

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

NEW MULTIPLE AWARD IDIQ TERM CONTRACT (SBE OPPORTUNITY)
CONSTRUCTION MANAGEMENT SERVICES (CMF 003)
DPMC PROJECT #J0334-00

DPMC IS SEEKING TO ENGAGE THE SERVICES OF SEVERAL CONSTRUCTION MANAGEMENT FIRMS TO PROVIDE PROFESSIONAL MANAGEMENT, QUALITY CONTROL AND ADMINISTRATIVE SUPPORT SERVICES TO ACT AS THE AUTHORIZED REPRESENTATIVE OF THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION AND THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION TO SUPPLEMENT THE STATE'S IN-HOUSE STAFF DURING THE PLANNING/ FEASIBILITY STUDY, ENVIRONMENTAL IMPACT STATEMENT, DESIGN, CONSTRUCTION AND CLOSE-OUT PHASES ON REBUILD BY DESIGN PROJECTS AND OTHER NJ DEP FLOOD MITIGATION AND ENVIRONMENTAL INFRASTRUCTURE PROJECTS. SERVICES MAY BE REQUIRED IN ANY GEOGRAPHIC REGION OF THE STATE.

THE DPMC WILL MAKE MULTIPLE AWARDS UNDER THIS SOLICITATION. IT IS THE INTENT OF THE DPMC TO AWARD APPROXIMATELY SIX (6) TO EIGHT (8) TERM CONTRACTS UNDER THIS ONE SOLICITATION FOR CM SERVICES. UPON IDENTIFICATION OF A REQUIRED NEED FOR CM AND/OR PROGRAM MANAGEMENT SERVICES, THE FIRMS AWARDED CONTRACTS WILL COMPETE EXCLUSIVELY FOR POTENTIAL WORK ORDER ASSIGNMENTS.

TECHNICAL PROPOSALS, AN ORIGINAL AND FIVE (5) COPIES, ARE **DUE NO LATER THAN 2:00 PM, DECEMBER 3, 2015** AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, SELECTION COORDINATOR, CONTRACTS AND PROCUREMENT UNIT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, P.O. BOX 034, 33 WEST STATE STREET, 9TH FLOOR, PLAN ROOM, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER THIS TIME AND DATE WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN CONSTRUCTION MANAGEMENT (DPMC DISCIPLINE P029) AND HAVING A RATING OF "UNLIMITED" MAY SUBMIT. THE CONSULTANT MUST ALSO HAVE IN-HOUSE EXPERTISE OR INCLUDE A SUB CONSULTANT(S) DPMC PREQUALIFIED IN CPM SCHEDULING (DPMC DISCIPLINE P030) WITH A RATING OF "UNLIMITED" AND IN THE ESTIMATING/COST ANALYSIS (DPMC DISCIPLINE CODE P025) SPECIALTY DISCIPLINES. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED WITH AT LEAST ONE OF THE JOINT VENTURE FIRMS HAVING A DPMC PREQUALIFICATION RATING OF "UNLIMITED" IN CONSTRUCTION MANAGEMENT (DPMC DISCIPLINE P029).

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR TEAM MUST BE PREQUALIFIED BY THE DPMC OR HAVE SUBMITTED A PREQUALIFICATION APPLICATION (FORM 48A), BY **DECEMBER 3, 2015**. IF NOT CURRENTLY PREQUALIFIED, PLEASE CONTACT THE DPMC PREQUALIFICATION UNIT AT (609) 777-4561 FOR A PREQUALIFICATION APPLICATION, (FORM 48A). FORM 48A MAY ALSO BE OBTAINED VIA THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

PRIME CONSULTANT MUST DEMONSTRATE AFFIRMATIVE STEPS ARE TAKEN TO ENSURE CONTRACTING OPPORTUNITIES ARE PROVIDED TO SBE FIRMS AND DEMONSTRATED IN THEIR TECHNICAL PROPOSAL AND FUTURE CONTRACT PROPOSALS.

INTERESTED FIRMS MAY SUBMIT QUESTIONS REGARDING THIS RFP AND TERM CONTRACT TO CATHY DOUGLASS AT: CATHERINE DOUGLASS AT CATHERINE.DOUGLASS@TREAS.NJ.GOV **NO LATER THAN 2:00 P.M., NOVEMBER 12, 2015**. RESPONSES TO THE QUESTIONS RECEIVED FROM INTERESTED FIRMS WILL BE FORWARDED TO ALL REGISTERED FIRMS VIA AN ADDENDUM TO THE RFP AND POSTED TO THE DPMC PROCUREMENT WEBSITE.

YOUR SUBMISSION WILL BE EVALUATED BASED UPON YOUR FIRMS ORGANIZATION OVERALL CAPABILITY AND KEY PERSONNEL, CMF EXPERIENCE ON CONTRACTS/PROJECTS OF A SIMILAR

NATURE, PROJECT APPROACH AND MANAGEMENT PLAN FOR POTENTIAL PROJECTS, CPM SCHEDULING EXPERIENCE AND CAPABILITIES, COST ESTIMATING / BUDGET CONTROL EXPERIENCE AND CAPABILITIES AND PRICE / COST PROPOSAL COMPETITIVENESS AND VALUE OF RATES.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN THE REQUEST FOR PROPOSAL PACKAGE AND REGISTER TO RECEIVE FOLLOW-UP INFORMATION AND ADDENDUMS BY CONTACTING CATHY DOUGLASS OF DPMC AT (609) 777-3094.

RICHARD M. FERRARA, CHIEF
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034

DIRECTIONS TO HAND DELIVER PROPOSAL

From the Trenton Train Station:

On foot — Exit the station at the North Clinton Avenue exit (doors nearest Roy Rogers Restaurant). Cross at the traffic light going toward the cemetery on the left. Continue on North Clinton Avenue until you reach the intersection (traffic light) with East State Street. Turn left onto East State Street and walk 6 blocks to 33 West State Street. You will pass DEP, City Hall, DMV, and the Trenton Commons. Expect a 20 minute walk.

Bus — Exit the station as above. There is a bus shelter located on the corner (in front of the station parking lot). Take any one of the following bus lines: 601, 606, 608, 609. Expect a 10 minute wait. Tell the driver you wish to go to West State Street, the stop after Trenton Commons (Mary Roebling Building). Get off at the Mary Roebling Building, cross the street, and walk one block over to 33 West State Street (across from PSE&G).

From the East:

Take **I-195 West** into Trenton to **Route 129/29 North**. Stay on Route 29 North past the capital complex and take the Calhoun Street (State Museum) exit. At the end of the off-ramp, make a right at the light onto West State Street, and go one full block past the State House and the State Museum (on your right). 33 West State Street is a contemporary brick building located halfway down the next block on your right.

From the Northwest:

Take **Route 29 South** to the Calhoun Street (State Museum) exit. At the end of the off-ramp, make a right at the light onto West State Street, and go one full block past the State House and the State Museum (on your right). 33 West State Street is a contemporary brick building located halfway down the **next** block on your right.

From the South:

Take **I-295 North** into Trenton to **Route 129/29 North**. While Route 29 North in Trenton is closed for construction, stay on **Route 129 North to Route 1 North** to the Perry Street exit. Make left at traffic light at end of off-ramp on to Perry Street . Stay on Perry (which turns into Bank Street) through five traffic lights Make left at sixth light (past the large parking deck on your right) onto Willow Street. Go four blocks on Willow and make left on to West State Street. 33 West State Street is a contemporary brick building located halfway down the block on your right.

After the construction is completed, you may stay on Route 29 North past the capital complex and take the Calhoun Street (State Museum) exit. At the end of the off-ramp, make a right at the light onto West State Street, and go one full block past the State House and the State Museum (on your right). 33 West State Street is a contemporary brick building located halfway down the **next** block on your right.

From the North:

Take **Route 1 South** to the Perry Street exit. Make left at traffic light at end of off-ramp on to Perry Street . Stay on Perry (which turns into Bank Street) through four traffic lights Make left at fifth light (past the large parking deck on your right) onto Willow Street. Go four blocks on Willow and make left on to West State Street. 33 West State Street is a contemporary brick building located halfway down the block on your right.

PARKING

On-street (metered) parking is usually available on West State Street or on some of the nearby side streets (Willow, Barnes, Chancery Lane). Perhaps the most convenient paid parking lot is located on Barnes Street, two blocks north of 33 West State. Paid parking lots are also located on Front Street, between Warren and Broad, and at the corner of Lafayette and Warren Streets. Free parking is occasionally available in the State House parking lot, which is accessed at the intersection of Lafayette and Barrack Streets, two blocks south of 33 West State State.

IN THE BUILDING

The Division of Property Management and Construction is on the **9th floor**. Take the bank of elevators to your **left** off the lobby.