



MOUNT OLIVE TOWNSHIP SCHOOL DISTRICT

227 US Route 206, Suite 10
Flanders, NJ 07836
973.691.4000

Nicole C Schoening, CPA, SFO
Business Administrator
nicole.schoening@motsd.org

REQUEST FOR PROPOSAL - RFP# 2024-05 ARCHITECTURAL SERVICES

SUBMISSION DEADLINE
THURSDAY, OCTOBER 19, 2023
10:00 a.m.

A. BACKGROUND

The Mount Olive Township School District services students from Prek-12th grade with an enrollment of approximately 4800 students consisting of 4 elementary schools, a middle school and a high school, approximately 975 staff members, with general fund budget of \$118,000,000.

The district is currently preparing for a special election on December 12, 2023 for a bond referendum in the amount of \$61,775,000 Further information may be obtained by visiting the school district's website at www.motsd.org.

B. SERVICES SPECIFICATIONS

Scope of Service:

In accordance with NJSA 19:44A-20.4 et seq., the Mount Olive Township School District is requesting proposals from New Jersey licensed architectural firms interested in providing services as the Architect of Record for the District for the 2023-2024 school year and two additional years at the Board's option. Pursuant to Title 18A-18A-5(1) professional services are not required to be bid or advertised and the Board is not required to award on the basis of lowest price, but based on criteria as outlined in this request for proposals.

The Board shall not be bound to use the appointed Architect of Record. Proposers are advised that for any specific project the Board may retain the services of another Architect or Engineer.

As Architect of Record, the architect shall provide all professional and consulting architectural services and technical direction as requested by the Board including, but not limited to, preparation of designs and specifications, estimation/calculation of construction costs, obtaining permits and approvals from state, county and local agencies, submission of plans and documentation to such agencies as may be required, development of specifications, review and approval of plans, responses to bids, and all services related to the pre-construction,



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construction and closeout phases of designated projects. The Architect shall amend the District's Long Range Facilities Plan as needed. Because services, at times, represent emergency situations, the professional will be expected to return a phone call or email within 48 hours. The professional will also be expected to be available to provide advice to the Board and administrators during non-business hours including attendance at meetings when requested.

The Architect shall work cooperatively with the Board Attorney and Business Administrator in the bidding, award and closeout of the projects. The Architect shall assist the Board in recommending professional services, such as engineers and other experts.

Minimum Qualifications:

1. Must be certified to provide architectural services in the State of New Jersey. Professional licenses and certifications should be provided.
2. Must have a minimum of five (5) years of experience in providing architectural services to boards of education.
3. Must be experienced in obtaining permits and approvals from various State, County and local regulatory agencies.
4. Must maintain on staff, or be able to contract with, New Jersey licensed or certified professionals including but not limited to architects, civil engineers, electrical engineers, mechanical engineers, structural engineers, land surveyors, planners, environmental scientists, plumbers and construction clerks.
5. Must maintain an office location in close enough proximity to the Board of Education so as to be able to respond to emergent matters promptly.
6. Must be experienced in preparation of DOE educational specifications and grant applications.
7. Must have project managers with at least five (5) years of school board experience.

C. PROPOSAL

The proposal shall include the following items:

1. Transmittal Letter: Each proposing architect shall submit a transmittal letter with their proposal that identifies the firm that is submitting the proposal and includes a commitment to provide services required by the Mount Olive Township School District.

The letter of transmittal is to be addressed and mailed to:



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Attn: RFP 2024-05-Architectural Services

2. Description of Services and Experience: All proposing architects should describe their practices and the services to be provided as well as acknowledge that they understand the scope of services sought by the Board. Provide sufficient information within your submission for evaluation. Information regarding your firm including ownership, list of major New Jersey educational clients and other pertinent information about your firm. Also please respond to the specific questions listed below:
- a. Where is the firm headquartered? If the firm has multiple offices, from which office will the services for the district be provided?
 - b. How many years has the firm been practicing?
 - c. How many staff members working full time in the firm?
 1. NJ Licensed Architects
 2. LEED accredited professionals
 3. Non-Licensed Architectural graduates?
 4. Other
 - d. Provide a list of New Jersey School Districts for whom the firm has provided services, identifying any in County.
 - e. What is the firm's experience with Public School referendums? Demonstrate the firm's ability to coordinate and produce projects associated with Referenda; include size and duration of the Referendum Project Cycle
 - f. Has the firm ever been released or terminated during its involvement from a project prior to completion? Please explain the circumstances including project name, location, dates, percent completion.
 - g. What percentage of the firm's work is focused on Public School Districts?
3. Names of individuals who will perform required tasks as well as the listing of their licenses, qualifications and experience. Identify persons who will serve as back up to the primary person including resumes of all parties.



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Subcontracting; Assignment of Contract: No part of any work or services done for the Board may be subcontracted without first receiving written permission from the Board.

4. Fee Structure: Submit an hourly rate for principals, architects, associates, supervisors, construction/project managers, design draftsmen, engineers, and environmental staff. If any of these positions are not part of your staff, indicate how your firm will provide these services and at what associated costs. Also include any fee for amending the Long Range Facilities Plan. Identify whether clerical and other overhead costs will be billed separately. For large scale projects, fees will need to be agreed upon and Board approved in advance of commencing the project.

In the event that the respondent determines that the services for consultants are necessary on any particular project assigned by the Board, the amount billed by the architect to the Board for such services shall be limited to Direct Cost plus 10% markup. Fees for reimbursable expenses shall not exceed the actual cost to the architect.

5. References
Provide a list of the school districts for which you have provided services within the last three (3) years. Include the name of the entity, the name and telephone number of a contact person, and the name of the partner that is assigned to that district.

A list of all New Jersey public clients that have terminated services in the past two years.

List the caption(s) of any and all actions which have been filed against you by a public entity either by way of complaint, cross-claim or counterclaim, in connection with your rendering of architectural services.

6. Documents:
- Ownership Disclosure Statement
 - Non-Collusion Affidavit
 - C. 271 Political Contribution Disclosure Form
 - Contractor/Vendor Questionnaire/Certification
 - Affirmative Action Questionnaire, Affidavit and Exhibit A
 - New Jersey Business Registration Certificate
 - Certificate of Employee Information Report
 - Disclosure of Investment Activities in Iran
 - Certification of Non-Debarment (Prior to award of Contract)



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Please provide one original and two copies of your proposal.

D. INTERVIEW

The Board of Education reserves the right to interview any or all of the applicants submitting a proposal. Although interviews may take place, the proposal should be comprehensive and complete on its face. The Board reserves the right to request clarifying information subsequent to the submission of the proposal.

E. CONTRACT TERM

The initial term of the contract for Services shall be upon Board Approval for the remainder of the 2023-2024 school year and may be renewed annually for two additional years.

F. SUBMISSION DEADLINE

The deadline to submit proposals is:

THURSDAY, OCTOBER 19, 2023
10:00 a.m.

All proposals shall remain firm for a period of sixty (60) days after the date specified for receipt of proposals.

G. EVALUATION OF PROPOSALS

The School District intends to award a professional services contract for the defined scope of work under the Fair and Open Process in accordance with NJSA 19:44A-20.4 et seq.

The proposals will be evaluated by the Board of Education, Superintendent, Business Administrator and such other members of the administration as may be called upon based on their level of interaction with the District Architect based upon information supplied by each Professional in response to this RFP.



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A decision on whether the contract will be awarded and to whom it will be awarded shall be made within sixty (60) days from the date the proposals are opened. The contract, if awarded, shall be awarded to the firm who submits the most advantageous proposal based on the following criteria:

Technical Criteria and Qualifications (30%)

- Ability to meet all minimum qualifications
- Methodology of work to be performed
- Understanding of scope and services
- Documentation of past performance
- Proposal complete and responsive to the specific RFP requirements

Management Criteria (30%)

- Project management
- Overall knowledge and familiarity with operation of the school district
- History/Experience with similar school districts
- Availability of personnel, consultants, equipment
- Qualifications and experience of personnel
- Vendor financial stability and strength

Cost Criteria (40%)

- Fees and hourly rates proposed
- Assurance of performances

The Board of Education reserves the right to reject any or all proposals in whole.