

SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: P1222-00
New Visitor Center
Washington Crossing State Park
Titusville, Mercer County, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM WITH THE OBJECTIVE TO CONSTRUCT A NEW VISITOR CENTER AT WASHINGTON CROSSING STATE PARK. THE NEW VISITOR CENTER SHOULD INCLUDE AN AUDITORIUM/THEATER, WORKSPACE FOR THE MUSEUM STAFF, GIFT SHOP WITH STORAGE AND A CLIMATE CONTROLLED AND SECURED ARTIFACT STORAGE SPACE. THERE NEEDS TO BE A PUBLIC INFORMATION AREA, PUBLIC RESTROOMS AND AN EMPLOYEE RESTROOM. A SMALL CONFERENCE/BREAK ROOM FOR THE MUSEUM STAFF SHOULD BE INCLUDED. THE BUILDING DESIGN WILL BE UNDER 15,000 SQUARE FEET BUT WILL INCORPORATE GREEN TECHNOLOGY. THE EXISTING VISITOR CENTER WILL BE DEMOLISHED.

WASHINGTON CROSSING STATE PARK IS A 3,575-ACRE PARK THAT IS LOCATED NORTH OF TRENTON ALONG THE DELAWARE RIVER. THE PARK INCLUDES THE SITE OF WASHINGTON'S CROSSING OF THE DELAWARE AT JOHNSONS FERRY. THIS IS WHERE GENERAL GEORGE WASHINGTON AND A 2,400-MAN DETACHMENT OF CONTINENTAL ARMY TROOPS CROSSED THE RIVER OVERNIGHT ON DECEMBER 25, 1776, AND INTO THE MORNING OF DECEMBER 26, 1776, IN ORDER TO MAKE A SURPRISE ATTACK ON TRENTON, A MOVE THAT WOULD PROVE TO BE A TURNING POINT IN THE AMERICAN REVOLUTIONARY WAR. THOUSANDS OF SPECTATORS GATHER TO WATCH THE REENACTMENT OF THE CHRISTMAS DAY CROSSING OF THE DELAWARE.

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 \$20 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), CIVIL ENGINEERING (DISCIPLINE CODE P005), STRUCTURAL ENGINEERING (DISCIPLINE CODE P007), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), ARCHAEOLOGY (DISCIPLINE CODE P031), ASBESTOS DESIGN (DISCIPLINE CODE P037), ASBESTOS SAFETY CONTROL MONITORING (DISCIPLINE CODE P038) 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., SEPTEMBER 29, 2020 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 ANYONE ELSE ON THE EMAIL. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., SEPTEMBER 29, 2020 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$20 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 \$20 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 SUB-CONSULTANT(S) PARTICIPATING ON YOUR 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 SEPTEMBER 29, 2020. 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, 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 APPROVAL NOTICE FROM THE DIVISION OF MINORITY & WOMEN BUSINESS DEVELOPMENT DESIGNATING THE PRIME OR SUBCONTRACTING FIRM AS A SMALL BUSINESS ENTERPRISE AND DOCUMENT THEIR TEAM'S SBE PARTICIPATION PRIOR TO THE **AWARD OF 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.

RICHARD S. FLODMAND, DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034