to permit expedited assignment and award of Task Orders for Bridging Design Consultant services on school facility projects to be advanced under a Design-Build methodology. The Bridging Design Consultants awarded Task Orders under this procurement will represent the NJSDA by developing bridging design documents to be used as the basis for a subsequent procurement of a Design-Builder who will be responsible for the design and construction of a school facilities project in conformance with the bridging design documents. This procurement will NOT be used to engage a design professional to develop full construction documents or a complete design for a new school facilities project.

The Request for Qualifications and Proposals (“RFQ&P”) 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., in particular, the regulations governing procurement of consultants pursuant to term agreements, N.J.A.C. 19:38C-7.1 and -7.2.

The RFQ&P package is available at the following link: [click here to view RFQ&P](#).

Brief Description of Work:

Task Orders for Bridging Design Consultant services may include, but are not limited to, programming, preparation of educational specifications, preparation of schematic design documents including detailed room layouts, and preparation of bridging design drawings and performance specifications. At the NJSDA’s option, such services may include Predesign activities such as Program development and the development, evaluation, and selection of a conceptual design option.

Procurement Overview:

This is a solicitation for Bridging Design Consultant services. This solicitation seeks responses from interested firms in the form of a Qualifications and Technical Proposal, which provides information regarding the firms' past experience and qualifications for evaluation by a Selection Committee charged with evaluation and scoring of the submittals. The Evaluation Criteria to be considered, and their relative weights, are as follows:

- Team Design Consultant Experience (40 points)
- Key Team Members’ Experience (35 points)
- Firm’s Approach to Managing the Bridging Design Consultant Team (15 points)
- Firm’s Approach to Schedule (10 points)

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 ten (10) 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 averaged to arrive at a Final Combined Score for each firm.

Following the Final Combined Score ranking, the top eight (8) most highly-ranked firms will be determined and notified. In the event of a tie in the Final Combined Score for the eighth ranked firm, all firms with the tied eighth ranking will be notified. Each successful firm will be required to comply with all pre-award documentation requirements and acknowledge the fixed hourly rates, as set forth in the RFQ&P, and agree to those rates in writing. Upon satisfaction of all pre-award requirements, the top eight (8) most highly-ranked firms, based on Final Combined Score rankings, will be awarded the engagement.

Procurement Requirements:

Any firm responding to the RFQ&P must be prequalified by the Department of the Treasury, Division of Property Management and Construction (“DPMC”) and the NJSDA in the Architecture discipline (P001) with an Unlimited rating as of the due date for responses to the RFQ&P.

In addition, the Bridging Design Consultant is required to name Subconsultants, prequalified by DPMC and NJSDA, to whom the Bridging Design Consultant will directly subcontract for the furnishing of services in the following disciplines:

- Electrical Engineering (P002)
- HVAC Engineering (P003)
- Plumbing Engineering (P004)

- Civil Engineering (P005)
- Structural Engineering (P007)

Additionally, if required by a specific Task Order, the Bridging Design Consultant may be required to directly subcontract with Subconsultants prequalified by DPMC and NJSDA in the following disciplines: (Note that responding firms are NOT required to identify Subconsultants in the following disciplines in their Qualifications and Technical Proposal and that, any identification of Subconsultants in the following disciplines will have no bearing on the evaluation and scoring of the Qualifications and Technical Proposal.)

- Soils Engineering (P009)
- Fire Protection Engineering (P010)
- Environmental Engineering (P011)
- Landscape Design (P013)
- Acoustics (P036)
- Telecommunications (P040)
- Security Systems (P048)
- Environmental Consultant (P059)

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 assignment or award of a specific Task Order under this engagement, the NJSDA will require the selected Bridging Design Consultant to provide opportunities to Small Business Enterprise (“SBE”) firms and Disabled Veteran Owned Business (“DVOB”) firms to participate in the performance of the Task Order, consistent with the NJSDA’s 25% SBE and 3% DVOB Set-Aside Goals.

Procurement Submission Dates and Deadlines:

A. Notice of Intent to Participate:

The NJSDA will not hold a traditional pre-proposal conference for this procurement. All firms interested in submitting a proposal must send a mandatory e-mail Notice of Intent to Participate to Dave Kutch at dkutch@njsda.gov no later than **2:00 PM on September 18, 2025.**

B. Questions from Interested Firms:

Interested 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 September 18, 2025.** The questions and NJSDA answers will be provided via an addendum to the RFQ&P to each firm that submitted a timely e-mail Notice of Intent to Participate.

C. Submission of Proposals:

The Qualifications and Technical Proposal (one (1) unbound original) must be received by the NJSDA no later than **2:00 PM on October 7, 2025.** Submissions will **only** be accepted by overnight or hand delivery at the following address:

NJSDA
32 East Front Street
Trenton, NJ 08608
Attention: Dave Kutch, Senior Procurement Specialist
Subject: Bridging Design Consultant Services Proposal – GP-0298-R01

Submissions received after the date and time listed above will not be forwarded to the Selection Committee for review. Faxed or e-mailed submissions will not be accepted.

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

DATE ADVERTISED: September 4, 2025