

## SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: C0965-00  
Fire Suppression and Alarm Systems  
East Jersey State Prison  
Rahway, Middlesex County, NJ

The DPMC is seeking to engage the services of a fire protection engineering firm with the objective of this project to replace the existing fire alarm system throughout the facility at the Department of Corrections (DOC) East Jersey State Prison. Additionally, the fire suppression system will be evaluated for replacement and/or upgrades, as needed, to comply with the current fire safety codes.

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](https://www.nj.gov/treasury/dpmc/project_major_advertisements.shtml)

The consultant shall be a firm prequalified with the DPMC in: **Fire Protection Engineering (P010)** 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. **Estimating / Cost Analysis P025;**
2. **Asbestos Design P037;**
3. **Asbestos Safety Control Monitoring P038 and**
4. **Lead Paint Evaluation P065**

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, JUNE 25, 2026** and shall be submitted to William Mahan, Consultant Selection Coordinator, Contracts & Procurement Unit, DPMC, via email to the following email addresses: [william.mahan@treas.nj.gov](mailto:william.mahan@treas.nj.gov) & [michelle.li@treas.nj.gov](mailto: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. **No information regarding fees, or from which your potential fee can be derived, is to be included in your 48b Preliminary Technical proposal.**

Submissions received after **2:00 p.m., THURSDAY, JUNE 25, 2026** will not be considered. Only firms currently prequalified with DPMC in **Fire Protection Engineering P010** 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 **MONDAY, JUNE 22, 2026 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 Fire Protection Engineering 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 **MONDAY, JUNE 22, 2026 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.

Interested firms that possess the required prequalification mentioned above may obtain an RFP package by contacting William Mahan of DPMC at (609) 913-7040 or by e-mail to [william.mahan@treas.nj.gov](mailto:william.mahan@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.

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