

# NJ TRANSIT

## Doing Business with NJ TRANSIT

Capital Delivery Updates, Procurement, Office of Business  
Development

April 2026



# Office of Business Development

---

Comments provided by Lisa-Marie Codrington



# Office of Business Development's Role

- **Administer NJ TRANSIT's**
  - Small Business Enterprise (SBE)
  - Disabled Veteran-Owned Business (DVOB) program
  - Disadvantaged Business Enterprise (DBE)
- **Conduct outreach & certify DBE firms**
- **Establish contract goals** based on review of size, scope of work, & SBE, DVOB, and DBE availability
- **Conduct fraud and compliance reviews (FCRs)**
  - “Good Faith Effort” to meet contract goal determinations
  - Ensure SBE, DVOB, and DBE firms were treated fairly

# Office of Business Development's Role (cont'd)

- **Conduct Ongoing Compliance Monitoring**
  - Payment reporting/reconciliation
  - Review SBE, DVOB, and DBE additions, removals, replacements
  - Support resolution of SBE, DVOB, DBE, and prime conflicts and performance issues
  - Commercially Useful Function (CUF) investigations at the project site
- **Conduct Contract Closeout Reviews**
  - Ensure SBE, DVOB, and DBE payment
  - Required for release of retainage to Prime
- **Provide guidance and direction** to potential Bidders/Proposers, Primes, NJ TRANSIT's project team, SBE, DVOB, and DBE firms.
- **Answer questions, issues, or concerns** regarding SBE/DVOB and DBE requirements of the contract and meeting the assigned contract goal.

# Business Development Programs

SBE Set-Aside

DVOB Set-Aside

Disadvantaged  
Business  
Enterprise (DBE)

Programs' purpose to "level the playing field"

# SBE, DVOB & DBE Program – Eligibility Criteria

## Small Business Enterprise (SBE) Set-Aside Program

- A State of New Jersey program
- Applies to State funded contracts
- Certified by Treasury

### Qualifications

- Economic disadvantage (average 3-year gross receipts)
- No race or gender component
- No personal net worth (PNW)

## Disabled Veteran-Owned (DVOB) Set-Aside Business Program

- A State of New Jersey program
- Applies to State funded contracts
- Certified by Treasury

### Qualifications

- Service-Connected Disability
- Same as SBE program

## Disadvantaged Business Enterprise (DBE) Program

- A USDOT – Federal Program
- Applies to Federal contracts only

### Qualifications

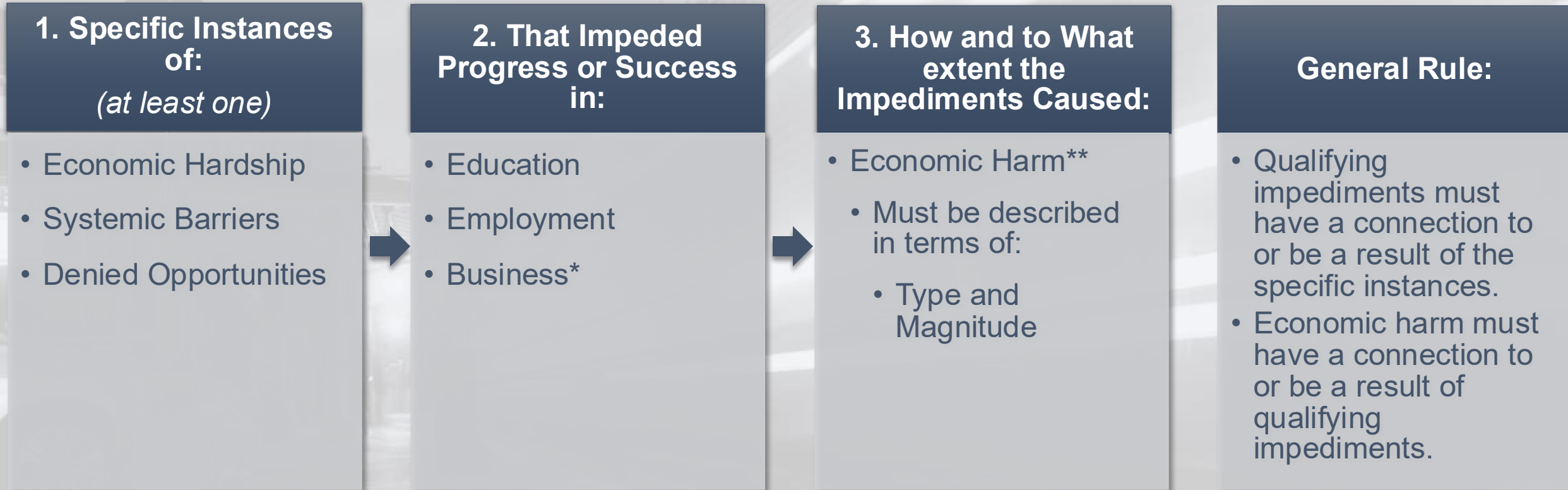
- Firm must be a “For-Profit” Business
- Must meet social disadvantage requirement (Changed effective 10/2025)
- Qualifying applicant must own & control at least 51%
- Must meet economic disadvantage requirement
  - Owner’s Personal Net Worth (PNW) not greater than \$2.047M

# DBE USDOT Interim Final Rule (IFR) (49 CFR Parts § 23 & 26)

On October 3, 2025, USDOT issued an Interim Final Rule (IFR) revising how DBE and ACDBE programs operate. See [DBE IFR.Published.10-03-2025.pdf](#)

- The IFR removes all race- and gender-based presumptions of social and economic disadvantage. (49 CFR § 26.67(a))
- Every firm, whether newly applying or currently certified, must demonstrate social and economic disadvantage on an individualized basis and without regard to race.
- Each State's Unified Certification Program (UCP) must reevaluate every certified DBE/ACDBE and recertify only those that meet the new standards. A written decision will be issued to each reevaluated firm indicating that it has either been recertified or is decertified. (49 CFR § 26.111(a)(4))
  - NJ UCP Partners are NJ TRANSIT, NJ Department of Transportation and the Port Authority of NY & NJ
- Until reevaluation is complete, UCP agencies may not set DBE/ACDBE goals on new procurements or count participation toward existing goals. (49 CFR § 26.47(e))

# The Personal Narrative (49 CFR § 26.67(a)(1))



\*Including obtaining financing on terms available to similarly situated, non-disadvantaged persons.

\*\*Must establish the owner is economically disadvantaged in fact relative to similarly situated non-disadvantaged individuals

“State how and to what extent the impediments caused the owner economic harm, including a full description of type and magnitude, and establish the owner is economically disadvantaged in fact relative to similarly situated non-disadvantaged individuals.” 49 CFR § 26.67(a)(2))

**Must Flow and Connect like “1-2-3”**

# Updated Personal Net Worth Statement (PNW) (49 CFR § 26.67(a)(3))

A current PNW must be submitted with the Personal Narrative.

An individual's PNW includes assets and liabilities that the SEDO owns or is deemed to own. SEDO may exclude the fair market value of their primary residence, value of their primary business, and retirement account assets from the total PNW calculation.

Current DBE PNW Cap Limit:  
\$2,047,000.00.

Important: The NJUCP agency partners cannot provide "advice or opinions" on topics like accounting and valuation.

**Important:**  
SEDO(s) must provide supporting documentation related to their entries disclosed on a PNW form.

## Examples may include:

- Most recent Bank Statements
- Real estate property estimates (i.e. Zillow, Realtor.com)
- 3 years of personal tax returns, including all schedules
- Investment account statements
- Bank Notes payable/receivable
- Mortgage Statements on Real Estate Properties
- Additional documentation to show value or liability on PNW worksheets

# Personal Net Worth Statement Requirements

## Socially & Economically Disadvantaged Owner (SEDO)

To be an eligible DBE, a firm must be at least 51 percent owned by socially and economically disadvantaged individuals.

Owners who are relied upon for socially and economically disadvantaged ownership eligibility will each have to submit a personal narrative and Personal Net Worth Statement.

### One (1) Owner

- One Owner is a SEDO
- Only one PN & PNW

### Two (2) Owners

- 51% is the SEDO
- Only one PN & PNW

### Three or more (3+) owners

- SEDO's contributing to Majority Ownership
- Each SEDO submit a PN & PNW

# NJ UCP DBE & ACDBE\* Re-evaluation Efforts To Date

## Overview and Accomplishments

NJ Unified Certification Program Partners – NJT, NJDOT & PANYNJ

- **Overview**

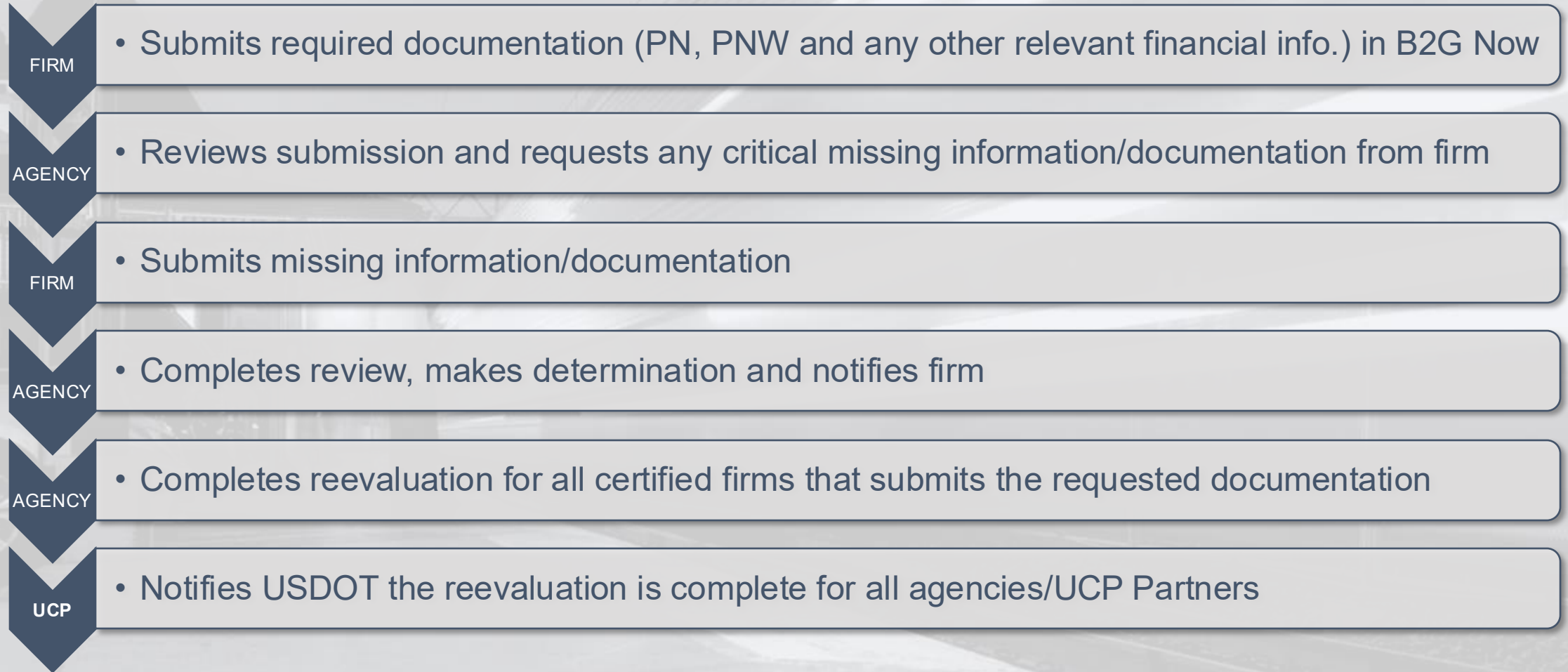
- Interim Final Rule (IFR) Issued - 10/3/25
- USDOT FAQs Issued - 10/24/25 & 12/1/25

- **NJUCP Accomplishments:**

- IFR notices sent to NJUCP certified firms, Interstate firms, prime contractors and/or terminal operators completed – **10/21/25 and 11/4/25**
- Initial 30-day re-evaluation letter (request for submission) sent to all certified firms - **1/12/26**
- UCPs began preliminary review of Re-eval applications - **1/20/26**
- Vendor information Webinar Session completed - **1/23/26**
- Survey launched to NJUCP firms for feedback – **2/5/26**
- Second 30-day re-evaluation letter (request for submission) sent to non-responsive firms - **2/20/26**
- FAQ developed & distributed to DBE/ACDBE firms – **2/23/26**

*\*ACDBE applies to the Port Authority of NY and NJ only.*

# NJ UCP Re-Evaluation Workflow Overview



**Monitor communications from your NJUCP certifying agency for timelines and submission instructions.**

# Upcoming – Construction Management Training

## Instructor-led Virtual 3-week Construction Management Program

- May 5 through May 21, 2026 (In-person graduation date May 27)

In partnership with NJ Institute of Technology (NJIT)

Tailored for small businesses interested in doing business with NJ TRANSIT

- Contractors,
- Architects,
- Engineers, or related industries

Certificate of Completion from NJIT and earn 2.1 CEU credits

## Curriculum includes

- Construction Documents
- Estimating
- Project Scheduling
- Contract Administration
- NJ TRANSIT Procurement Process

Program emphasizes hands-on, practical skills that are essential for advancing in the construction industry.



**NJ TRANSIT'S**  
Office of Business Development (OBD)  
in collaboration with  
New Jersey Institute of Technology

### Construction Management Certificate Program

This comprehensive instructor-led virtual Construction Management Certificate Program is tailored for small businesses interested in doing business with NJ TRANSIT. Participants will earn a prestigious Construction Management certificate and 2.1 continuing education credits.

The curriculum is carefully designed to equip participants with the practical knowledge and skills required for effectively managing construction projects.

Please note: You must attend all sessions in order to receive a certificate of completion, the last session (Wednesday, May 27, 2026) will be held in person at NJT's headquarters in Newark, NJ.



**Key areas of focus include**

- Construction Documents
- Estimating
- Project Scheduling
- Contract Administration
- NJ TRANSIT Procurement Process

Click here to register:  
<https://forms.office.com/g/G4vTJ4BVHD>

or scan here



Questions? Email us at  
[Dbeoutreach@njtransit.com](mailto:Dbeoutreach@njtransit.com)

Sessions	
<b>Week 1</b> <ul style="list-style-type: none"><li>• Tuesday, May 5, 2026</li><li>• Wednesday, May 6, 2026</li><li>• Thursday, May 7, 2026</li></ul>	<b>Week 3</b> <ul style="list-style-type: none"><li>• Tuesday, May 19, 2026</li><li>• Wednesday, May 20, 2026</li><li>• Thursday, May 21, 2026</li></ul>
<b>Week 2</b> <ul style="list-style-type: none"><li>• Tuesday, May 12, 2026</li><li>• Wednesday, May 13, 2026</li><li>• Thursday, May 14, 2026</li></ul>	<b>Graduation Day</b> In-Person Attendance Wednesday, May 27, 2026 4:00 PM <b>TIME</b> 6:00 PM - 9:00 PM

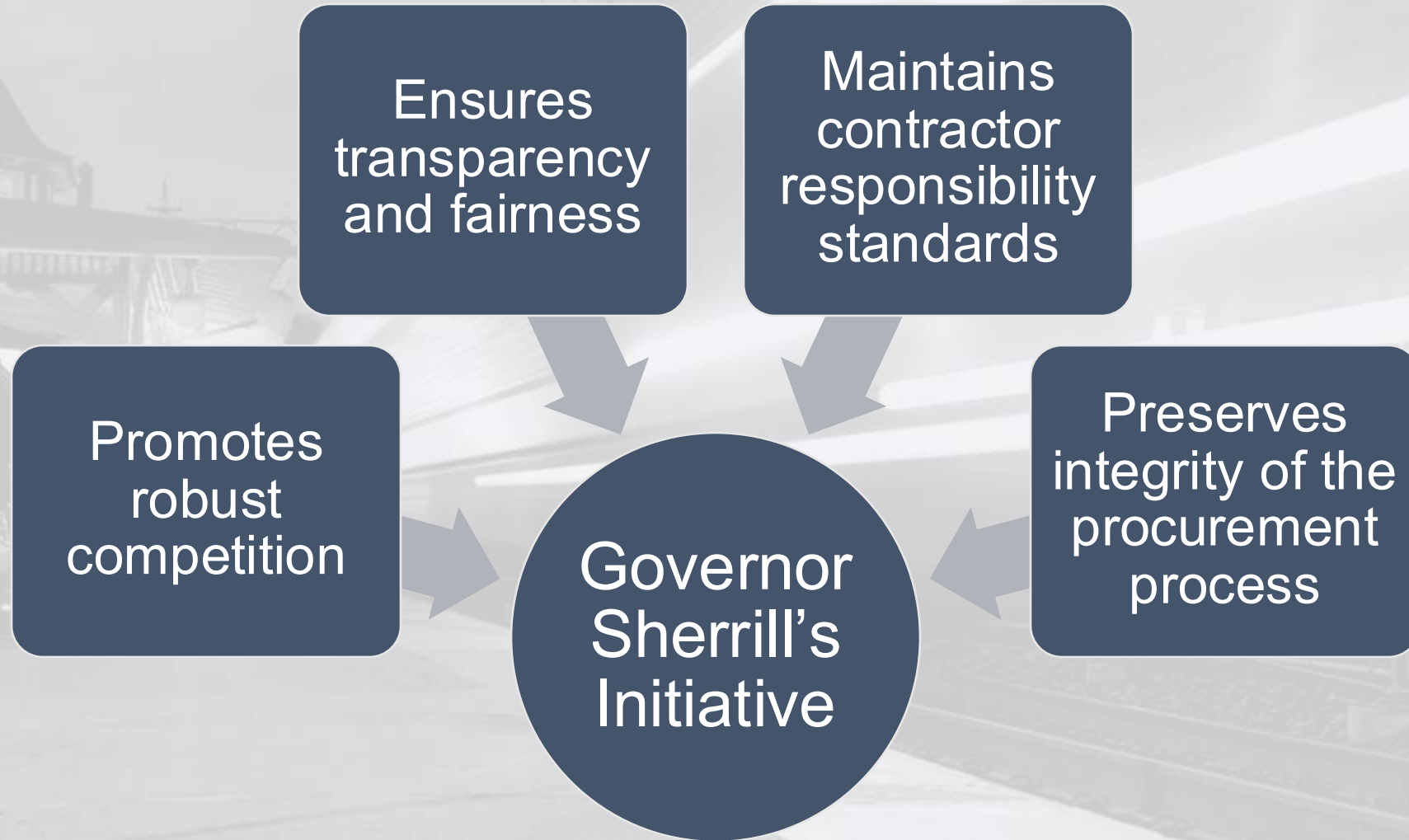
# Procurement

---

Comments provided by Taishida Chapman and Barbara Geary



# NJ TRANSIT Task Order Program



# Task Order Contract Program: Planning Disciplines

RAIL OPERATIONS  
PLANNING  
DISCIPLINE – up to  
3 firms

CORRIDOR  
PLANNING  
DISCIPLINE - up to  
3 firms

STATION / ACCESS  
PLANNING - up to 3  
firms

Procurement  
Schedule:

Technical  
Proposals due  
April 30, 2026

Approximate  
date for  
Contract Awards  
July, 2026

# Task Order Contract Program: Planning Disciplines

## Rail Operations Planning

Contract Limit:  
\$5,000,000

Task Order  
Limit: \$750,000

## Corridor Planning

Contract Limit:  
\$5,000,000

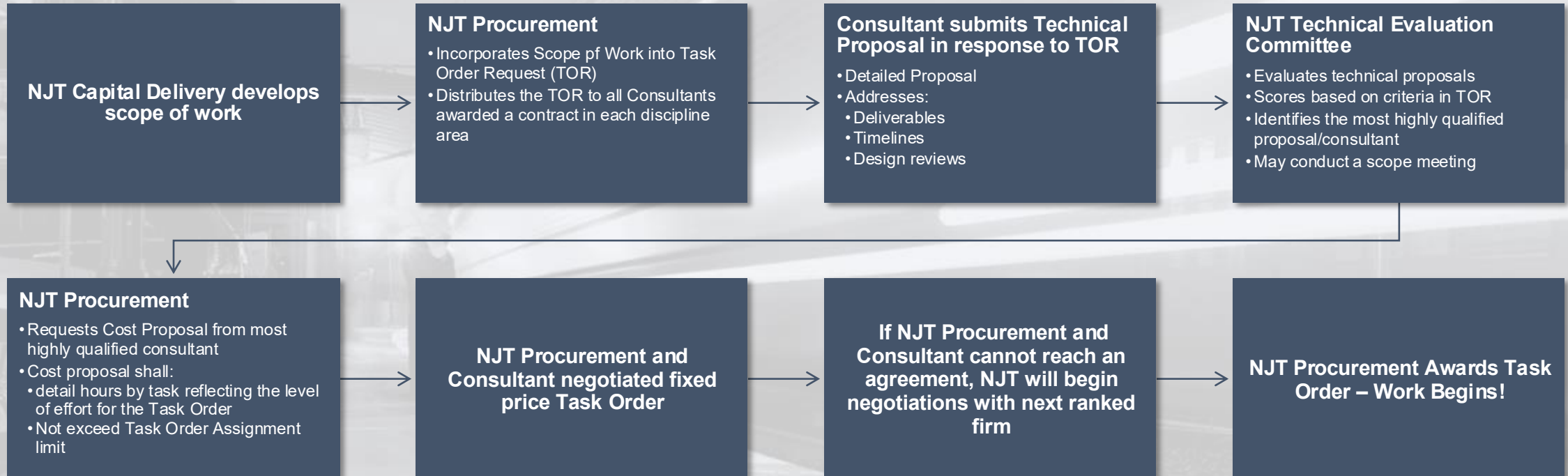
Task Order  
Limit: \$750,000

## Station Access Planning

Contract Limit:  
\$5,000,000

Task Order  
Limit: \$750,000

# Project Initiation and Award



# Update to Procurement Regulations

---

N.J.A.C. 16:72



# Procurement Regulation – Updates: N.J.A.C. 16:72

## When is negotiation permitted?

- Brooks method (federally funded)
- 'Little Brooks' method (State funded)
- Requests for Proposals that expressly authorize negotiation

## Added New Definition to N.J.A.C. 16:72-1.2:

- "Negotiations" means discussions between NJ TRANSIT and bidders or proposers related to a procurement, proposal, or contract with the goal of reaching a mutually acceptable agreement.

## Revision to N.J.A.C. 16:72-3.9

- A. Negotiations may be conducted with proposers whose proposals are considered to be competitive in accordance with State and Federal law.
- B. If NJ TRANSIT intends to conduct negotiations, notice shall be given to competitive proposer(s), and may identify in general terms, the elements or factors upon which NJ TRANSIT intends to base its negotiations or may be tailored to each individual proposer.

# Procurement Regulation – Updates: N.J.A.C. 16:72

## DO:

**Ask questions about the contractual terms and conditions during the Q&A period**

**Ask questions about the scope of work and deliverables during the Q&A period**

## DON'T:

**Confuse the Pre-Award negotiations with the RFP Q&A period**

**Seek to negotiate terms and conditions that were already asked and answered during the RFP Q&A period**

# Procurement Regulation – Updates: N.J.A.C. 16:72

## Capital Projects – Facilities And Equipment

- Bidders must be classified as to the character or amount or both, of the work on which they shall be qualified to submit bids. N.J.S.A. 27:25-11 and N.J.A.C. 16:72-2.4

## Pre-qualification requires:

- Bidders meet the responsible contractor criteria in N.J.A.C. 16:72-1.4
- Completion of NJT Pre-qualification Questionnaire

## Prospective bidders may submit to NJT proof of pre-qualification and underlying documentation from:

- NJ Department of Transportation
- NJ Turnpike Authority
- Division of Property Management and Construction, within the Department of the Treasury
- NJ Schools Development Authority

# Procurement Regulation – Updates: N.J.A.C. 16:72

## Professional Services Contracts: State Funded – ‘Little Brooks’ Procurement Method N.J.A.C. 16:72 Subchapter 5

Applies to professional architectural, engineering, design and land surveying.

### Selection criteria: Most Highly Qualified

Firms evaluated based on: experience, qualifications, past performance, and special expertise.

Criteria weights assigned per project.

NJ TRANSIT may disqualify firms deficient in any criterion.

NJT will identify the top 3 ranked firms

### Submission of Fee Proposal and Negotiation Procedures

NJT negotiates fees with most highly technically qualified firm.

NJT will determine if fee is fair and reasonable based on nature and scope of work.

If negotiations fails, NJT will negotiate with the next firm in order of ranking.

Process may continue with additional firms until an agreement is reached.

# On the Horizon Q2/Q3

- **Task Order Contracts**
  - Architectural & Engineering Services
  - Construction Management
  - Amtrak Support
- **Construction Contracts**
  - Revamp Change Order and Dispute Resolution Procedures
- **Incorporation of DBE changes into new procurements**



# Capital Delivery Priorities

---

Comments provided by Vikram Dogra



# NJ TRANSIT Priorities

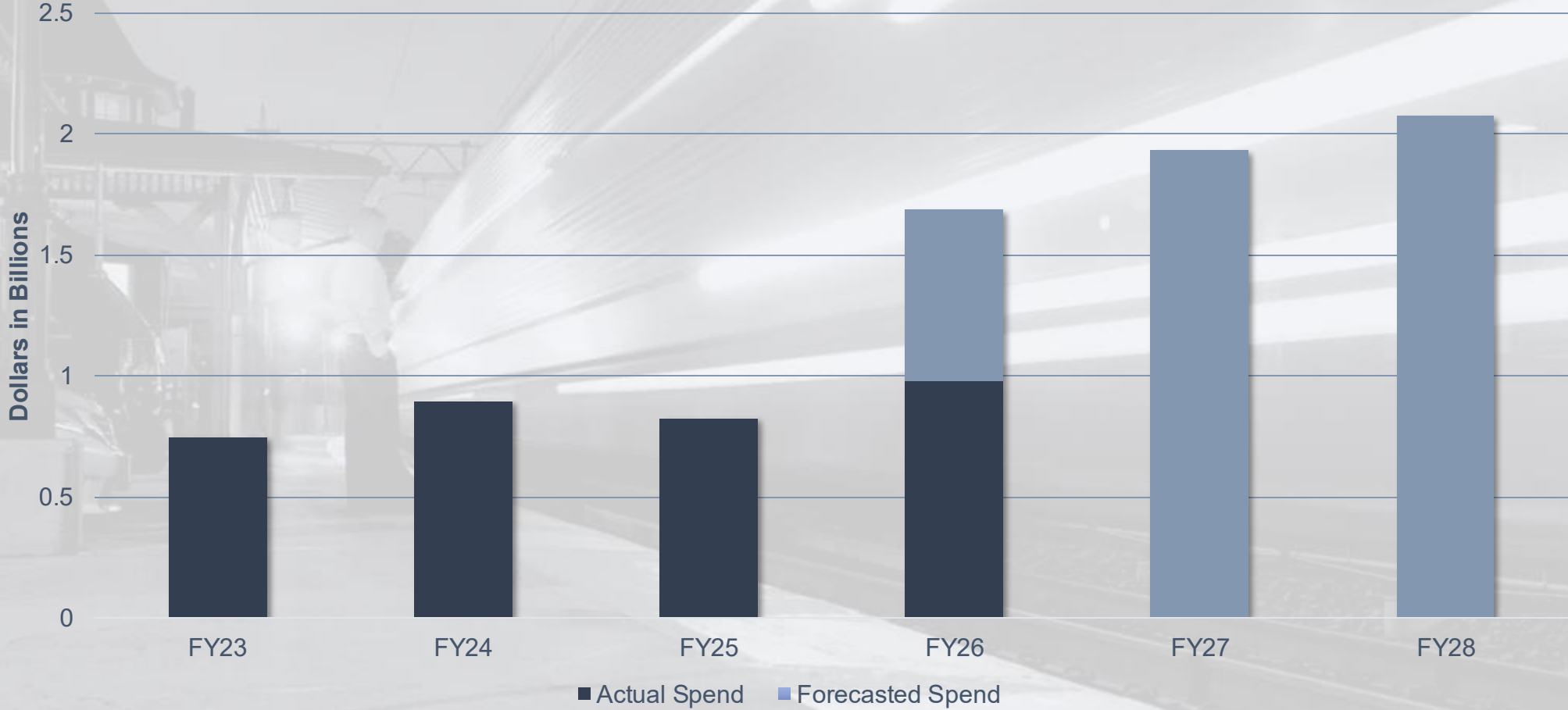
- **Customer Experience Upgrades**

- NJ TRANSIT has placed an order for 374 new Multilevel III rail cars as well as over 1,200 new buses.
- **NJ TRANSIT is in the process of an expedited replacement plan for cloudy rail car windows** to minimize service disruptions, cutting the projected timeline from 6–8 years, down to 3 years, to complete the entire Multi-Level fleet.
- The Customer and Station Care Initiative, **which focuses on making key gateway stations cleaner, brighter, and safer.**



# NJ TRANSIT Priorities

## Capital Expenditures Plan



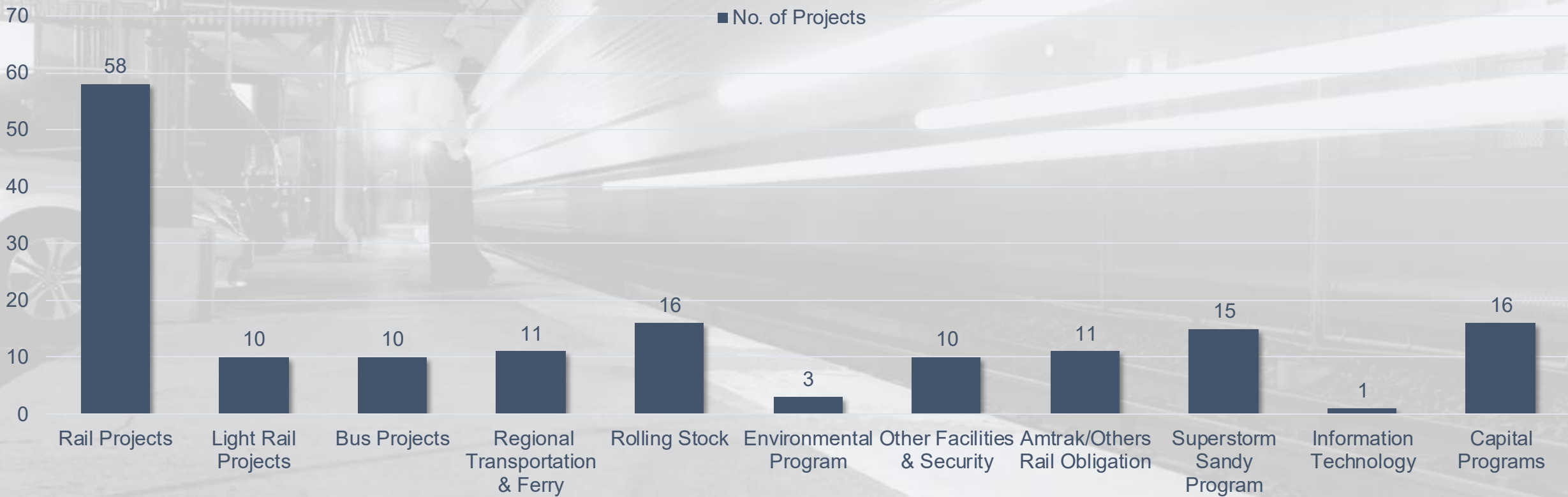
# NJ TRANSIT Priorities

Total Number of Projects:  
**161**

Total Budget:  
**\$15.15B**

FY26 Planned Spend:  
**\$1.96B**

FY27/FY28 Forecast:  
**\$4.02B**



## Capital Delivery Program

# NJ TRANSIT Priorities



Total Active Projects: **107**  
Estimated Budget: **\$8.423B**

# Contracting Opportunities

---

Comments provided by Danielle LaFrance



# RiverLINE Engine Repower

- NJ TRANSIT is upgrading RiverLINE light rail vehicles with new diesel engines that meet modern EPA standards, improving fuel efficiency by 10-15% and reducing maintenance costs.



Advertise date

Q2 2026

\$25M-\$100M

Light Rail



Construction Contract



# Newark Penn Station Platform D Improvements

The Platform D Improvement project will improve the condition, appearance and functionality of the island passenger boarding platform.

- Repairing/replacing the platform deck, the canopy roofing system and support columns including the roof drainage system and re-glazing of the skylight, and the Platform H roof.



Advertise date

Q3 2026

\$25M-\$100M

Station



Construction Contract



# Passaic Bus Terminal

- This project includes **bus platforms, canopies, bus shelters, and other upgrades** for NJ TRANSIT bus operations and customers.



Advertise date

Q1 2027

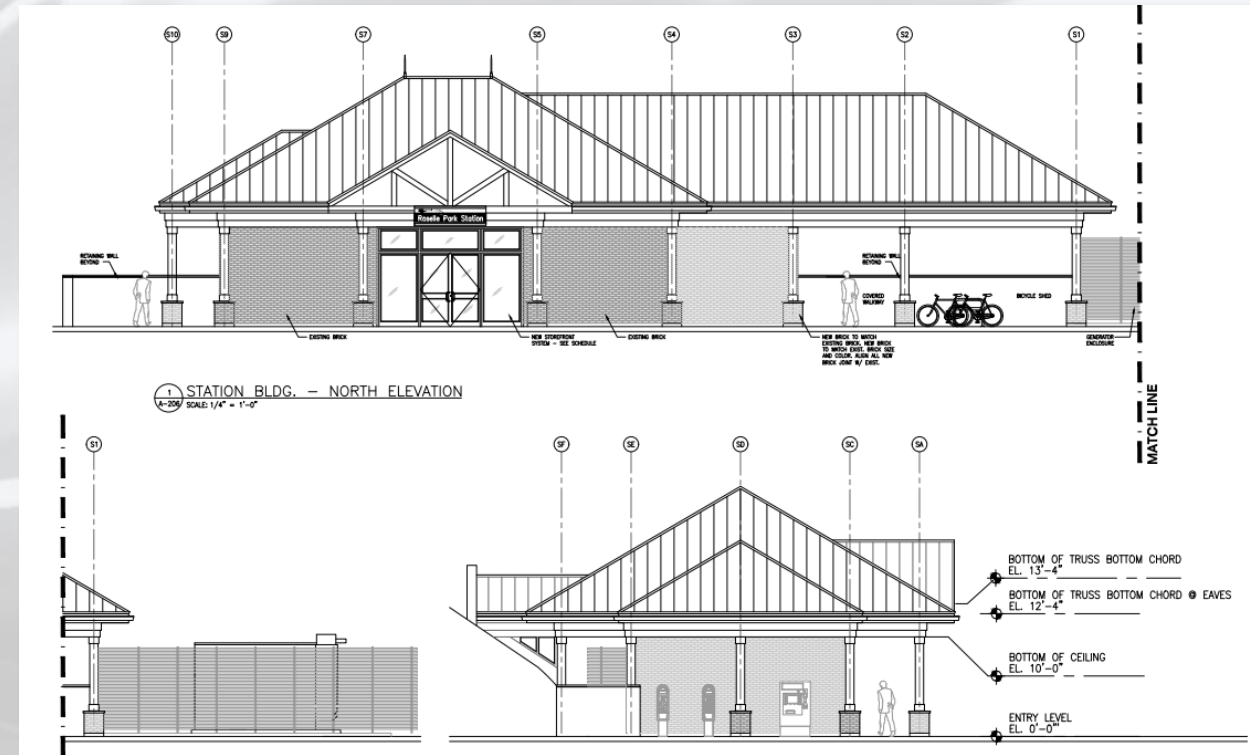
\$25M-\$100M

Bus Infrastructure



# Roselle Park Station Improvements

- This project addresses the noted structural and cosmetic deficiencies to **rehabilitate the station and bring it to a state of good repair, extending its overall service life.**
- ADA accessibility improvements like a new elevator will also be installed.



Advertise date

Q1 2027

\$25M-\$100M

Station

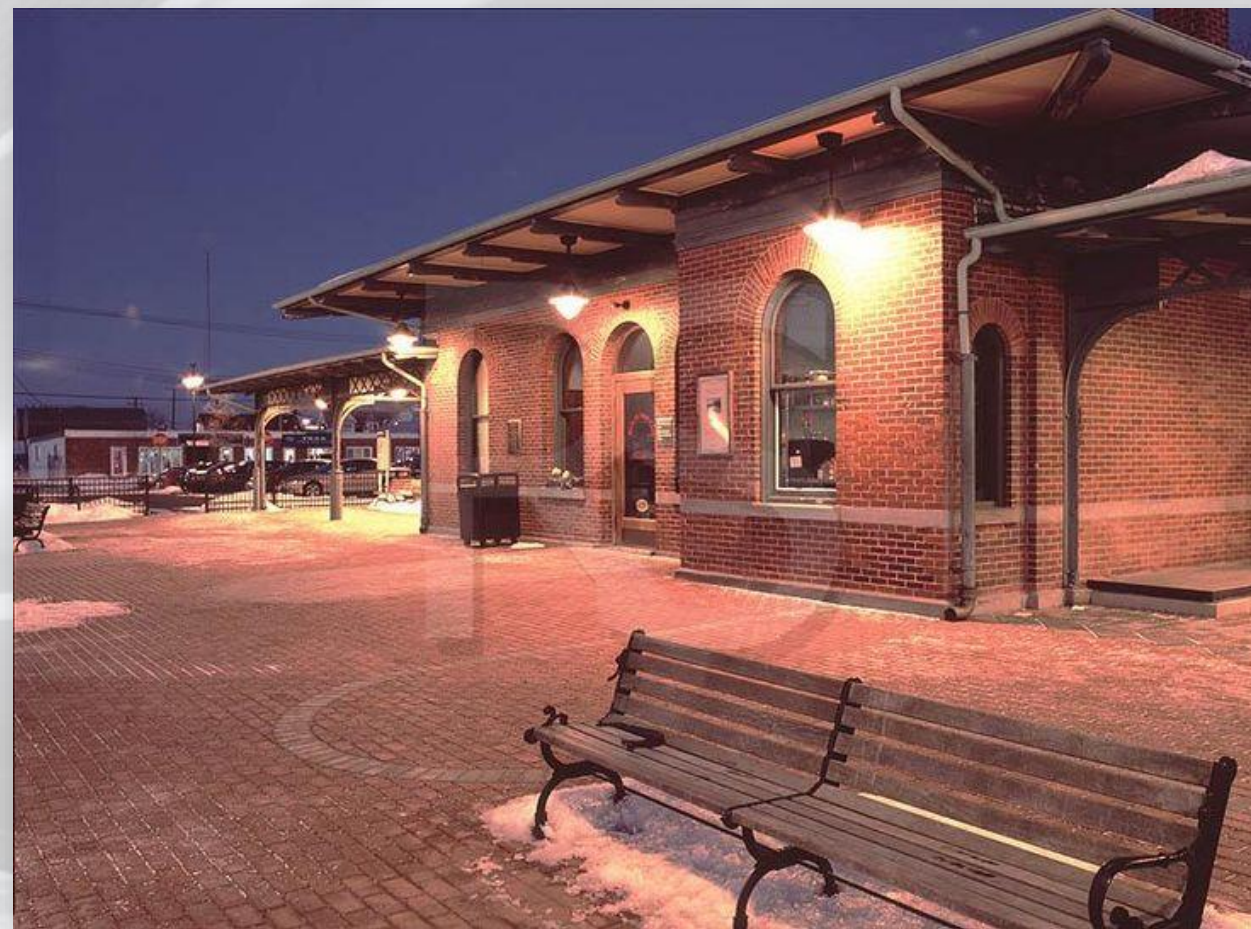


Construction Contract



# Bradley Beach Station

- The Bradley Beach Modernization project includes **ADA compliant upgrades to the platform** with the construction of a new ramp and staircase.
- Other improvements include a new outbound bus shelter and parking lot improvements.



Advertise date

Q2 2027

\$25M-\$100M

Station



Construction Contract



# Long Branch Station Improvements

- **This project** will enhance walkability and connect the east and west neighborhoods previously separated by the station.



Advertise date

Q2 2027

\$25M-\$100M

Station

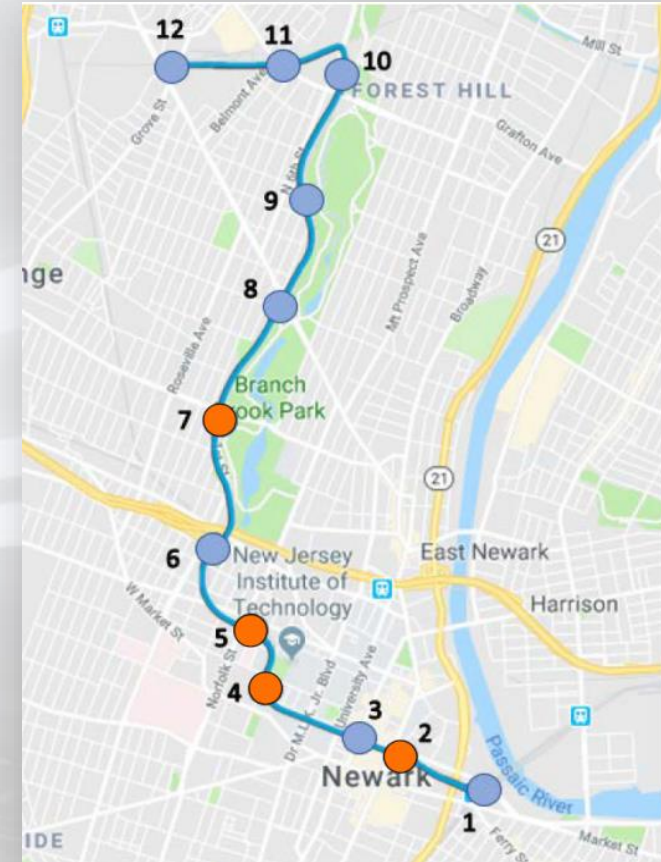


Construction Contract



# Newark Light Rail ADA & Station Modernization

- This project will modernize twelve Newark Light Rail stations with accessibility improvements including elevators and platform reconstruction at four key stations
- Platform Edge Doors will be installed across all stations to enhance passenger safety and accommodate future technology upgrades



Advertise date

Q3 2027

\$100M-\$250M

Light Rail



Construction Contract



# Kearny Point Bus Garage

- This project expands the **Ironbound Bus Garage** into an adjacent 400,000+ sq. ft. building, increasing storage and maintenance capacity to **improve fleet reliability and reduce operational downtime.**



Advertise date

Q3 2027

\$100M-\$250M

Bus Infrastructure



Construction Contract



# Pascack Valley Line Station Modernization

- This project modernizes Anderson Street and New Bridge Landing stations on the Pascack Valley Line with ADA-compliant high-level platforms, new station buildings, canopies, and improved pedestrian access.



Advertise date

Q4 2027

\$25M-\$100M

Station



Construction Contract



# Brielle Draw Bridge

- This project replaces an aging bridge with a new double-track structure that increases capacity, reduces operating costs, and improves resilience against flooding and service disruptions.



Advertise date

Q1 2029

>\$250M

Rail Infrastructure



Construction Contract



# Key Contract Opportunities

Garage Modernization - Hilton  
Garage

Orange Bus Garage: Stair  
Replacement

Passaic Bus Terminal

ROC UPS Backup Project

Bus Automated Passenger  
Counting

NLR SOGR Right of Way/Track  
Improvements

Brielle Draw Bridge Replacement  
& Capacity

SANDY - Raritan River Bridge  
Replacement

Bus Garage Fire Alarm System  
Replacements

Watsessing Avenue Station  
Accessibility

Newark Penn Sta. Circulation  
Improvements

NJTPD Passenger Screening and  
Monitoring

Kearny Point Bus Garage

Bernardsville Station  
Rehabilitation

PSNY 7th Ave Concourse-Transit  
Art Removal

Long Branch Station Pedestrian  
Tunnel

NLR ADA & Station Modernization

Hoboken Terminal Finger Pier No.  
1

NY Penn Escalator 4B  
Replacement

Stations Rehabilitation Programs

NJTPD Firing Range

Bradley Beach Station  
Modernization

Pascack Valley Line Station  
Modernization

Over the next 30 months

# Becoming the Client of Choice

- **Consistent, transparent communication**
  - Proactively sharing information, setting expectations, and closing communication loops.
- **Partnership mindset**
  - Collaborating early, inviting input, and making stakeholders feel heard and valued.
- **Ease of doing business**
  - Streamlining processes, reducing friction, and responding quickly.
- **Strategic alignment**
  - Understanding partner priorities and tailoring support to enable our shared success.



# Doing Business With NJTRANSIT



Visit *[NJTRANSIT.com/doing-business](https://www.njtransit.com/doing-business)* for more information on doing business with NJ TRANSIT.

# Appendix

---

## Additional Projects



# North Elizabeth Station Repairs

- This project will repair North Elizabeth Station's structural deficiencies through **platform deck replacement, canopy work, railing rehabilitation, and improved lighting and security.**



Advertise date

Q4 2026

\$25M-\$100M

Station



# Newark Penn Station Circulation Improvements

- This project will replace and rehabilitate 14 elevators, 9 escalators, and 5 stairways at Newark Penn Station, improving accessibility, safety, and passenger experience throughout the station.



Advertise date

Q1 2027

\$25M-\$100M

Station



Construction Contract



# New Brunswick Platform Extension

- This project will extend the existing platforms to allow the entire 12-car trainset to fit at the station, which would ultimately decrease dwell times, facilitate passenger boardings, and increase service speed.



Advertise date

Q1 2027

\$5M-\$25M

Rail Infrastructure



Construction Contract



# Bernardsville Station Rehabilitation and Modernization

- This project will replace the deteriorating roof at **Bernardsville Station**, repair water damage to the interior and structure, and address damage to canopy support columns.



Advertise date

Q2 2027

\$25M-\$100M

Station



# Newark Light Rail State of Good Repair

- This project will replace track, track structure, special trackwork, drainage, and infrastructure.
- Consultant engineering services will assess current conditions and provide construction documents for geotechnical, drainage, civil, track, and infrastructure work



Advertise date

Q3 2027

\$25M-\$100M

Light Rail



Construction Contract



# Raritan River Bridge

- This project will replace the obsolete bridge with a new **two-track vertical lift bridge**, providing greater resilience, improved clearance, reliable operations, and reduced collision and maintenance risks.



Advertise date

Q4 2027

GC.03

>\$250M

Rail Infrastructure



# Watsessing Ave Station Accessibility Improvements

- This project will upgrade **Watsessing Avenue station**, a historic stop on the Montclair-Boonton line in Bloomfield, with ADA accessibility improvements, historic preservation, and system renewal.



Advertise date

Q3 2028

\$25M-\$100M

Station



Construction Contract



# Hoboken Terminal Structural Repairs

- The Hoboken Terminal and Yard Resilient Redevelopment Program will **renovate each portion of the facility**, as well as restore and repurpose those sections which have limited use in their present-day configuration within the terminal.



Advertise date

TBD

\$5M-\$25M

Rail Infrastructure



Construction Contract

