



Contract No.	Contract Name	School District	Construction Cost Estimate Range
PA-0031-B01	Paterson STEAM High School	Paterson	\$160,000,000 - \$168,000,000

## NOTICE

Pursuant to the Electronic Construction Procurement Act, N.J.S.A. 52:34A-1 through C.52:34A-8, this procurement will employ an electronic bidding process. NJSDA will utilize the [Bid Express](#) internet-based, electronic bidding platform. Contractors interested in submitting a bid for this procurement will need to have an account with Bid Express. For technical assistance, please call the Bid Express Customer Success team at 888-352-2439, option #1, or send an email to [support@bidexpress.com](mailto:support@bidexpress.com). The Bid Express team is available Monday - Friday from 7:00 am – 8:00 pm (ET).

## ADVERTISEMENT

The New Jersey Schools Development Authority (“NJSDA”) 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 STEAM High School in Paterson, NJ. This solicitation is issued in accordance with the NJSDA’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 Proposals (“RFP”) issued by the NJSDA.

### Brief Description of Work:

The Project Scope is anticipated to include the construction of a new approximately 266,000 square foot five-story facility educating approximately 1,564 students in grades 9-12.

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

### Eligibility Requirements for Bidders:

This solicitation seeks responses from interested Bidders, who shall submit proposals on a USB flash drive to the NJSDA offices by overnight or hand delivery, which represent 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 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.

In order to be deemed eligible to bid and responsive to the RFP, the Bidder must be, as of the date and time for submission of 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 NJSDA 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, NJSDA 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 NJSDA with its proof of business registration and that of any named subcontractor(s).

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 both DPMC and 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 execute 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 Consultant must itself have in-house capability and both DPMC and NJSDA prequalification in each of the following REQUIRED disciplines OR must identify Required 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)

**Required Subconsultants in the above disciplines must be identified in the Technical Proposal, and all requested information regarding such Required 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.

The NJSDA further requires that subconsultants of any tier in the DPMC Disciplines listed below whose contract is in an amount which is equal to or greater than \$500,000 be DPMC and NJSDA prequalified.

P001 Architecture  
P002 Electrical Engineering  
P003 HVAC Engineering  
P004 Plumbing Engineering  
P005 Civil Engineering  
P007 Structural Engineering  
P011 Environmental Engineering  
P015 Land Surveying  
P029 Construction Management  
P038 Asbestos Safety Control Monitoring  
P066 - P103 Materials Testing Laboratories

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 Required 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 Required 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 Required 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 Required Subcontractors with whom the Design-Builder will contract in the four branches:

1. Plumbing Branch: The Design-Builder must identify a Required 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 Required Subcontractor that is DPMC classified and NJSDA prequalified in the trade of HVACR (C032), 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 HVACR (C032). 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 Required 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 Required 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.

**Required Subcontractors in the above disciplines 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 of 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 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 and its Design-Build Team 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.

The Bidder will be required to identify on an SBE/DVOB Participation Form submitted with the Technical Proposal, the SBE and DVOB firms that are or will be engaged to satisfy the NJSDA’s SBE and DVOB Set-Aside Goals with respect to the Design Services portion of the Project. The Bidder will later be required to identify on an SBE/DVOB Participation Form, submitted prior to the issuance of a Notice-to-Proceed with the Construction Work, the SBE and DVOB firms that are or will be engaged to satisfy the NJSDA’s SBE and DVOB Set-Aside Goals with respect to the Construction Work of the Project. Failure to make a good faith effort to satisfy the NJSDA’s SBE and DVOB 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.

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 Design-Builder or as a Required Subcontractor or as a Required 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.

**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 NJSDA 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 or 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:**

### Required Submissions:

A complete response to the Request for Proposals consists of the following components:

#### ***To be submitted to the NJSDA offices via overnight or hand delivery:***

- Project Rating Proposal (**to be submitted in hard copy format**)- 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 design costs, exceeds its Project Rating Limit. Faxed or e-mailed Proposals will not be accepted.;
- The second step of the procurement process requires the Bidder to simultaneously submit **one (1) USB flash drive containing two (2) separate and complete documents as follows: (1) a copy of the Experience Criteria portion as described below in PDF/A format; and (2) a copy of the Project Approach Criteria portion as described below in PDF/A format:**
  1. Experience Criteria portion of the Technical Proposal submitted as one (1) separate and complete document in PDF/A format consisting of the following three (3) forms:
    - a. Design-Builder’s Experience on Comparable Projects;
    - b. Design-Builder’s Design Consultant’s Experience on Comparable Projects; and
    - c. Design-Builder’s Demonstrated Prior Affirmative Action Experience.
  2. Project Approach Criteria portion of the Technical Proposal submitted as one (1) separate and complete document in PDF/A format consisting of the following:
    - a. Identification of Design-Builder’s Required Key Team Members;
    - b. Design-Builder’s Required Key Team Member’s Resume;
    - c. Identification of Required Subcontractors;
    - d. Identification of Design Consultant’s Required Key Team Members;
    - e. Design Consultant’s Required Key Team Member’s Resume;
    - f. Identification of Required Subconsultants;
    - g. Organizational Chart;
    - h. Design-Builder’s Overall Approach to the Project;
    - i. Design-Builder’s Approach to Schedule;
    - j. Approach to LEED Requirements;
      - Checklist: LEED v4 for Schools.

Other materials comprising the Technical Proposal:

- SBE/DVOB Participation for the Design Consultant;
- Confirmation Statement of SBE/DVOB Status for the Design Consultant; and
- Design-Builder's Technical Proposal Certification.

***To be submitted online at [Bid Express](#):***

- Price Proposal, which states the Bidder's fixed, lump-sum Contract Price for the Project;
- Ownership Disclosure Form;
- NJSDA Uncompleted Contracts Form – completed by the Design-Builder and each Subcontractor required to be named;
- Bid Bond - Bidders may choose either to upload to Bid Express a complete paper Bid Bond on the form supplied or submit an electronic Bid Bond from one of the sureties currently registered with Bid Express; and
- Copies of all current, valid contractor or trade licenses and permits required under applicable New Jersey law, for the Design-Builder and subcontractors required to be named.

**Evaluation and Scoring of Proposals:**

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. Design-Builder's Overall Approach to the Project (40 points);
2. Identification and Qualifications of Required Key Team Members (35 points);
3. Design-Builder's Approach to Schedule (15 points); and
4. Design-Builder's Approach to LEED Requirements (10 points).

The electronic Price Proposals will remain unopened 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. 19:36-1 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 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. 19:36-1 et seq.

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. This procurement schedule commences with the submission of Project Rating Proposals in hard copy format. 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 September 15, 2025**, to Alison Perry, Procurement Specialist. The PRP form is available on the [NJSDA website](#). PRP forms will **only** be accepted by overnight or hand delivery at the following address:

NJSDA  
32 East Front Street  
Trenton, NJ 08608

- B. A Mandatory Site Visit will be held as follows:

<b>Mandatory Site Visit Date:</b>	<b>September 18, 2025</b>
<b>Mandatory Site Visit Time:</b>	<b>11:00 AM (local time)</b>
<b>Mandatory Site Visit Location:</b>	<b>Proposed site of the New STEAM High School 764-804 11<sup>th</sup> Avenue Paterson, NJ 07514</b>

- C. A Design-Build Information Package, containing the NJSDA’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 those NJSDA prequalified firms that have submitted a PRP, and that have attended the mandatory site visit.

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 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 Design-Build Contract Documents.

The Bidder shall be responsible for delivery of such Bidders’ Questions no later than **2:00 PM (local time) on October 15, 2025** 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 **on one (1) USB flash drive containing two (2) separate and complete documents as follows: (1) a copy of the Experience Criteria portion in PDF/A format; and (2) a copy of the Project Approach Criteria portion in PDF/A format.** The Technical Proposals must be received by the NJSDA no later than **2:00 PM (local time) on November 18, 2025**. Submissions will only be accepted by overnight or hand delivery at the following address:

NJSDA  
32 East Front Street  
Trenton, NJ 08608  
Attention: Alison Perry, Procurement Specialist  
Subject: Paterson – New STEAM High School – PA-0031-B01

- E. Price Proposals shall be submitted online at [Bid Express](#) and will be received until **November 18, 2025 at 2:00 PM (local time)**. The Price Proposals will not be opened until after the Technical Proposals have been evaluated and scored in accordance with the terms of the RFP.
- F. All Price Proposals timely submitted on [Bid Express](#) will be publicly opened and the lump sum base prices submitted by the Bidder will be read at **2:00 PM (local time) on December 10, 2025**.

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

DATE ADVERTISED: August 28, 2025