**PREQUALIFICATION REGULATIONS FOR**
**Hoboken Public Library**
**City Of Hoboken, NJ**

## STATEMENT OF GENERAL NOTICE

The Restoration and Rehabilitation of the Hoboken Public Library is located at 500 Park Ave., Hoboken, New Jersey 07030. The property is listed on the New Jersey and National Registers of Historic Places. All work done on this project must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 or 2017) and is subject to review by the State Historic Preservation Office, or the New Jersey Historic Trust, or the historic review body of the municipal authority.

The scope of work consists of a single contract for: General conditions; acquisition of all required permits; provision of temporary facilities and controls; selective demolition, and all restoration and renovation activities according to the Project Manual, plans and specifications.

The goals of this project include restoring the first floor, mezzanine, and second floor to their original finish conditions. Interior restoration and renovation work includes new millwork enclosures/bookshelves to conceal the mechanical upgrades of the first phase. The mezzanine will be modified to accept a new accessible lift from the first floor. Additionally, an opening will be re-introduced to the mezzanine between the existing columns. Lastly, the entire Park Avenue Stair will be renovated.

The principal activities involved in this project include:

1. Project Supervision and Administration of Historic Preservation Projects
2. Selective Demolition:
3. Paint Restoration for a Historic Building:
4. Gypsum Plaster Restoration:
5. Historic Pressed Metal Restoration:
6. Door Hardware:
7. Electrical Installation in a Historic Building:
8. Mechanical Upgrades in a Historic Building:
9. Plumbing Fixture Installation in a Historic Building:
10. Fire Alarm Installation in a Historic Building:

The architect for the project is Clarke Caton Hintz, P.C; 100 Barrack Street, Trenton, NJ 08608; 609-883-8383; Project manager Evan Wolff; ewolff@cchnj.com.

The owner's project contact is Jennie Pu; Director of Hoboken Public Library, City of Hoboken, 500 Park Ave, Hoboken, NJ 07030; 201-420-2346; pu@hobokenlibrary.org

Prospective Bidder forms and a Project Fact Sheet describing the project and scope of work are included. Bidder's prequalification packages are available for download at the following link: https://clarkecatonhintz.sharefile.com/d-sec6bcef8e17849848c4bc7fefb98f9ef. A set of plans and specifications will be available for inspection by appointment beginning on **9/22/25** at the office of Clarke Caton Hintz located at 100 Barrack Street, Trenton, NJ, 08608, please contact Evan Wolff. All prospective bidders are encouraged but not required to visit the project site.

Prospective bidders must submit a completed Qualifications Statement as set forth herein. A completed Bidder's Qualifications Statement must be submitted in triplicate (3 hardcopies) to the Hoboken Public Library Board of Trustees, 500 Park Ave, Hoboken, NJ, 07030 by **11:00 am** prevailing time on **Thursday, October 9th, 2025**. Failure to complete the bidder's Qualifications Statement could result in disqualification of the prospective bidder.

The qualifications of prospective bidders will be evaluated by representatives of the Hoboken Public Library Board of Trustees and the project architects in accordance with the Evaluation Criteria set forth herein. Prospective bidders whose bidder's Qualifications Statements are determined to be acceptable will be identified as Qualified Bidders.

The Hoboken Public Library will notify in writing the Prospective Bidders who have been determined to be Qualified Bidders, as well as those Prospective Bidders who are deemed ineligible to receive plans and specifications. The Hoboken Public Library governing body will issue bid proposal forms, plans and specifications only to Qualified Bidders. Only bids received from Qualified Bidders will be opened.

The successful Prequalified Bidders must submit with the bid the name or names of all subcontractors to whom the bidder will subcontract and evidence of performance surety for themselves as well as all subcontractors.

**STATEMENT OF BIDDER'S QUALIFICATIONS/CRITERIA FOR EVALUATING PROSPECTIVE BIDDERS**

The following six (6) criteria will be used for evaluating the qualifications of prospective bidders. The evaluation will be based on information in the Statement of Qualifications provided by prospective bidders as well as information supplied by the bidders' references.

(1) The prospective bidder, acting as general contractor, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include at least two (2) projects involving separate historic buildings or sites of similar activities, project scale and scope of work as the subject project, completed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 or 2017) within the past five (5) years preceding the date of the execution of this Qualifications Statement. At least one of the projects must have been reviewed by a State Historic Preservation Office, or New Jersey Historic Trust, or the historic review body of the municipal authority. Each project must be at least $2,100,000.

(2) The prospective bidder's proposed project superintendent/manager will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include at least two (2) projects involving separate historic buildings or sites of similar activities, project scale and scope of work as the subject project, completed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 or 2017) within the past five (5) years preceding the date of the execution of this Qualifications Statement. At least one of the projects must have been reviewed by a State Historic Preservation Office, or New Jersey Historic Trust, or the historic review body of the municipal authority. Each project must be at least $2,100,000.

(3) The prospective bidder must not have wrongfully defaulted on a contract or had work terminated for non-performance within the past (5) years.

(4) The prospective bidder must not have been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months, based on the bidder's inability to meet a surety's reasonable underwriting standards.

(5) The prospective bidder must provide the name and title of all principal members of prospective bidder's staff, and indicate the availability of each of those principal members for this particular project.

(6) On all projects currently underway, the prospective bidder must demonstrate the following:

a. Adherence to the project completion schedule mutually agreed upon between the contractor and the client. Deviation from the schedule must be due to factors outside of the contractor's control.
b. Lack of workmanship defects resulting from a failure to build a structure or component part of a structure pursuant to architectural and engineering plans and specifications.
c. Timely submittal of shop drawings, product literature, samples, mock-ups, requests for information and applications for payment.