

SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: C0964-00
Administration, Drill Hall, & Tie-To Bldgs. Roof Replacement
East Jersey State Prison
Rahway, Middlesex County, NJ

The DPMC is seeking to engage the services of a roofing consultant firm with the objective of this project to remove and replace the roofing systems on the Administration, Drill Hall, and Tie-To buildings at the Department of Corrections (DOC) East Jersey State Prison. The Administration building is approximately 12,763 square feet. The Drill Hall building is approximately 36,855 square feet. The Tie-To building is approximately 17,166 square feet. The consultant will evaluate each of the buildings for recommendations to replace the roofing systems and provide any roof-related repairs. The buildings are currently occupied, and it is not determined whether any sections or spaces of the buildings will be occupied during construction. Due to the needs of the EJSP operation, discussions will be held during the design phase to determine the occupancy status and/or any phasing needed during construction.

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

The consultant shall be a firm prequalified with the DPMC in: **Roof Consultant (P035)** with a dollar rating of \$3 Million or greater. The firm shall also have in-house capabilities or identify sub-consultants prequalified in the following disciplines:

1. **Estimating / Cost Analysis P025;**
2. **Asbestos Design P037;**
3. **Asbestos Safety Control Monitoring P038 and**
4. **Lead Paint Evaluation P065**

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, AUGUST 04, 2026** 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 & michelle.li@treas.nj.gov.

Only Adobe PDF files will be accepted. The file size cannot exceed 20 MB. Hard copies will not be accepted. **No information regarding fees, or from which your potential fee can be derived, is to be included in your 48b Preliminary Technical proposal.**

Submissions received after **2:00 p.m., TUESDAY, AUGUST 04, 2026** will not be considered. Only firms currently prequalified with DPMC as a **Roof Consultant P035** with a rating of \$3 Million or greater may submit. If a firm is not currently prequalified, DPMC must receive a completed prequalification application by **THURSDAY, JULY 30, 2026 no later than 4:00 p.m.**, and the firm must be prequalified in the required disciplines no later than the date Technical Proposals are due in order for a firm to be eligible to submit on this project. All joint venture firms must be separately prequalified as a Roof Consultant with at least one firm having a dollar rating of \$3 Million or greater.

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 **THURSDAY, JULY 30, 2026 no later than 4:00 p.m.**, and the firm must be prequalified in the required disciplines no later than the date Technical Proposals are due 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) 633-2725.

The consultant selection committee for this project will evaluate the preliminary technical proposals based upon:

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

The consultant's project approach and implementation plan, schedule and cost estimating/budget control will be reviewed as part of the full technical proposals which will be submitted at a later date.

Interested firms that possess the required prequalification mentioned above may obtain an RFP package by contacting William Mahan of DPMC at (609) 913-7040 or by e-mail to 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.

CHRISTOPHER R. GEARY, ASSISTANT DEPUTY DIRECTOR
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