

## SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: T0638-00  
Facility Condition Assessment  
New Jersey Department of Transportation  
Various Locations

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM WITH THE OBJECTIVE TO DEVELOP AND IMPLEMENT A FACILITY CONDITION ASSESSMENT AND INSPECTION PROGRAM FOR THE NJ DOT MAINTENANCE FACILITIES LOCATED THROUGHOUT THE STATE. THE PROGRAM SHALL CONSIST OF CONDUCTING A COMPREHENSIVE AND DETAILED BUILDING INVENTORY, INSPECTION AND CONDITION ASSESSEMENT IN ORDER TO ASSIST THE DOT IN THE STRATEGIC MANAGEMENT AND CAPITAL INVESTMENT PLANNING DECISIONS PERTAINING TO ALL ITS BUILDING ASSETS. THE ASSESSMENT WILL IDENTIFY THE EXISTING CONDITIONS OF EACH BUILDING AND RESULT IN THE PREPARATION OF A FACILITY CAPITAL IMPROVEMENT PLAN THAT WILL DESCRIBE IN DETAIL THE COSTS AND IMPROVEMENTS REQUIRED TO BRING THE BUILDINGS TO CURRENT LIFE SAFETY, HEALTH, CODE COMPLIANCE, ENVIRONMENTAL AND ENERGY STANDARDS OVER THE NEXT 5, 10, 15 AND 20 YEAR INTERVALS.

ITEMS TO ADDRESS FOR THE 20 YEAR INTERVAL SHALL INCLUDE, BUT NOT BE LIMITED TO, ROOFING SYSTEMS, CURTAIN WALLS, CARPETING, FLOOR TILE, PAINTING, LIGHTING, WINDOWS, FIRE PROTECTION AND DETECTION SYSTEMS, SECURITY SYSTEMS AND UTILITIES SUCH AS ELECTRICAL AND EMERGENCY POWER SYSTEMS, HVAC, SANITARY, STEAM, WATER AND GAS DISTRIBUTION SYSTEMS, AS APPLICABLE. MUNICIPAL WATER AND SANITARY SEWER SYSTEMS SHALL BE RESEARCHED FOR THOSE FACILITIES THAT RELY ON WELL WATER AND/OR SEPTIC SANITARY SYSTEMS AND IF AVAILABLE, COST ESTIMATES SHALL BE INCLUDED FOR THE INFRASTRUCTURE IMPROVEMENTS THAT WILL BE REQUIRED TO MAKE THE CONNECTIONS TO THOSE SYSTEMS.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://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 UNLIMITED. 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), STRUCTURAL ENGINEERING (DISCIPLINE CODE P007), FIRE PROTECTION ENGINEERING (DISCIPLINE CODE P010), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), ROOFING INSPECTION (DISCIPLINE CODE P028), ASBESTOS DESIGN (DISCIPLINE CODE P037) 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., APRIL 29, 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](mailto:WILLIAM.MAHAN@TREAS.NJ.GOV) & [JENNIFER.ROSNER@TREAS.NJ.GOV](mailto:JENNIFER.ROSNER@TREAS.NJ.GOV). DO NOT INCLUDE ANYONE ELSE ON THE EMAIL. THE PROPOSAL IS TO BE SUBMITTED AS A PDF ONLY. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., APRIL 29, 2021 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF UNLIMITED MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF UNLIMITED.**

**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](http://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 APRIL 29, 2021. PLEASE VISIT THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://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](http://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](mailto: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 GEARY, ASSISTANT DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
STATE OF NEW JERSEY  
P.O. BOX 034  
TRENTON, NJ 08625-0034