



Contract No.	Contract Name	School District	Construction Cost Estimate Range
HU-0029-B01	New Grade 7 through 9 School	Union City	\$58,000,000 - \$68,000,000

ADVERTISEMENT

The New Jersey Schools Development Authority (“SDA”) is seeking to engage a firm to serve as Design-Builder, who, along with the Design-Builder’s chosen Design Consultant and other members of a Design-Build Team (“DB Team”), will provide design, construction administration and general contracting services for the New Grade 7 through 9 School in Union City, NJ. This solicitation is issued in accordance with the requirements of the Design-Build Construction Services Procurement Act, P.L. 2021, c. 71 (“Design-Build Act”), as well as SDA’s enabling legislation at N.J.S.A. 52:18-243; and the SDA’s regulations at N.J.A.C. 19:36-1 et seq. (regarding Design-Build procurements), and as further described below and in the Request for Qualifications (“RFQ”) issued by the SDA.

Procurement Overview:

This is a two-phase procurement, beginning with an RFQ phase to identify a shortlist consisting of a maximum of six (6) Design-Builders who will be invited to participate in a Request for Proposals (“RFP”) phase, which will determine the awardee based on the scoring of responsive Technical Proposals and Price Proposals.

The RFQ seeks responses from interested firms, detailing the experience and qualifications of the firms, their selected Design Consultants, and their respective Key Team Members in the form of a simultaneous submission of:

1. A Qualifications Proposal, which describes the experience and qualifications of the Design-Builder and the Design-Builder’s chosen Design Consultant for the Project, and any subconsultants to the Design Consultant who are needed, as well as the experience and qualifications of the individuals designated as Key Team Members of the Design-Build Team; and
2. A Project Rating Proposal that seeks information regarding the Design-Builder’s recent history of construction projects, as well as additional information including, but not limited to, the Design-Builder’s safety and insurance experience, for the purpose of calculating the Design-Builder’s Project Rating Limit, defining the Design-Builder’s maximum bid limit for the construction portion of the Project.

Upon receipt of the submissions, the Project Rating Proposals will be processed to calculate the Project Rating Limit for each Design-Builder, and a project-specific Technical Review Committee will undertake evaluation and scoring of the Qualifications Proposals to determine the most-highly-qualified Design-Builders. Once the Qualifications Proposals are scored and ranked, a shortlist consisting of a maximum of six Design-Builders will be created from the highest-ranked Design-Builders whose Project Rating Limits are within, or in excess of, the Construction Cost Estimate range for the Project. The shortlisted firms will receive a copy of a RFP, inviting them to participate in the technical portion of the competitive procurement for the award of the Design-Build contract.

The RFP phase will permit the invited Design-Builders to participate by simultaneously submitting:

1. A Technical Proposal, which provides information required by the RFP, including details relating to the Design-Builder's approach to design and construction of the project, as well as other information, for evaluation and scoring by a project-specific Technical Review Committee based on the non-price evaluation criteria to be specified in the RFP; and
2. A sealed Price Proposal, which states the Design-Builder's fixed, lump-sum Contract Price for the Project, which will form the basis for the Guaranteed Maximum Price for the Project. The Price Proposal will be subject to scoring in accordance with the RFP.

An awardee will be determined based upon the scoring of the Technical Proposals and the Price Proposals in accordance with the terms of the RFP.

Brief Description of Work:

The New Grade 7 through 9 School will be designed and constructed to educate 827 students in grades Seven through Nine. The building will encompass six stories and approximately 130,000 square feet. The associated site improvements will include a play area, a service yard and a pedestrian walkway between 36th Street and 37th Street. The Project scope is described in more detail in the attached Request for Qualifications.

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

Eligibility Requirements for Bidders:

The RFQ seeks responses from interested Bidders, who shall submit proposals representing a proposed multi-member Design-Build Team. The Design-Build Team shall consist primarily of:

1. The responding Bidder ("Bidder" or "Design-Builder") who shall act as prime contractor for the construction work for the Project.
2. A design consultant to be identified by the Design-Builder in the Qualifications Proposal (the "Design Builder's Design Consultant" or "Design Consultant"), who shall be engaged as a subconsultant to the Design-Builder and shall act as Architect of Record for the Project, in the event of award.

In order to be deemed eligible to bid and responsive to the RFQ, the Bidder must be, as of the date and time for submission of Qualifications Proposals and Project Rating Proposals: registered by the Department of Labor and Workforce Development pursuant to the Public Works Contractor Registration Act N.J.S.A. 34:11-56.48 et seq.; classified by the Department of the Treasury-Division of Property Management and Construction ("DPMC") and prequalified by the SDA in one of the following DPMC Trade Classifications: C006 (Construction Manager as a Constructor) or C007 (Design-Build) or C008 (General Construction).

Pursuant to N.J.S.A. 52:32-44, SDA is prohibited from entering into a contract with an entity unless the bidder and each subcontractor that is required by law to be named in a bid has a valid Business Registration Certificate on file with the Division of Revenue and Enterprise Services within the Department of the Treasury. Prior to contract award or authorization, the selected Bidder shall provide SDA with its proof of business registration and that of any named subcontractor(s).

In addition, the responding firm shall engage and identify in the Qualifications Proposal as a member of the Design-Build Team a firm that shall be known as the "Design-Builder's Design Consultant" or "Design Consultant" and must be prequalified by both DPMC and SDA in the Architecture (P001) discipline with a

prequalification rating of “Unlimited” as of the submittal due date for Qualifications Proposals and Project Rating Proposals.

Identification of Required Subcontractors and Subconsultants:

In addition to the necessary prequalification in the discipline of Architecture, the proposed Design Consultant must itself have in-house capability and both DPMC and SDA prequalification in each of the following REQUIRED disciplines OR must identify subconsultants that are properly prequalified by both DPMC and SDA in each of the following required disciplines:

1. Architecture (P001)
2. Electrical Engineering (P002)
3. HVAC Engineering (P003)
4. Plumbing Engineering (P004)
5. Civil Engineering (P005)
6. Structural Engineering (P007)
7. Environmental Engineering (P011)

Subconsultants in the above disciplines must be identified in the Qualifications Proposal, and all requested information regarding such subconsultants must be supplied as requested. If the Design-Builder’s Design Consultant intends to self-perform any of the services of the above-identified subconsultant disciplines, and is both DPMC and SDA prequalified to do so, the Design-Builder shall so indicate and include the required information where called for.

Procurement Submission Dates and Deadlines:

A. Notice of Intent to Participate:

All firms interested in participating in this procurement must sign-in electronically by sending a mandatory e-mail Notice of Intent to Participate to Alison Perry at aperry@njsda.gov no later than **2:00 PM on November 29, 2021**.

B. Questions from Interested Firms:

Interested Firms may submit written questions regarding this procurement to the SDA by sending them by e-mail to Alison Perry at aperry@njsda.gov no later than **2:00 PM on November 29, 2021**. The questions and SDA answers will be provided via an addendum to the RFQ to each firm that submitted a timely e-mail Notice of Intent to Participate.

C. Interested firms must simultaneously submit both a Qualifications Proposal and a Project Rating Proposal utilizing the Forms provided by the SDA. Interested firms must submit one (1) unbound original and one (1) cover-to-cover copy in PDF format on USB flash drive of the submission in response to the RFQ **no later than 11:00 AM on December 16, 2021**. Submissions will **only** be accepted by overnight or hand delivery at the following address:

SDA
32 East Front Street
Trenton, NJ 08625-0991
Attention: Alison Perry, Procurement Analyst
Subject: Design-Build Services Proposal – HU-0029-B01

PLEASE NOTE: THE ELECTRONIC VERSION AND THE HARD COPY ORIGINAL OF THE QUALIFICATIONS PROPOSAL AND THE PRP MUST CONTAIN IDENTICAL INFORMATION. PROVIDING INCONSISTENT INFORMATION CONCERNING A MATTER OF MATERIAL SIGNIFICANCE IN THE TWO VERSIONS OF THE QUALIFICATIONS PROPOSAL AND THE PRP SHALL RESULT IN A DETERMINATION THAT THE SUBMISSION IS NON-RESPONSIVE.

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

DATE ADVERTISED: November 15, 2021