

New Jersey Division of Disaster Recovery and Mitigation, Department of Community Affairs
Smarter Housing Solution Bid Solicitation
Questions and Answers
August 7, 2025

Vendor	Question	Answer
AECOM	Should the pricing submitted within the threshold of \$304,000 per fiscal year consider only the base two-fiscal year period?	No, please submit pricing using the attached State Price Sheet, which includes pricing for the total potential Contract term of five (5) years (two-year base term and three optional one-year extensions).
AECOM	Does the State of New Jersey have a travel policy which is required to be followed for per diem, travel, and other travel-related reimbursements needed?	Contractors are not required to follow the State's travel policies, however all travel costs must be budgeted for by the Contractor in their proposal and must be both reasonable and necessary to conduct the work. DCA uses GSA pricing where practical to justify cost reasonableness.
AECOM	For the 25% of the score related to the "Contractor's Cost Proposal;" will the full 25% be awarded if the contractors costs are within the NTS amount for each fiscal year and reasonable or will a portion of the 25% be awarded based on the cost proposed as relative to those submitted by other offerors?	Bidders who submit a Cost Proposal within the DPA yearly threshold will receive a portion of the 25%. Bidders will then be scored based on their Cost Proposal relative to other Cost Proposals and receive a remaining portion of the 25%. The respective weights for each component will depend on the bids received.
AECOM	Will the "comprehensive Report for DRM" be public facing? Should the document be 508-compliant?	DRM has not yet determined if the report will be shared publicly. Ensuring accessibility through 508 compliance is beneficial.
AECOM	Is it the intent of the quarterly public or private convenings with DRM and relevant stakeholders to be virtual, in-person, or hybrid?	Bidders should expect one in-person meeting annually, while all others can be held virtually.
AECOM	What is the scope intended to be received by DRM for "Design a training program?" Is it expected a general training program outline with recommended course topics and scopes be provided or is it intended that the actual course slides and instructor guides be developed? If it is intended for slides to be produced for the training courses; should they be 508-compliant?	The awarded Contractor will coordinate with DRM to create the training program which meets the needs of the audience identified in the Bid Solicitation. At minimum, DRM expects the Contractor will host a training, which includes creating the materials used in the training session and providing the presentation. Contractors can expect the training materials will be made public and must comply with Section 508 of the Rehabilitation Act of 1973 (29 U.S.C. 794d).

AECOM	Is there an intended page limit for the proposal or each section of the proposal?	No.
AECOM	DCA mentions that “multiple solicitations for innovative building solutions have fallen short.” What kinds of solicitations were these? When and under what conditions were they offered?	In the response to Superstorm Sandy, the Division sought to implement innovative and efficient housing solutions, but faced difficulty finding experienced builders. Years later, in the response to Hurricane Ida, the DRM Smart Move Program released a Notice of Funding Opportunity ("NOFO") with the intent to develop housing. However, responses to the NOFO relied on conventional construction, falling short of intended innovation or cost savings. DCA is seeking proposals that deliver true innovation—reducing costs, increasing speed, and improving resilience beyond what prior efforts were able to achieve.
Buro Happold	Does DRM have existing materials related to market feedback that they have already performed? Do they plan on sharing?	No; DRM is soliciting a vendor to perform the market research and create the materials. To the extent DRM gains access to helpful information, DRM will share that information with the awarded Contractor.
Buro Happold	Does DRM have a list of stakeholders and events where they convene regularly?	No. DRM is soliciting a vendor to learn this information.
Buro Happold	How much of the effort does DRM expect to be focused on single vs multi-family housing, or both?	Single family housing, including condominiums and town homes, is the primary focus of the research. However, the outcomes of the study will ultimately benefit all housing for New Jersey.
Buro Happold	How much is DRM interested in focusing on adoption and implementation for affordable housing developments?	The objective of this Contract is focused on fostering cost-effective, resilient housing developments that can be delivered at a price point that is both profitable to a developer and affordable to its occupants.
RMI	Can DRM provide a definition of “resilient” as it relates to the RFP. Do you possibly have something you can point us toward to better understand how the department defines resilience? Please provide any guidance you may be able to, as this will help inform whether RMI has the right capability to pursue this project.	"Resilient" means cost-effective construction approaches, materials, and energy systems that enhance a facility’s ability to anticipate, withstand, recover from, and adapt to adverse events or disruptions, including but not limited to climate-related hazards (e.g., extreme heat, flooding, wildfire), and utility outages.

RMI	For the mitigation portion, is DRM thinking of new construction or does it include retrofitting of existing housing?	DRM would consider any form of construction including retrofitting, infill, adaptive reuse, and new construction.
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