

MANALAPAN TOWNSHIP

MONMOUTH COUNTY

NEW JERSEY

**REQUEST FOR PROPOSALS
CONSTRUCTION MANAGEMENT – MANALAPAN RECREATION
CENTER**

TOWNSHIP OF MANALAPAN

JACK MCNABOE, MAYOR

SUSAN COHEN, DEPUTY MAYOR

TOWNSHIP COMMITTEE MEMBERS

MARY ANN MUSICH

ERIC NELSON

ROBERT GREGOWICZ

BUSINESS ADMINISTRATOR

TARA LOVRICH

TOWNSHIP CLERK

SHARI ROSE

QUALIFIED PURCHASING AGENT

KAITLYN SAFCHINSKY

PROPOSER: _____

ADDRESS: _____

TEL. NO. _____

NEW PROPOSAL OPENING: THURSDAY, SEPTEMBER 3, 2026 AT 11:00 A.M.

PROPOSAL OPENING: ~~THURSDAY, AUGUST 27, 2026 AT 11:00 A.M.~~

Scope of Work for Construction Manager for New Recreation Center

1. INTRODUCTION

1.1 Summary

The Township of Manalapan, NJ is seeking a qualified and experienced Construction Manager (CM) to oversee the construction of a new Recreation/Basketball Court/Indoor Track and Senior Recreation Center in the Manalapan Recreation Center. The CM will be responsible for managing all aspects of the construction process, ensuring that the project is completed on time, within budget, and to the specified quality standards. The CM will also have involvement in and input on the final design, architectural plans, site plan and contract specifications associated with the project. The Community Center will serve as the main Recreation Center for all ages, multiple Township Events, and services, and it is essential that the construction process is managed efficiently and effectively.

1.2 Timeline

Advertisement: Wednesday, July 22, 2026

Pre-Proposal Meeting: Thursday, August 6, 2026 at 11:00 am

Question Submission Deadline: Thursday, August 13, 2026 at 4:00 pm

Question Response Deadline: Wednesday, August 19, 2026 at 4:00 pm

Proposal Submission Deadline: ~~Thursday, August 27, 2026 at 11:00 am~~

New Proposal Submission Deadline: Thursday, September 3, 2026 at 11:00 am

2. EVALUATION CRITERIA

1. Experience working with a recreation building, community center, or multipurpose space.
2. Work experience with local government and the required procurement processes with references.
3. Experience with all aspects of pre-construction work.
4. Ability to work with one of the Township's appointed architects/engineers to ensure projects are completed correctly and on time.
5. Price.