

## SOLICITATION OF PROFESSIONAL SERVICES

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

DPMC NUMBER: S0651-00  
Roof Repairs  
NJ State Police Technology Complex  
Hamilton Twp., Mercer County, NJ

The DPMC is seeking to engage the services of an architectural firm with the objective to repair and strengthen the roofing system at the NJ State Police Technology Complex. The Technology Complex is a 195,000 sq. ft. pre-engineered structure that was originally intended for use as an office building for the Division of Revenue. Shortly after the State purchased the pre-engineered building shell, it was decided to use the building as a multi-purpose State Police facility with forensic laboratories. It officially opened in 2004. The main part of the building is 200 feet wide and 800 feet long and houses the existing vehicle processing rooms and the DNA laboratories. The main part of the building is divided into four zones labeled "A" through "D", two wings labeled "E" and "F", measure 135 feet by 135 feet and 84 feet by 148 feet respectively. This project is focused on the main part of the building.

A May 2010 structural analysis of the building indicated that the roof cannot support additional loads. The roof was designed for allowable deflection that have resulted in the need for a special maintenance program. Snow accumulations have to be manually removed to avoid overstressing the structure. This project has been created to address the problem and strengthen the roof system.

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: **Architecture (P001)** with a dollar rating of \$10 Million or greater. The firm shall also have in-house capabilities or identify sub-consultants prequalified in the following disciplines:

1. **Structural Engineering P007 and**
2. **Estimating/Cost Analysis P025**

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, October 26, 2023** 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) & [jennifer.roeckel@treas.nj.gov](mailto:jennifer.roeckel@treas.nj.gov).

Only Adobe PDF files will be accepted. The file size cannot exceed 20 megs. Hard copies will not be accepted.

Submissions received after **2:00 p.m., Thursday, October 26, 2023** will not be considered. Only firms currently prequalified with DPMC in Architecture P001 with a rating of \$10 Million or greater may submit. All joint venture firms must be separately prequalified in Architecture with at least one firm having a dollar rating of \$10 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 **Tuesday, October 24, 2023, no later than 2:00 p.m.** 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's 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 prequalifications mentioned above may obtain an RFP package by contacting William Mahan of DPMC at (609) 292-4234 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.

CHRISTOPHER R. GEARY, ASSISTANT DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
STATE OF NEW JERSEY  
P.O. BOX 034  
TRENTON, NJ 08625-0034