

On **September 11, 2025**, the Division of Property Management and Construction (DPMC) will electronically randomly select from an appropriate pool of its pre-qualified consultants, a short list of firms who will be invited to submit a Technical and Fee Proposal for the following project:

|               |                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project #:    | P1362-00 SBE Set-Aside                                                                                                                                     |
| Project Name: | Slater House Exterior Rehabilitation &<br>Air Conditioning Installation                                                                                    |
| Location:     | Kittatinny Valley State Park<br>Andover Twp., Sussex County, NJ                                                                                            |
| CCE:          | \$700,000.00                                                                                                                                               |
| Contact:      | Rafaella Tavares<br>Phone (609) 943-5415<br>Fax (609) 777-1970<br>E-mail: <a href="mailto:rafaella.tavares@treas.nj.gov">rafaella.tavares@treas.nj.gov</a> |

In order to be included in the random selection process, a firm must be pre-qualified by the DPMC in the following discipline(s) on or prior to **September 10, 2025**.

| Code | Discipline                          |
|------|-------------------------------------|
| P034 | Historical Preservation/Restoration |

The consultant shall also have in-house capabilities or Sub-Consultants pre-qualified with DPMC in **P002 Electrical Engineering, P003 HVAC Engineering, P005 Civil Engineering, P024 Barrier Free/ ADA Design, P037 Asbestos Design, P038 Asbestos Safety Control Monitoring, and P065 Lead Paint Evaluation.**

A list of Pre-Qualified Consultants/Sub-Consultants are available at the following Web site:  
[https://www.nj.gov/treasury/dPMC/consult\\_search.shtml](https://www.nj.gov/treasury/dPMC/consult_search.shtml)

The mandatory pre-proposal meeting/site visit is scheduled for **Monday, September 22, 2025 at 11:00 AM**. Consultants shall meet at the Kittatinny Valley State Park– Northern Region Office Parks & Forests – 265 Limecrest Road – Newton, Sussex County, NJ 07860. (Rain or Shine.) Only those firms attending the mandatory pre-proposal meeting will be permitted to submit a proposal.

Technical Proposals will be evaluated by the Selection Committee based upon the following evaluation criteria:

1. Firm/Team Organization/Sub-Consultants
2. Experience of the Firm, Project Team and Key Team Members
3. Project Approach/Understanding of Project
4. The Firm's Approach to Maintaining the Project Schedule

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 MINORITY & WOMEN BUSINESS DEVELOPMENT 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  
[www.state.nj.us/njbusiness/contracting](http://www.state.nj.us/njbusiness/contracting)

If a firm wishes to participate in the selection process for future projects but is not presently pre-qualified by the DPMC, the firm should submit a DPMC 48A, which may be found at [www.state.nj.us/treasury/dpmc](http://www.state.nj.us/treasury/dpmc).

September 04, 2025