

**SOLICITATION OF PROFESSIONAL SERVICES  
(REVISED)**

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

DPMC NUMBER: M1583-00  
Fire Protection Upgrades  
New Lisbon Developmental Center  
New Lisbon, Burlington County, NJ

The DPMC is seeking to engage the services of a fire protection engineering firm with the objective to upgrade the fire protection systems at New Lisbon Developmental Center. The existing fire alarm system is a Johnson/Simplex system in approximately 30 buildings. There is a standalone notifier panel in the Academic Building, and notifier panels in the MSU complex, with MSA A and MSU B panels reporting to a remote annunciator in Ivy. All notifier systems are not addressable but do report to the campus head end panel in Administration. DHS seeks to replace the entire campus system with a non-proprietary, open-protocol, addressable system and if possible would prefer to keep a similar head end arrangement, but would consider a system with multiple closed loops reporting to the Administration building.

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, November 02, 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, November 02, 2023** 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. 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 **Tuesday, October 31, 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.

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