

**Bid Solicitation**  
**Smarter Housing Solution – An Efficient, Innovative, Affordable Path to  
Resilient Housing**

**Bid Solicitation Issued By:**

State of New Jersey  
Department of Community Affairs  
Division of Disaster Recovery and Mitigation

**Submission Deadline**

Questions are due by **Monday, August 4, 2025, at 2:00 p.m.** via email to the [DRM.Solicitations@dca.nj.gov](mailto:DRM.Solicitations@dca.nj.gov).

Quotes must be submitted by **Monday, August 18, 2025, at 2:00 p.m.** via email to [DRM.Solicitations@dca.nj.gov](mailto:DRM.Solicitations@dca.nj.gov). Quotes submitted after the deadline will not be considered.

Date: July 21, 2025

## **I. Purpose**

The Division of Disaster Recovery and Mitigation (“DRM”), Department of Community Affairs, is utilizing its Delegated Purchasing Authority (“DPA”) granted by the Division of Purchase and Property (“DPP”) pursuant to N.J.S.A. § 52:25-23 to solicit quotes for research services involving construction innovation and resilient building. DRM is looking for one (1) vendor to conduct research and develop a report on innovative and resilient building techniques in New Jersey (hereafter “Report”). DRM expects services not to exceed (“NTE”) \$304,000 per fiscal year, for a contract term of two (2) years, with three (3) optional one (1) year extensions. Upon evaluation of the quotes, the awardee will be issued a Task Order to begin services and will be paid on a time and materials basis.

This Bid Solicitation and the resulting contract award are subject to the DPA rules and regulations under N.J.A.C. § 17:12-1A.2 and Circular 24-07-DPP.

## **II. Background**

DRM has years of experience overseeing housing recovery and mitigation efforts that started when Superstorm Sandy hit the State in 2012. In response, DCA received a grant from the U.S. Department of Housing and Urban Development (“HUD”) through Community Development Block Grants – Disaster Recovery (“CDBG-DR”) program. Hurricane Sandy significantly decreased the number of affordable housing units, a problem exacerbated by subsequent disasters like Hurricane Ida in 2021. As the State rebuilds, the Division has faced unexpected challenges in implementing innovative resilience measures in affordable residential housing. Attempts to interest homeowners in these measures have fallen short. Further, the State has conducted multiple solicitations for innovative building solutions with little to no response. Therefore, DRM seeks assistance in identifying a strategy to better address housing recovery through additional mitigation and innovative construction techniques.

## **III. Contract Term and Agreement**

This Bid Solicitation shall begin upon the date of issuance of a Task Order by DRM and expires in two (2) years. Upon the end of the two (2) year base term, DRM may extend the Contract three (3) additional years. As DRM is utilizing its DPA to enter this Contract, this Contract and the resulting Task Order are subject to the State of New Jersey Standard Terms and Conditions and Waivered Contracts/Delegated Purchasing Authority Supplement to the New Jersey Standard Terms and Conditions (linked [here](#)).

The documents that will govern this Contract are: (1) this Bid Solicitation; (2) the winning Bidder’s Proposal; (3) the State of New Jersey Standard Terms and Conditions and DPA Supplement; (4) the Task Order(s); and (5) the CDBG-DR Statement of Assurances. Any amendments to the Contract shall be in writing and signed by both parties to be effective.

## IV. Scope of Work

### A. Objective of the Contract

The objective of this Contract is to receive a comprehensive Report for DRM that evaluates and recommends innovative and resilient building technologies and construction practices. The Report should also identify actionable strategies for DRM to promote the adoption of these methods among construction and development firms operating in New Jersey.

### B. Scope of Work and Deliverables

The Contractor shall prepare and submit a final Report to DRM that includes, at a minimum, the following components:

- **Identification of Innovative Technologies:** Research and describe resilient building technologies and construction techniques that are not currently widely utilized in New Jersey.
- **Suitability Assessment:** Analyze which of these innovative or resilient approaches are best suited to New Jersey's environmental, regulatory, and geographic landscape.
- **Barriers to Adoption:** Identify potential obstacles that may prevent contractors and developers from adopting resilient building measures, including but not limited to local building codes, ordinances, market constraints, and cost considerations.
- **Industry Scan and Networking:** Identify national and regional leaders in the field of resilient construction. Develop and provide a contact list of these organizations, companies, or individuals for potential collaboration with DRM.
- **Engagement and Training Strategy:** Propose methods for DRM to engage, train, and incentivize the local builder and developer community to adopt innovative and resilient practices. This may include curriculum design, certification programs, workshops, or pilot projects.
- **Ongoing Knowledge Development:** Recommend strategies to help DRM and the broader building community remain informed of emerging resilient construction practices, such as through annual conventions, partnerships, or participation in national initiatives.
- **Strategic Guidance:** Recommend actionable strategies for promoting and sustaining the adoption of resilient building practices after initial training and outreach efforts.
- **Implementation Support:** The Contractor shall assist DRM in implementing promotional activities, which may include facilitating partnerships, organizing

outreach events, supporting public messaging, or advising on incentive program structures—while taking into account financial feasibility, political considerations, and potential for long-term sustainability.

**In developing its Report, the Contractor should perform the following services:**

- **Engage** with innovation leaders, construction experts, or development firms to assess interest in potential partnerships or participation in resilience-focused initiatives.
- **Organize** and host quarterly public or private convenings (e.g., workshops, roundtables, or forums) with DRM and relevant stakeholders to discuss Report progress, address challenges, and determine next steps.
- **Design** a training program targeted to local builders, contractors, developers, and design/engineering firms to increase awareness and understanding of innovative and resilient building practices. The Contractor shall evaluate whether the training should result in a certification, include continuing education credit, and/or be paired with financial or other incentives to encourage participation.

In providing the above services and developing the Report, the awardee is encouraged to engage with a university or academic institution specializing in resilient or innovative building technology, and/or an innovative building association, lab, or nonprofit organization.

## **V. Contract Pricing**

Contractors must submit pricing within DRM's DPA threshold of \$304,000 per fiscal year.

## **VI. Quote Submission Requirements**

For a Quote to be considered responsive, Bidders must submit the following:

1. A demonstration of the Contractor's qualifications and relevant experience;
2. A proposed approach to the Scope of Work;
3. A detailed cost proposal within the \$304,000/fiscal year budget;
4. All required DPP forms on the Information Sheet and Checklist for Waivers and Delegated Purchasing Authority (DPA) Transactions located at <http://www.state.nj.us/treasury/purchase/forms.shtml> or directly linked here: [Waiver and DPA Contract Checklist.pdf](#);
5. If applicable, a [SubcontractorUtilizationPlan.pdf](#); **and**
6. If applicable, an identification of any potential conflicts of interest that may currently exist or may arise during the contract term.

## VII. Evaluation Criteria

DRM will award this purchase to that responsible Contractor whose Quote, conforming to this Bid Solicitation, is most advantageous to the State of New Jersey, price and other factors considered. The following evaluation criteria categories, not necessarily listed in order of significance, will be used to evaluate Quotes received in response to this Bid Solicitation.

- Contractor Experience and Qualifications: 40%. The qualifications and experience of the Contractor's management, supervisory, and key personnel assigned to the Contract, including the candidates recommended for each of the positions/roles required, and the Contractor's documented experience in successfully completing a Contract of a similar size and scope in relation to the Scope of Work.
- Contractor's Cost Proposal: 25% The Contractor's costs are within the NTE amount of \$304,000 per year and are reasonable.
- Contractor Approach and Methodology: 25%. The Contractor's demonstration in the Quote that the Contractor understands the requirements of the Scope of Work and presents an approach that would permit successful performance of the technical requirements of the Contract.
- Partnerships: 10%. Bidders who partner with a university specializing in resilient or innovative building technology will receive an additional 5%; or Bidders who partner with **both** a university and an innovative building association will receive 10%.

## VIII. Contents of Quote

Quotes can be released to the public pursuant to N.J.A.C. § 17:12-1.2(b) and (c), or under the New Jersey Open Public Records Act ("OPRA"), N.J.S.A. § 47:1A-1 et seq., or the common law right to know. As part of its Quote, a Bidder may designate any data or materials it asserts are exempt from public disclosure under OPRA and/or the common law, explaining the basis for such assertion.