

Request for Proposals (RFP)

Test House Construction – Social Profit Center

RFP Purpose

Isles, Inc. is seeking proposals from qualified construction firms to construct a Test House located within the Social Profit Center (Mill1). This project will serve as a training and testing location for Isles's Center for Energy and Environmental Training (CEET). The selected contractor will work closely with Isles staff and project partners to complete the build in accordance with approved plans, schedule, and budget.

Background Information

CEET, a program of Isles, Inc., provides industry-recognized training and certifications that prepare underemployed and unemployed individuals for careers in energy efficiency, environmental health, lead hazard control, and related skilled trades. Since its establishment in 2009, CEET has helped thousands of New Jersey residents gain the skills and credentials needed to access family-sustaining employment while supporting healthier, safer, and more energy-efficient communities.

As a nationally recognized training center, CEET offers hands-on instruction, classroom learning, and field-based experiences aligned with employer needs. The program features specialized trainings in HVAC, air sealing, insulation, energy performance, and delivers certifications that connect participants to in-demand career pathways throughout New Jersey's energy and environmental sectors.

Project Overview

The Test House project is intended to function as:

- A hands-on workforce training and demonstration site
- A model for high-quality residential construction and/or sustainable building practices
- A controlled build environment within the Mill One facility

The project includes full construction of the Test House structure and associated systems, coordination with Isles project management, and compliance with all applicable codes and regulations.

Scope of Work

The selected contractor will be responsible for providing all labor, materials, equipment, supervision, and coordination necessary to complete the Test House build, including but not limited to:

- Review of construction drawings, specifications, and project requirements
- Submitting and paying for all required permits
- Site preparation and coordination within the Mill One facility
- Framing and structural components
- Roofing, exterior finishes, and envelope systems
- Interior construction, including drywall, flooring, and finishes
- Mechanical, electrical, and plumbing (MEP) systems (or coordination with subcontractors, as applicable)
- Installation of energy-efficient or sustainable building components, if specified
- Coordination with inspections and code compliance requirements
- Maintaining a safe, clean, and organized worksite
- Participation in project meetings and progress reporting

Final scope details will be provided during the pre-bid process or upon contract award.

Project Schedule

- Anticipated project start: 11/01/2026
- Estimated project duration: approximately *3 months*
- Targeted project completion: 02/01/2027

Proposers should include a preliminary project schedule with their submission.

Contractor Qualifications

Proposing firms must demonstrate:

- Proven experience with residential and/or small-structure construction projects

- Experience working on projects with nonprofit, public, or community-based organizations (preferred)
- Strong project management and subcontractor coordination capacity
- Knowledge of applicable building codes and safety requirements
- Proper licensing, insurance, and bonding (as applicable)
- Ability to meet project timeline and budget requirements

Proposal Requirements

Proposals should include the following sections:

1. Company Information

- Legal name, address, and primary contact
- Years in business
- Relevant licenses and certifications

2. Relevant Experience

- Description of similar projects completed
- At least three (3) references with contact information

3. Proposed Approach

- Understanding of the project
- Construction approach and methodology
- Experience coordinating within occupied or multi-use facilities (if applicable)

4. Project Team

- Identification of key staff and subcontractors
- Roles and responsibilities

5. Schedule

- Proposed timeline and major milestones

6. Cost Proposal

- Detailed cost breakdown

- Identification of any assumptions or exclusions

7. MWBE / Local Participation (if applicable)

- Description of efforts to include minority-, women-, and/or locally-owned businesses

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Relevant experience and qualifications
- Quality and feasibility of proposed approach
- Ability to meet schedule requirements
- Cost effectiveness and value
- References and past performance
- Alignment with Isles' mission and workforce development goals

Isles reserves the right to interview finalists prior to selection.

Submission Instructions

- Proposals must be submitted electronically in PDF format
- Submission deadline: 10/16/26
- Email submissions to: *Testhouse@isles.org*
- Subject line: Test House Construction, Mill One Proposal

Late or incomplete proposals may not be considered.

Additional Terms

- Isles, Inc. reserves the right to reject any or all proposals
- Isles may negotiate scope and pricing with the selected contractor
- This RFP does not obligate Isles to award a contract
- All costs incurred in proposal preparation are the responsibility of the proposer

Questions

Questions regarding this RFP must be submitted in writing by 10/09/2026 to:

Testhouse@isles.org

Responses will be shared with all proposers as appropriate.

Selection Timeline

- RFP issued: 10/01/2026
- Questions due: 10/09/2026
- Proposals due: 10/16/2026
- Contractor selected: 10/23/2026