

SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: P1369-00 **SBE Set-Aside**
Absecon Lighthouse Complete Restoration
Absecon Lighthouse
Atlantic City, Atlantic County, NJ

The DPMC is seeking to engage the services of a historical preservation/restoration firm with the objective to completely restore the Absecon Lighthouse. The restoration is expected to reduce or eliminate water infiltration into the lighthouse by fixing and repairing the roof and associated framing, recoating and restoring the masonry exterior/interior of the lighthouse, repointing the masonry as needed, repairing/replacing windows, installation of an HVAC system to increase airflow inside the lighthouse and framing in the lantern room and repairing/replacing windows throughout the lighthouse.

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: **Historic Preservation/Restoration (P034)** with a dollar rating of \$5 Million or greater. The firm shall also have in-house capabilities or identify sub-consultants prequalified in the following disciplines:

1. **Electrical Engineering P002;**
2. **HVAC Engineering P003;**
3. **Civil Engineering P005;**
4. **Structural Engineering P007 and**
5. **Estimating / Cost Analysis P025**

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., THURSDAY, OCTOBER 16, 2025** and shall be submitted to Michelle Li, 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.

Submissions received after **2:00 p.m., THURSDAY, OCTOBER 16, 2025** will not be considered. Only firms currently prequalified with DPMC in **Historic Preservation/Restoration P034** with a rating of \$5 Million or greater may submit. If a firm is not currently prequalified, DPMC must receive a completed prequalification application by **FRIDAY, OCTOBER 10, 2025 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 in Historic Preservation/Restoration with at least one firm having a dollar rating of \$5 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 **FRIDAY, OCTOBER 10, 2025 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) 777-4561.

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.

Small Business Enterprise Set Aside

Pursuant to N.J.A.C. 17:13-1.1 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 notice(s) from the Division of Revenue & Enterprise Services designating the prime or subcontracting firm(s) as an approved Small Business Enterprise and document their team's SBE participation **prior to the award of a 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

<https://www.nj.gov/treasury/revenue/business-cert-program.shtml>

Interested firms that possess the required prequalification mentioned above may obtain an RFP package by contacting Michelle Li of DPMC at (609) 984-1231 or by e-mail to Michelle.Li@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 08625-0034