



## State of New Jersey

DEPARTMENT OF THE TREASURY  
DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION  
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*Director*

March 11, 2024

### **SOLICITATION OF PROFESSIONAL CONSULTANT SERVICES**

**PROJECT #: P1324-00  
DEMOLITION CONSULTANT MULTIPLE AWARD TERM CONTRACT (TC-008)  
STATE OF N.J., DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION**

The New Jersey Division of Property Management & Construction (DPMC) is seeking to engage the services of up to three (3) civil engineering consulting firms to provide demolition design and construction administration services to the N.J. Department of Environmental Protection's Blue Acres Buy-Out Program (NJDEP) and for other State demolition projects as necessary. These services will be used to develop designs for the demolition and proper disposal of dwelling units and associated structures on properties designated to be purchased as part of the State's Blue Acres Buy-Out Program. It is the intent of the State to award 3-year term contracts with options for two additional years to the selected consultant firms, and to engage these firms for all work under this contract on a rotating basis. It is anticipated that the consultants will be engaged on multiple assignments during the term of the contract.

Only those firms having a DPMC prequalification in the civil engineering discipline (Discipline Code P005) with a dollar rating of \$10 million or greater are eligible to compete for this term contract. Firms that are interested in the contract but not DPMC-prequalified must obtain DPMC prequalification in the civil engineering discipline before April 08, 2024. All joint venture firms must be separately prequalified by DPMC in civil engineering by April 08, 2024. Please visit the DPMC website at [www.state.nj.us/treasury/dpmc](http://www.state.nj.us/treasury/dpmc) to obtain a prequalification application (DPMC Form 48A) or contact the DPMC Prequalification Unit at (609) 777-4561.

Interested firms that meet the prequalification criteria must register and obtain an RFP package by contacting Jennifer Roeckel of DPMC at [jennifer.roeckel@treas.nj.gov](mailto:jennifer.roeckel@treas.nj.gov) or (609) 984-1231. A complete RFP package will be emailed to the registered Consultant.

Questions may be submitted in writing from the interested consultants by the deadline of **Thursday, March 28, 2024, at 12:00 pm**. Questions shall be directed to Jennifer Roeckel [jennifer.roeckel@treas.nj.gov](mailto:jennifer.roeckel@treas.nj.gov). Please forward questions in WORD format and not PDF. No phone calls with questions will be accepted. Questions will be responded to in writing by the DPMC and issued by Addendum to all the interested Consultant firms.

Consultant proposals from interested firms are due electronically to DPMC by **NO LATER THAN 2:00 PM, TUESDAY, APRIL 09, 2024.** Proposals shall be sent electronically by email in a pdf format to the following email addresses: [jennifer.roeckel@treas.nj.gov](mailto:jennifer.roeckel@treas.nj.gov) and [william.mahan@treas.nj.gov](mailto:william.mahan@treas.nj.gov). ONLY PDF'S WILL BE ACCEPTED AND THE FILE SIZE CANNOT EXCEED 20 MG. I WILL RESPOND CONFIRMING RECEIPT. **HARD COPIES WILL NOT BE ACCEPTED** Proposals will be accepted only from firms that have a prequalification in P005 Civil Engineering with a dollar rating of \$10 million or greater and have in-house capabilities or sub-consultants prequalified with DPMC in P011 Environmental Engineering with a NJDEP Licensed Site Remediation Professional (LSRP) on staff, P037 Asbestos Design, P065 Lead Paint Evaluation, and P025 Estimating/Cost Analysis.

The selection committee, comprised of members from the Departments of Treasury and NJDEP, will evaluate the proposals on the basis of the civil engineering firms' (and other proposed team members') experience on projects of a similar size and scope, the organization and staffing of the proposed project team; proposed approach to typical project assignments; and proposed hourly rates for the various levels of personnel. The firms must demonstrate in their proposals examples of successfully completed demolition projects, including but not limited to: project scoping/surveying, design development, permitting, bidding and construction administration.

All Consultant firms responding to the RFP are required to comply with the requirements of P.L. 1975, C. 127 (N.J.A.C. 17:27), regarding non-discrimination requirements in the performance of State contracts and P.L. 2005, C. 51 certification and disclosure of political contributions.

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