

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

DPMC NUMBER: A1349-00
Interior Construction, Renovation and Upgrades
State Office Building
Trenton, Mercer County, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM WITH THE OBJECTIVE TO REHABILITATE THE INTERIOR OF THE STATE OFFICE BUILDING. THE PROJECT WILL INCLUDE ARCHITECTURAL, HVAC, ELECTRICAL, FIRE PROTECTION, LIFE SAFETY AND FIRE SUPPRESSION SYSTEMS, PLUMBING AND ELEVATOR UPGRADES. HAZARDOUS MATERIALS WILL BE ABATED.

THE STATE OFFICE BUILDING LOCATED AT 135 WEST HANOVER STREET WAS BUILT IN 1929. IT IS CURRENTLY VACANT AND IN NEED OF MAJOR UPGRADES TO THE INTERIOR

THE EXTERIOR ENVELOPE OF THE BUILDING WAS ADDRESSED, INCLUDING THE ROOF, PENTHOUSE, WINDOWS, EXTERIOR DOORS AND JOINT SEALANT TO PREVENT MOISTURE INTRUSION INTO THE BUILDING. THIS PROJECT WILL FOCUS ON THE INTERIOR OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, HVAC, ELECTRICAL, FIRE PROTECTION AND LIFE SAFETY SYSTEMS, ELEVATORS, RESTROOMS, SECURITY SYSTEMS, FINISHES AND HAZARDOUS MATERIALS.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), PLUMBING ENGINEERING (DISCIPLINE CODE P004), MECHANICAL ENGINEERING (DISCIPLINE CODE P008), FIRE PROTECTION ENGINEERING (DISCIPLINE CODE P010), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), ASBESTOS DESIGN (DISCIPLINE CODE P037), ASBESTOS SAFETY CONTROL MONITORING (DISCIPLINE CODE P038), SECURITY SYSTEMS (DISCIPLINE CODE P048) AND LEAD PAINT EVALUATION (DISCIPLINE CODE P065) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

ATTENTION SPECIAL DELIVERY INSTRUCTIONS

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B) ARE DUE TO DPMC NO LATER THAN 2:00 P.M., MAY 20, 2021 AND SHALL BE SUBMITTED TO WILLIAM MAHAN, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, VIA EMAIL TO THE FOLLOWING EMAIL ADDRESSES: WILLIAM.MAHAN@TREAS.NJ.GOV & JENNIFER.ROSNER@TREAS.NJ.GOV. DO NOT INCLUDE THE SELECTION COMMITTEE ON THE EMAIL. ONLY PDF'S WILL BE ACCEPTED AND THE FILE SIZE CANNOT EXCEED 20 MEGS. I WILL RESPOND CONFIRMING RECEIPT. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., MAY 20, 2021 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL CONSULTANT(S)/SUB-CONSULTANT(S) PARTICIPATING ON THE PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL

SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY MAY 20, 2021. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH/IMPLEMENTATION PLAN, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

PURSUANT TO N.J.A.C. 17:14-1.1 ET. SEQ., THIS PROJECT HAS BEEN DESIGNATED AS A **SMALL BUSINESS SET-ASIDE OPPORTUNITY**.

NOTE: THIS CONTRACT INCLUDES A GOAL OF AWARDING 25 PERCENT OF THE TOTAL CONTRACT VALUE TO EITHER A PRIME OR SUBCONTRACT LEVEL. THE CONSULTANT SELECTED FOR AWARD MUST PRODUCE COPIES OF NOTICE(S) FROM THE DIVISION OF MINORITY & WOMEN BUSINESS DEVELOPMENT DESIGNATING THE PRIME OR SUBCONTRACTING FIRM(S) AS AN APPROVED SMALL BUSINESS ENTERPRISE AND DOCUMENT THEIR TEAM'S SBE PARTICIPATION **PRIOR TO THE AWARD OF A CONTRACT**.

ALL QUESTIONS CONCERNING THE SMALL BUSINESS SET-ASIDE PROGRAM SHOULD BE ADDRESSED TO:

DIVISION OF REVENUE AND ENTERPRISES SERVICES
SMALL BUSINESS ENTERPRISE
DEPARTMENT OF THE TREASURY
33 WEST STATE STREET, 5TH FLOOR
P.O. BOX 026
TRENTON, NJ 08625-0026
PHONE: 609-292-2146

WWW.STATE.NJ.US/NJBUSINESS/CONTRACTING

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING WILLIAM MAHAN OF DPMC AT (609) 292-4234 OR BY E-MAIL TO WILLIAM.MAHAN@TREAS.NJ.GOV.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

CHRISTOPHER R. GEARY, ASSISTANT DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034