

SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: T0705-01
Construction Management Services
New Materials Testing Laboratory
Ewing, Mercer County, NJ

The DPMC is seeking to engage the services of a construction management firm with the objective to act as the owner's authorized representative to manage both the services of the Design consultant and the construction Contractors under the supervision of the Department of Property Management and Construction for this facility.

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: **Construction Management (P029) and Project Management (P058)** with a dollar rating of Unlimited. The Consultant shall also have in-house capabilities or identify sub-consultants prequalified in the following disciplines:

1. **P003 HVAC Engineering,**
2. **P019 Building Commissioning,**
3. **P030 CPM Scheduling, and**
4. **P055 Energy Management Control Systems**

The Consultant 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 Form 48B) are due to DPMC no later than **2:00 p.m., Tuesday, January 14, 2025** and shall be submitted to Christopher Geary, Consultant Selection Coordinator, and Assistant Deputy Director, Contracts & Procurement Unit, DPMC, via email to the following email address: christopher.geary@treas.nj.gov with a copy to: william.mahan@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, January 14, 2025** 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 (DPMC Form 48B) submitted for this project. Any information beyond the 40-page limit will not be considered.

Preliminary technical proposal forms (DPMC Form 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, January 7, 2025 no later than 4:00 PM** in order for a firm to be eligible to submit on this project. The prime and all subconsultants must be prequalified as of the date the final Technical Proposals are due. 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 form 48 B 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 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 Christopher Geary of DPMC at (609) 633-2914 or by e-mail to christopher.geary@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
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034s