

**PUBLIC NOTICE**  
**BOROUGH OF WOOD-RIDGE**  
**REQUEST FOR QUALIFICATIONS**  
**FOR DESIGN-BUILD SERVICES**  
**IN ACCORDANCE WITH N.J.S.A 40A:11-53 et seq. and N.J.A.C 5:34-10 et seq.**  
**FOR**  
**CONSTRUCTION OF THE HIGHLAND AVENUE LEARNING ANNEX**  
**AND RECREATION CENTER**  
**IN WOOD-RIDGE, NEW JERSEY**

**PUBLIC NOTICE** is hereby given that the Borough of Wood-Ridge (the “Borough”) is seeking to engage the services of a Design-Build Team to provide certain design consultant and general contracting services for the construction of the Highland Avenue Learning Annex and Recreation Center in Wood-Ridge, New Jersey (the “Project”). The Project will consist of constructing the Highland Avenue Learning Annex and Recreation Center as well as interior renovations to the existing Doyle Elementary school building in order to address the growing population needs of the community. The new construction will encompass 48,500 square feet and the renovation will include approximately 12,000 square feet of interior renovations.

The Project will include the following new construction:

- (6) Kindergarten Classrooms with ADA compliant toilet rooms
- (2) Self Contained Special Education Classrooms with ADA compliant toilet rooms
- (10) Academic Classrooms — Grades 1 through 5
- (3) Small Group Instruction Classrooms
- (1) Gymnasium
- (1) Child Study Team Office
- Partial Basement
- Addition of (1) Kitchen / Serving Area adjacent to the existing multipurpose room
- Elevator, Support Spaces and ADA compliant Toilet Facilities
- Associated sitework

The scope of work will also include the following interior renovations to the existing building:

- Installation of a security vestibule to the main building entrance
- Add ADA compliant toilet rooms to (2) classrooms to serve as S.C.S.E. Classrooms
- Renovate (4) existing Kindergarten/Pre-K Classrooms and Toilet Rooms
- Renovate (4) existing Toilet Rooms to be ADA complaint
- Renovate existing Media Center
- Renovate existing Art Room
- Convert (3) academic classrooms into (6) Small Group Instruction Classrooms

The Design-Build Team will provide complete design, construction administration and general contracting services (for all trades), including securing all required permits and approvals, for the Project.

The Project will be awarded and constructed in accordance with the Design-Build Construction Services Procurement Act under the Local Public Contracts Law, N.J.S.A. 40A:11-53 et seq. and its implementing regulations, N.J.A.C. 5:34-10 et seq. (the “Design-Build Process”). The Design-Build Process involves a two-phase approach for the selection of the Design-Build Team for the Project. The first phase in the Process involves the public advertisement and issuance of a Request for Qualifications (“RFQ”), which describes the Project, outlines the scope of work involved and requests information concerning the qualifications, experience and the organization structure of the Respondent’s proposed Design-Build Team (the “Respondent’s Qualification Proposal”).

The Respondent’s Qualifications Proposal will be reviewed and evaluated by members of a Technical Review Committee established by the Borough. The Technical Review Committee will prequalify and select a “short list” of up to a maximum of six (6) qualified Respondents to compete for a Design-Build contract for the Project, based on the Technical Review Committee’s review and evaluation of the Qualifications Proposals which are judged most advantageous to the Borough in terms of qualifications other than price. In the event that there are fewer than six (6) qualified Respondents submitting responsive RFQ Proposals, the short list will consist of no fewer than two (2) firms submitting responsive RFQ Proposals. The Respondents selected for the short list will be invited to participate in the second phase of the selection process. The short list will be published on the Borough’s website at <https://www.njwoodridge.org/> and all Respondents that submitted a Qualifications Proposal will be notified in writing of the Respondents selected for the short list. No member of the Technical Review Committee or any member of the Borough’s Bridge Document Team may be part of the Respondent’s Design-Build Team.

The second phase in the selection process involves the issuance of a Request for Proposals (“RFP”), to the short list of Respondents. The RFP describes the procurement process and forms the basis for the Design-Build proposals. The RFP shall require the submission of a proposal in two separate parts: a Technical Proposal and a Price Proposal. The Technical and Price Proposals shall be evaluated separately, in accordance with the evaluation factors and process set forth in the RFP. The Design-Build proposals will be reviewed and evaluated by the members of the Technical Review Committee. The Technical evaluation factors to be utilized in the selection process will include the following: the Respondent’s experience on projects of similar size, cost and/or complexity; the Respondent’s design consultant’s experience on projects of similar size, cost and/or complexity; the Respondent’s demonstrated prior affirmative action experience; the Respondent’s overall approach and methodology for executing the Project; the Respondent’s approach to schedule; and the Respondent’s interview. The Respondent with the highest overall score shall be recommended to the Borough by the Technical Review Committee for an award of the Design-Build contract. If the recommendation is approved by the Borough, the Borough will notify the successful Design-Builder. The Borough has no obligation to make an award and reserves the right to waive any non-material defects, reject any and all submissions in accordance with applicable law and to terminate the selection process at any time.

The RFQ package is available on the Borough's website at <https://www.njwoodridge.org/>. Any questions concerning the RFQ package should be directed to the Borough's Special Counsel, Leslie G. London, Esq., at [llondon@msbnj.com](mailto:llondon@msbnj.com). Respondents are required to comply with the requirements of N.J.S.A. 52:32-44 for proof of Business Registration Certification and the requirements of N.J.A.C. 17:27 and N.J.S.A. 52:25-24.2.

Respondents must submit ten (10) copies and one electronic/disk copy of its RFQ Qualifications proposal no later than **2:00 p.m. on June 13, 2023** to:

**BOROUGH OF WOOD-RIDGE  
85 HUMBOLDT STREET  
WOOD-RIDGE, NEW JERSEY 07075  
ATTENTION: Christopher W. Eilert, Administrator/Qualified Purchasing Agent  
PROJECT: Construction of Highland Avenue Learning Annex and Recreation Center**

**Important Note: Faxed or emailed RFQ Qualifications Proposals will not be accepted. RFQ Qualifications Proposals received after the above cited date and time will be returned unopened.**

**Date Issued: May 9, 2023**