

ADVERTISEMENT

The New Jersey Schools Development Authority (“NJSDA”) is seeking to engage the services of three separate firms, each of which shall provide services as Construction Manager (“CM”) on one of the following School Facilities Projects:

Contract No.	Contract Name & Location	School District
NE-0003-M02	South Street Elementary School	Newark
ET-0073-M01	Paul Robeson Community Theme School for the Arts	New Brunswick
NT-0050-M01	Leonard Place Elementary School	Passaic

NJSDA intends to award a separate CM contract for each of the above-listed Projects. Firms may compete for one, two, or all three of the Projects included within this solicitation, however, firms are not eligible to provide CM services for more than one Project in this solicitation, and no firm will be awarded a CM contract for more than one Project.

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

Copies of the RFQ/RFP documents can be downloaded by clicking the link below:

[Click here for electronic copies.](#)

Brief Description of Work

NE-0003-M02: CM Services for the new South Street Elementary School. The school will be approximately 103,000 square feet designed to educate approximately 597 students from Pre-K through Grade 8 in the Newark School District.

ET-0073-M01: CM Services for the existing Paul Robeson Community Theme School for the Arts Addition and Renovation school project. The existing school will undergo a renovation of its 59,400 square feet space and receive an approximate 60,500 square foot addition to educate 823 students in the New Brunswick School District.

NT-0050-M01: CM Services for the new Leonard Place Elementary School. The school will be approximately 105,000 square feet designed to educate 628 students in grades K through 5 in the Passaic Public Schools District.

Procurement Overview

This is a "Price and Other Factors" solicitation for Construction Management Services. Firms may compete for one, two, or all three of the Projects included within this solicitation by the simultaneous submission of:

1. A single Qualifications and Technical Proposal (applicable to one or more of the Projects), which provides information regarding the firm's past experience and qualifications as well as the firm's staffing plan for the project or projects, 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 Similarly Sophisticated Projects (20 Points)
 - Staffing Proposal (50 points)
 - Key Team Members' Experience on Similarly Sophisticated Projects (30 points)
2. A sealed and separate Price Proposal for each Project 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 price for the services required for the identified Project. The Price Proposal(s) 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. For each of the Projects in this procurement, 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 for that Project shall be scored by awarding points based on the percentage that each proposal exceeds the lowest Price Proposal for that Project.

A firm's Non-Price Score will be applicable to all Projects included in this solicitation, and the Non-Price Score will be used in conjunction with each Price Proposal submitted by the Interested Firm to calculate a unique and separate "Final Combined Score" for those Projects for which the Interested Firm submitted a 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 for each Project included in this solicitation. The Authority will recommend award of the contract to the Responsive Firm with the highest Final Combined Score for each Project included in this solicitation. In the event that a single firm achieves the highest Final Combined Score for more than one Project, the NJSDA will determine which Project 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 Authority and the School Construction program).

The Authority will award a contract for each of the three Projects included in this solicitation to the Firm whose proposal conforms with the terms and conditions of this solicitation and whose qualifications, technical proposal and price are determined to be the most advantageous to the Authority, price and other factors considered, in accordance with the terms of the RFQ/RFP.

Procurement Requirements

To participate in the procurement, firms must be prequalified by both the Department of Treasury-Division of Property Management and Construction and the NJSDA in the Construction Management (P029) discipline as of the due date for Responses to this RFQ/RFP.

Firms are required to comply with the requirements of P.L. 1975, c. 127 (N.J.A.C. 17:27), pertaining to affirmative action and equal employment opportunity.

The NJSDA requires the selected Consultant to provide opportunities to SBE firms to participate in the performance of this engagement, consistent with NJSDA's SBE set aside goals of 25% (5% to Category 1, 5% to Category 2, 5% to Category 3, with the remaining 10% to be allocated among firms in Categories 1, 2 and 3). The Small Business Administration size standards are established at 13 C.F.R. 121.201.

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.

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 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 on April 7, 2016**.

B. Questions from Interested Firms:

Interested firms may submit written questions regarding this procurement to the NJSDA by sending them by email to Dave Kutch at dkutch@njsda.gov no later than **2:00 PM on April 7, 2016**. The questions and NJSDA answers will be provided via an addendum to the RFQ/RFP to each firm that submitted a timely e-mail Notice of Intent to Participate.

C. Interested firms must submit a Qualifications and Technical Proposal utilizing the Forms provided by the Authority, which provides responses to the non-price "Other Factors" evaluative criteria requirements of the RFQ/RFP. The Qualifications and Technical Proposals (one (1) unbound original, six(6) bound copies, and one (1) electronic copy in PDF format on electronic media (CD or comparable)) must be received by the NJSDA by **2:00 PM on April 22, 2016**. Faxed or e-mailed Submittals shall not be accepted.

D. Interested firms must submit with the Qualifications and Technical Proposal a sealed and separate Price Proposal for each Project that the firm intends to compete for which contains the Total Compensation Amount price the firm intends to offer for the Construction Management Services as well as other required information. The Price Proposal must be submitted on the project-specific form provided by the NJSDA. Each Price Proposal Form submitted must be separately sealed and submitted with the Qualifications and Technical Proposal and received by the NJSDA by **2:00 PM on April 22, 2016**. Faxed or e-mailed Price Proposals shall not be accepted.

Any Qualifications and Technical Proposal or Price Proposal received after the date and time listed above will be returned unopened. Qualifications and Technical Proposals and sealed Price Proposals shall be delivered to the NJSDA at the following address:

If U.S. Mail:

NJSDA

P.O. Box 991

Trenton, New Jersey 08625-0991

Attention: Dave Kutch, Senior Procurement Analyst

Subject: Multiple Project Construction Management Services Proposal
NE-0003-M02, ET-0073-M01, NT-0050-M01

If Fed Ex, UPS, Courier, or Hand Delivery:

NJSDA

32 East Front Street

Trenton, NJ 08625-0991

Attention: Dave Kutch, Senior Procurement Analyst

Subject: Multiple Project Construction Management Services Proposal
NE-0003-M02, ET-0073-M01, NT-0050-M01

- E. The sealed Price Proposals shall be publicly opened and read at a bid opening at the NJSDA office on **May 13, 2016** at **2:00 PM**.

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

DATE ADVERTISED: March 22, 2016