

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
REQUEST FOR REAL ESTATE QUALIFICATIONS
FOR
Environmental Consulting Services on an As-Needed Basis
(Reference 2024-RERFQ-206)

ADDENDUM #1

November 24, 2025

The following constitutes an Addendum, which can be a Clarification and/or Modification to the above-referenced solicitation. This Addendum is divided as follows:

- Part 1: Answers to Questions Submitted

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No.	Question	Answer
1.	I followed the link to the project but only see a list of available documents. How do you get the actual documents?	Each document is a link to download same. Please hover your mouse cursor over the document and you will see the cursor change to indicate it is downloadable.
2.	We are in receipt of your notice on this bid opportunity for Environmental Consulting Services on an As-Needed Basis. I believe that our company is very likely a strong fit for this need. However, we are not currently registered as a business in New Jersey. Do you have any thoughts or feedback about how long that process might take?	Information on how to register your business in the State of New Jersey can be found at the following link: https://www.nj.gov/treasury/revenue/busreqcert.shtml
3.	RERFQ Page 18 Section 31 - Does NJEDA require the Consultant to obtain local and state files, per Preliminary Assessment requirements as part of the Site Inspection? If so, will the costs associated with the reproduction of those files be reimbursed to the consultant?	If a TOR is issued for a Preliminary Assessment and/or ASTM Phase 1 ESA, then all costs for obtaining the required records, the site inspection, and PA report preparation are to be included in the cost.

4.	<p>RERFQ Page 19, Item J 4 -</p> <p>NJEDA indicates A Description of Investigative Methodology is required - however, no investigative activities are typically included in a Site Inspection - is NJEDA requiring the report to provide proposed environmental investigative technologies?</p>	<p>The intent is that the investigator detail any specific Site Inspection protocols based on types of Areas of Concern identified. Consider the testing and standards in item J.4 as applicable to phases subsequent to a PA/ESA.</p>
5.	<p>RERFQ Page 19, Item J 5 -</p> <p>Opinion as to Need for Remediation - does NJEDA mean the broader definition for remediation, i.e. including remedial investigation, any required receptor evaluation, etc, or does NJEDA simply mean the opinion of a remedial action, which may or may not include institutional and/or engineering controls.</p>	<p>The “Opinion as to Need for Remediation” will be the conclusions at the end of each remedial phase (i.e. the PA concluding that a SI is required, the SI concluding that a RI is required, and so on) It is not intended to imply sampling during a PA/ESA phase. SI and RI conclusions often include discussion of anticipated remedial actions.</p>
6.	<p>RERFQ Page 20 Section 3.2 Oversight Phase -</p> <p>Does NJEDA require the Consultant to prepare technical scopes as part of bid documents for NJEDA sponsored remediation activities?</p>	<p>No. The NJEDA will prepare technical scopes for remedial action bid documents, LSRP review may be included in a corresponding TOR.</p>
7.	<p>When will questions be answered?</p>	<p>Answers to all questions received prior to the end of the Question & Answer Period, which closed on November 7, 2025 at 1:00 p.m., are posted on this Addendum, dated November 24, 2025.</p>

9.	Our firm prefers to invoice in a manner that differs from the structure of the Fee Schedule. Is it permissible to submit our firm's pricing structure in lieu of the Fee Schedule that was posted on your website?	No. The Authority does not allow any alterations of the Authority-Supplied Fee Schedule. In the event that a Fee Schedule is modified, it shall result in a mandatory rejection of the proposal submission.
10.	Should I double/triple check that I have signed all required documents and check that I have uploaded the correct documents before the Qualification Submittal Due Date?	<p>Yes. It is strongly suggested to thoroughly review the RERFQ and Bidder's Checklist to ensure all required documents are included and properly signed prior to submitting/uploading. The RERFQ and Bidder's Checklist clearly indicate which documents MUST be submitted/uploaded prior to the Proposal due date and which ones would be required prior to any award.</p> <p>However, it is highly encouraged to properly complete and submit/upload all documents with your firm's Qualification Submittal.</p>
11.	Can you please confirm what is required to be submitted with the Qualification Submission? What must I provide at time of Qualification Submission and what must be signed?	Please review the attachment titled, "206 – Bidder's Checklist REVISED 11.24.25."
Part 2: Additions, Deletions, Clarifications & Modifications		
No.	Description	Clarification/Modification
1.	Modification to RERFQ Section 4.2.4.1	Revised language explaining that the Signatory Page should be included with the Qualification Submission, but if not, must be provided prior to Contract award.

2.	Modification to Bidder's Checklist	<p>"206 – Bidder's Checklist REVISED 11.24.25" has been posted to take the place of "206 – Bidder's Checklist," which has been removed. Signatory Page removed from section labeled "FORMS, REGISTRATIONS & CERTIFICATIONS REQUIRED THAT MUST BE FULLY COMPLETED AND SUBMITTED WITH THE RESPONSE."</p>
3.	206 – Exhibit D – Staffing Matrix	<p>206 – Exhibit D – Staffing Matrix REVISED 11.24.25 has replaced the previously posted 206 – Exhibit D – Staffing Matrix.</p>