

## SOLICITATION OF PROFESSIONAL SERVICES

### STATE OF NEW JERSEY DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPMC)

DPMC NUMBER: A1360-01  
Construction Management Services  
Laboratory, Admin. Wing and Warehouse Expansion Project  
NJ Public Health, Environmental and Agriculture Laboratory  
Ewing, Mercer County, NJ

The DPMC is seeking to engage the services of a construction management firm with the objective to provide management services during design and construction phases for the expansion of the NJ Public Health, Environmental and Agriculture Laboratory (PHEAL) located in Ewing Twp., NJ

This project is being advanced after conclusion of programming and feasibility study for the expansion of the laboratory, administration and warehouse spaces at the PHEAL. Originally, the Feasibility Study Consultant was tasked with analyzing potential options to add 60,000 square feet of laboratory space, 10,000 square feet of administration space and 10,000 square feet of warehouse space. Additional consideration was given to vehicular access, parking and reuse of the mostly unused AHRF building.

The scope of work for this project can be obtained via the DPMC web site at  
[https://www.nj.gov/treasury/dpmc/project\\_major\\_advertisements.shtml](https://www.nj.gov/treasury/dpmc/project_major_advertisements.shtml)

The consultant shall be a firm prequalified with the DPMC in: **Construction Management (P029)** with a dollar rating of Unlimited. The firm shall also have in-house capabilities or identify sub-consultants prequalified in the following disciplines:

1. **Building Commissioning P019,**
2. **Estimating/Cost Analysis P025,**
3. **CPM Scheduling Services P030 and**
4. **Value Engineering P033**

The firm should also identify all other architectural, engineering and specialty disciplines necessary to complete the project as described in the scope of work.

### DELIVERY INSTRUCTIONS

Preliminary technical proposals (DPMC 48B) are due to DPMC no later than **2:00 p.m., Tuesday, June 13, 2023** and shall be submitted to William Mahan, Consultant Selection Coordinator, Contracts & Procurement Unit, DPMC, via email to the following email addresses: [william.mahan@treas.nj.gov](mailto:william.mahan@treas.nj.gov) & [jennifer.roeckel@treas.nj.gov](mailto:jennifer.roeckel@treas.nj.gov).

Only Adobe PDF files will be accepted. The file size cannot exceed 20 mb. Hard copies will not be accepted.

Submissions received after **2:00 p.m., Tuesday, June 13, 2023** will not be considered. Only firms currently prequalified with DPMC in Construction Management P029 with a rating of Unlimited may submit. All joint venture firms must be separately prequalified in Construction Management 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. Any information beyond the 40-page limit will not be considered.

Preliminary technical proposal forms (48B) are also available on the DPMC web site at  
<https://www.nj.gov/treasury/dpmc/forms.shtml>

Please note: 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 a firm is not currently prequalified, a completed prequalification application must be received by **Tuesday, June 6, 2023 no later than 4:00 PM** in order for a firm to be eligible to submit on this project. Please visit the DPMC website at <https://www.nj.gov/treasury/dpmc/forms.shtml> 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:

1. Demonstration of the firm / project team's organization and
2. The firm / project team's experience on projects of a similar size and nature.

The consultant's project approach and management plan, CPM scheduling, and cost estimating / budget control / value engineering will also be reviewed as part of the full technical proposals which will be submitted at a later date.

Interested firms that possess the required pre-qualifications mentioned above, 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 PL 1975, c. 127 (N.J.A.C. 17:27), regarding non-discrimination requirements in the performance of state contracts and PL. 2005, c. 51 certification and disclosure of political contributions.

Pursuant to Executive Order No. 166, signed by Governor Murphy on July 17, 2020, the Office of the State Comptroller ("OSC") is required to make all approved State contracts for the allocation and expenditure of COVID-19 Recovery Funds available to the public by posting such contracts on an appropriate State website. Such contracts will be posted on the New Jersey transparency website developed by the Governor's Disaster Recovery Office (GDRO Transparency Website).

The contract resulting from this [RFP/RFQ] is subject to the requirements of Executive Order No. 166. Accordingly, the OSC will post a copy of the contract, including the [RFP/RFQ], the winning bidder's proposal and other related contract documents for the above contract on the GDRO Transparency website.

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