



Contract No.	Contract Name & Location	School District
PA-0011-B01	New Paterson Middle School at Union Avenue	Paterson

ADVERTISEMENT

The New Jersey Schools Development Authority ("NJSDA") is seeking to engage a Design-Build Team ("DB Team") that will provide design consultant, construction administration and general contracting services for the following project:

Contract No.:	PA-0011-B01
District:	Paterson
County:	Passaic
No. of Schools:	1 (New Paterson Middle School at Union Avenue)
Construction Cost Estimate:	\$55,000,000 - \$62,000,000

Brief description of work:

Design-Build services for a new 4-story educational facility, of approximately 163,000 square feet, designed to educate 1,000 students in grades 6 through 8. The project will be constructed on the site of the former Don Bosco School (Block 1314 Lot 4.13), a property of approximately 2.7 acres located on Union Avenue and bounded by Sherwood Avenue and Linwood Avenue in the City of Paterson, County of Passaic.

This is a solicitation for Design-Build services in connection with the design and construction of the New Paterson Middle School at Union Avenue, Paterson, New Jersey. This solicitation is issued in accordance with the Authority’s regulations at N.J.A.C. 19:36-et seq.

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

Eligibility Requirements for Bidders:

This solicitation 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; and
2. A design consultant to be identified by the Design-Builder in the technical 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.

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; 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 C007 (Design-Build), or C008 (General Construction).

In addition, the responding firm shall engage and identify in the Technical 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 the Department of the Treasury - Division of Property Management and Construction, registered with the Department of the Treasury – Division of Revenue, and prequalified by the NJSDA in the

Architecture (P001) discipline with a prequalification rating of “Unlimited” as of the submittal due date for technical and price proposals.

The Design-Builder selected for award shall hold the Design-Build Agreement with the NJSDA and shall act in the capacity of the prime contractor. The Design-Builder’s Design Consultant shall perform in the contractual capacity of a subconsultant to the Design-Builder and as the architect of record for the project.

Identification of Required Subcontractors and Subconsultants:

In addition to the necessary prequalification in the discipline of Architecture, the proposed Design-Builder’s Design Consultant must itself have in-house capability and both DPMC and NJSDA prequalification in each of the following REQUIRED disciplines OR must identify subconsultants that are properly prequalified by both DPMC and NJSDA 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 Technical 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 NJSDA prequalified to do so, the Design-Builder shall so indicate and include the required information where called for in the Technical Proposal and Price Proposal.

In accordance with the requirements of N.J.S.A. 52:18A-243, each Design-Builder is required to set forth in its bid the name or names of all subcontractors to whom the Design-Builder 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 Design-Builder is required to name only those subcontractors that are engaged directly by the Design-Builder (“first-tier subcontractors”). Design-Builders 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 Design-Builder shall adhere to the following instructions in its identification of all subcontractors with whom the Design-Builder will contract in the four branches:

1. Plumbing Branch: The Design-Builder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Plumbing (C030), unless the Design-Builder intends to self-perform for this trade. If the Design-Builder intends to self-perform, the Design-Builder must identify itself as self-performing in the trade of Plumbing (C030). If the Design-Builder 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 Design-Builder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of HVACR (C032) OR an HVAC Contractor classified in the former DPMC classification of C039 may also satisfy the HVACR (C032) requirement, if a bona-fide representative of the Contractor has applied to be “grandfathered in” under the new Master Heating, Ventilating, Air Conditioning, and Refrigeration license offered by the State Board of Examiners for Heating, Ventilating, Air Conditioning and Refrigeration Contractors pursuant to N.J.S.A. 45:16A-26. Such a C039 Contractor or subcontractor must supply a copy of the “grandfathering” license application, as well as proof of payment of application fee, unless the Design-Builder intends to self-perform for this trade. If the Design-Builder intends to self-perform, the self-performing Design-Builder must provide proof of the required HVACR license by providing evidence that a bona-fide representative of the firm holds a Master HVACR license, or providing evidence that a principal or employee of the firm has applied to be “grandfathered in” to the Master HVACR license based on experience without meeting education and examination requirements under N.J.S.A. 45:16A-26. If the Design-Builder 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 Design-Builder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Electrical (C047), unless the Design-Builder intends to self-perform for this trade. If the Design-Builder intends to self-perform, the Design-Builder must identify itself as self-performing in the trade of Electrical (C047). If the Design-Builder 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 Design-Builder must identify a subcontractor that is DPMC classified and NJSDA prequalified in the trade of Structural Steel (C029), unless the Design-Builder intends to self-perform for this trade. If the Design-Builder intends to self-perform, the Design-Builder must identify itself as self-performing in the trade of Structural Steel (C029). If the Design-Builder 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 all requested information regarding such subcontractors must be supplied as requested. If a Design-Builder 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 Design-Builder 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

This contract requires compliance with the New Jersey Prevailing Wage Act and the Federal Davis-Bacon and Related Acts. 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](#).

Note that the selected Bidder and its Design-Build Team shall be required to ensure that small business enterprises ("SBEs") have the maximum practicable opportunity to participate in the performance of this engagement. A 25% Set-Aside Goal has been established for this Project.

The Bidder will be required to identify in an SBE Form A submitted with the Technical Proposal the SBE firms that are or will be engaged to satisfy the Authority's SBE Set-Aside Goals with respect to the Design Services portion of the Project. The Bidder will later be required to identify, prior to the issuance of a Notice to Proceed with the Construction Work, the SBE firms that are or will be engaged to satisfy the Authority's SBE Set-Aside Goals with respect to the Construction Work of the Project. Failure to make a good faith effort to satisfy the Authority's SBE Set-Aside Goals shall be grounds for rejection of a Bidder's proposal, or, if such failure occurs after award, termination of the Design-Build Agreement.

A firm or person or an affiliate thereof may not serve as a Design-Builder or as a subcontractor or as a subconsultant on an Authority project for which the firm or person serves as the construction manager or as a subcontractor or as a subconsultant to the construction manager.

NOTE: Interested parties are advised that pursuant to N.J.A.C. 19:36-3.5 ("Conflicts of Interest") a professional consultant, firm or individual, that has assisted the Authority by materially participating in preparation of an RFQ or RFP for a design-build procurement shall not be permitted to participate in that procurement as a member of a Design-Build Team. "Materially participating in the preparation of an RFQ or RFP" shall mean the preparation of the RFQ and 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 or Design-Build Information Package that is part of that RFQ or RFP.

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, excluding the GMP Reserve and amounts designated as design fees for the Project, 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 in one or more envelopes submitted separately from the rest of the Technical Proposal):
 - a. Design-Builder's Experience on Similarly Sophisticated Projects;
 - b. Design-Builder's Design Consultant's Experience on Similarly Sophisticated Projects; and
 - c. Design-Builder'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 Design-Builder's Key Team Members; the Design-Builder's Approach to Schedule; the Design-Builder's Approach to Project; and the Design-Builder's Approach to LEED Requirements; as well as other information; and

3. A sealed Price Proposal, which states the Bidder's fixed, lump-sum Contract Price for the Project, which will form the basis for the Guaranteed Maximum Price for the Project.

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 design consultants 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. Approach to Project (35 points);
2. Identification & Qualification of Required Key Team Members (30 points);
3. Approach to Schedule (15 points); and
4. Approach to LEED Requirements (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 Authority'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 Authority, price and other factors considered, pursuant to N.J.S.A. 52:18A-243 and N.J.A.C. 19:36-1 et seq.

Price shall be considered more important than all other factors combined, with price representing 60% of the weighted scoring and all other factors representing 40% of weighted scoring. The Authority 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. 19:36-1 et seq.

Procurement Submission Dates and Deadlines:

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

Pre-Bid Date:	May 11, 2018
Pre-Bid Time:	11:00 AM (local time)
Pre-Bid Place:	Fire Department Station 221 Union Avenue Paterson, NJ 07503

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

- 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 by **2:00 PM (local time) on May 25, 2018** to Alison Perry, Procurement Analyst, 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

THE PRP FORM IS AVAILABLE AT: <https://www.njsda.gov/SDA/Business/FormsResources> under **Forms and Resources → Forms → Procurement → Construction Forms → Project Rating Proposal**

- C. A Design-Build Information Package, containing the Authority's requirements for the Project as expressed in drawings, plans, Procedural and Performance Specifications and other documents, will be made available through a controlled-access website to NJSDA prequalified firms that have attended the mandatory pre-bid conference and, if applicable, any mandatory site visit. In addition, the Design-Build Information Package will be made available thereafter for in-person review at NJSDA offices by appointment during normal business hours. To set up an appointment, please e-mail Alison Perry at aperry@njsda.gov.

If the Bidder has any questions or finds any perceived error or omission in the Design-Build Contract Documents or any conflict or discrepancy within the Design-Build Contract Documents or between the Design-Build Contract Documents and any applicable provision of law, the Design-Builder shall submit written questions (referred to hereinafter as "Bidders' Questions") to the Authority 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 Design-Build Contract Documents.

The Bidder shall be responsible for delivery of such Bidders' Questions by **2:00 PM (local time) on June 8, 2018** to Alison Perry at 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 July 18, 2018**. 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 July 18, 2018**. 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 August 9, 2018.**

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

DATE ADVERTISED: April 26, 2018