



RFP 26-23
MEPFP BUILDING
COMMISSIONING FOR
EDELMAN COLLEGE AT
ROWAN UNIVERSITY

REQUEST FOR
PROPOSALS (RFP)

ROWAN
UNIVERSITY
THE OFFICE OF
CONTRACTING &
PROCUREMENT

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Administrative Information

All questions must be submitted via email, with the request for proposal title subject heading:

RFP 26-23 MEPFP Building Commissioning Edelman College at Rowan University

Questions:

All questions must be submitted via email to bids@rowan.edu with the name and number of the proposal in the subject line, inclusive of any questions relating to the attachments/Exhibits to this RFP.

Questions will not be accepted by telephone. All questions submitted prior to the Questions Due Date will be answered on The Office of Contracting and Procurement website on **February 20, 2026**.

Stacie Mori
Office of Contracting & Procurement
E-mail: mori@rowan.edu

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Schedule of RFP Events

Proposals must be received no later than the submission due date and time listed in the **Schedule of Events** below to [the Proposal Submission Portal, linked below on the Proposal Submission and Instructions page, below.](#) **Proposals will only be accepted electronically.**

In order to be considered for the award, all electronic proposals must be received at the appropriate required time. Any proposal not received on time will be rejected.

Refer to the Submissions Requirements section of this document for further details.

Schedule of Events		
Event	Date	Time
Publication of Notice of Request for Proposal	2/11/2026	
Request for Proposal Issued	2/11/2026	
Site Visit*	n/a	
Questions Due	2/17/2026	
Answers Posted to Website	2/20/2026	
Submissions Due	2/25/2026	2:00 pm

Dates are subject to change. All changes will be reflected in Addenda issued.

If necessary, Rowan reserves the right to interview Proposers solely for the purpose of clarifying information contained in the proposal documentation. No additional information or changes to the proposal will be permitted during these interviews, which will be for clarification purposes only.

In order to be considered for the award, all information must be received by the required date and time. Any proposal not received on time will be rejected.

Required Procurement Documents & Proposer's Checklist

The documents as listed below are Procurement documents mandated by State law and University policy. All documents as listed must be included with your submission package in order for your proposal to be deemed responsible for this offering.

All forms can be found [here](#) or are provided in this RFP and should be submitted with your final proposal package. Please download and execute accordingly.

* Submission requirements for redactions can be found [here](#) under the heading Confidentiality and Commitment to Defend.

Failure to include the below requested documentation with the Proposal shall result in automatic rejection of Proposer's submission.		
Rowan University Comments		
1	Acknowledgement of Receipt of Addenda	If any issued, may not be applicable.
2	Ownership Disclosure	Must be fully executed <i>and</i> notarized.
3	Subcontractor Utilization Plan	If no subs, please add "n/a" and sign.
Failure to include the below requested documentation with the proposal may result in rejection of Proposer's submission except as otherwise indicated below		
4	Certification of Non-Debarment pursuant to N.J.S.A. 52:32-44.1	To be provided prior to award
5	Certification of Services to be Performed in the United States	
6	Confidentiality & Commitment to Defend	
7	Disclosure of Investigations & Other Actions Involving the Vendor	
8	Exhibit A: Mandatory EEO Language for Goods, Professional Services & General Service Projects • Complete Form AA-302	
9	Modifications Acknowledgement	
10	New Jersey Business Registration Certificate	Check the status of BRC here .
11	Non-Collusion Affidavit	Must be fully executed <i>and</i> notarized.
12	Proof of Ability to Obtain Required Insurance	
13	Taxpayer Identification Request (W-9)	
14	Certification of Non-Involvement: Russia or Belarus Prohibition	
15	Disclosure of Investment Activities in Iran	
If applicable to the project, Prevailing Wage		
16	Public Works Contractor Registration Certificate	Must be certified at date of submission.

Project Overview

Rowan University intends to retain the services of a qualified Commissioning Agent (CxA) to provide Commissioning (Cx) Services for the Edelman College of Communications, Humanities and Social Sciences (CHSS) located on their main campus in Glassboro, NJ. CxA firms are invited to submit a proposal based on the scope of services described below.

Background

Rowan University has evolved from its humble beginning in 1923 as a school with a mission to train teachers for South Jersey classrooms, to a comprehensive public research university with a strong regional presence and reputation. The university's main campus is now spread over approximately 225 acres, bifurcated by Rt. 322 in Glassboro New Jersey. The two sides of the campus are referred to as the South and North Campus and are 70 and 155 acres respectively for the most part, the North campus is the hub for academic and the South for administrative functions.

Today, Rowan's over 16,000 students can select from bachelors, masters and doctoral degree programs in colleges and schools across four campuses. The University is one of only 56 institutions in the country with accredited programs in business, education, engineering and medicine.

The Rowan campus has experienced significant growth over the past few years. Increase in the student population has resulted in a need for additional space and increased efficiency for the use of existing space on campus.

The building currently referred to as The Ric Edelman College will unite the College of Communication & Creative Arts and the College of Humanities & Social Sciences (CHSS) into a single, collaborative home. Serving as a central hub for faculty, staff, and students of the newly aligned college, the facility will bring together programs that are currently dispersed across multiple campus locations.

The design prioritizes the creation of a dynamic, future-ready environment that supports innovation, interdisciplinary collaboration, and flexibility. Key features include technology-enabled classrooms, adaptable student collaboration areas, and versatile office, event, and shared spaces. University leadership has also emphasized fostering a more connected academic community by encouraging activity-based work environments and open office concepts to enhance faculty interaction and engagement.

With a technology-first design strategy, the new facility will support experiential learning and prepare students for the demands of an evolving workforce. Additionally, the building will leverage real-time, building-generated data to improve operational efficiency, optimize space utilization, and continuously enhance the user experience. Designed to meet the changing needs of both students and faculty, the Ric Edelman College will become a cornerstone for academic innovation, flexibility, and collaboration at Rowan University.

The University is proposing the new Edelman College be located in the heart of the Glassboro campus with visibility from Mullica Hill Road (Route 322) and adjacent to Memorial Hall and in front of Oak and Laurel Halls.

I. PROJECT GOALS

A. Deliver The Ric Edelman College as a forward-thinking, technology-enabled academic facility that fosters innovation and collaboration. The building will feature open, flexible indoor and outdoor spaces designed to support a modern academic environment, encourage cross-disciplinary interaction, and reflect the evolving needs of students, faculty, and staff in a connected, collaborative world.

II. PROJECT DESCRIPTION

A. The approved program includes approximately 54,000 square feet for the new Ric Edelman College, to be located between Oak and Laurel Halls on the site formerly occupied by Linden Hall, which has since been demolished.

B. The building will feature cutting-edge Virtual Reality classrooms and Free Roam pods to support immersive learning and collaboration in partnership with Rowan University's Dreamscape initiative. Additional spaces will support virtual communication, instruction, and digitally enhanced learning environments.

C. The facility will also house specialized spaces for the Radio, Television, and Film programs, including a screening room, TV studio, soundstage, production/control rooms, and podcast studios. These areas will be constructed to meet rigorous acoustic and audiovisual (AV) standards to support professional-quality media production and instruction.

III. PROJECT TEAM

A. Rowan University – Owner
B. Pure Project Management (PurePM) – Project Manager/Owner's Representative
C. The S/L/A/M Collaborative / Fifteen Architecture – Architect, Structural Engineer
D. Syska Hennessy Group – MEP Engineer
E. Langan – Civil Engineer
F. LF Driscoll – Construction Manager

IV. CONSTRUCTION ESTIMATE & SCHEDULE

A. Construction Direct Cost Estimates (Target Values)

1. CHSS – (54,000 SQFT)

a. Core and Shell	\$22,400,000
b. Fitout	\$20,600,000
c. Sitework	\$2,000,000
Total Target Value	\$45,000,000

2. Design Schedule Milestones

a. Schematic Design	February 16, 2026
b. Design Development	May 2026
c. Construction Documents	October 2026

3. Construction Schedule Milestones

a. Construction Start	October 2026
b. Construction Complete	June 2028

V. SCOPE OF SERVICES

The following is a summary of the commissioning process that Rowan and PurePM intend to implement on this project. The CxA may suggest changes and improvements to this process. However, for this proposal the following process will be assumed:

A. Commissioning Process

1. Design Development Phase / Upon Award

- a.** Confirmation of OPR (Owner's Project Requirements)
 - b.** Perform Peer Review & commissioning design review of 100% Schematic document issue (anticipated by 2/1/2026) and provide written report to owner within 3 weeks of engagement.
 - c.** Perform review of (Appendix C) Preliminary Options and Design Criteria to assist MEP engineer of record and CM with evaluation of options in consideration at start of DD phase.
- 2. Construction Documents Phase**
 - a.** Review commissioning requirements incorporated into the Construction Documents (drawings & specifications) to confirm coordination with the OPR
 - b.** Perform Peer Review & commissioning design review of 100% Design Development document issue and provide written report to owner before the start of the Construction Document Phase.
- 3. Construction Phase**
 - a.** Review commissioning requirements incorporated into the Construction Documents (drawings & specifications) to confirm coordination with the OPR
 - b.** Perform Peer Review & commissioning design review of 100% Design Development document issue and provide written report to owner before the start of the Construction Document Phase.
 - c.** Conduct a pre-construction meeting where the commissioning process requirements are reviewed with the project team members.
 - d.** Additional meetings will be required throughout construction, scheduled by the CxA with necessary parties attending to plan, scope, coordinate and schedule future activities, and resolve problems.
 - e.** Submittals to be reviewed by the CxA concurrent to the designer's review.
 - f.** The CxA works with the Construction Manager (CM) in completing CxA developed construction checklists and tracking of checklist completion.
 - g.** The CxA statistically samples completion of construction checklists on a periodic basis to verify that CM has a quality process and is meeting the Design/Builder's design intent.
 - h.** CxA develops specific functional performance test procedures. The CM reviews the procedures.
 - i.** The functional test procedures are executed by the CM, under the direction of and documented by the CxA.
 - j.** Items of non-compliance are corrected at the CM's expense and the system retested.
 - k.** The CxA reviews the Operations and Maintenance (O&M) documentation for completeness.
 - l.** Functional performance tests to be completed and accepted before Substantial Completion.
 - m.** The CxA reviews, pre-approves and verifies the training provided by the CM.
 - n.** Deferred and seasonal testing and performance evaluation is conducted as specified, or required.
 - o.** Installation Verification / Pre-function Checklist based on observations made during the CxA site visits confirming that each commissioned system is installed as required to meet OPR and verify other building systems are not compromising the performance of the feature. CxA will prepare checklist and review contractor submission of completed checklist.
- 4. Post-Construction / Occupancy Phase**
 - a.** Prepare final commissioning report to be presented to the owner after occupancy including a list of all commissioned systems & assemblies, a record of all commissioning activities, a list of any outstanding commissioning issues and any testing scheduled for a later date.
 - b.** Review and comment on all O&M Manuals for commissioned systems and assemblies.
 - c.** Verify and submit written documentation that all training of owner staff has been conducted for all commissioned features and systems.
 - d.** Near-Warranty End (or Post Occupancy) review 10 months after substantial completion.

B. Commissioning Authority Responsibilities

The primary role of the CxA is to ensure that the Owner's design intent developed during the planning phase is achieved through the construction and operation of the facility. The CxA may assist with problem-solving or resolving non-conformance or deficiencies, but ultimately that responsibility resides with the A/E and CM. The CxA is not responsible for design concept, design criteria, compliance with codes, design or general construction

scheduling, cost estimating, or construction management. The CxA will have the following responsibilities during the Construction and Acceptance Phase:

- 1.** Coordinate and direct quality commissioning activities in a logical, sequential and efficient manner using consistent protocols, clear and regular communications, and consultations with all necessary parties, frequently updated timelines, and schedules and technical expertise.
- 2.** Coordinate the commissioning tasks and, with the CM, ensure that commissioning activities are being incorporated into the project schedule.
- 3.** Plan and conduct a pre-construction commissioning meeting within 30 days of contract award.
- 4.** Review submittals for all applicable systems being commissioned and their control logic for compliance with commissioning needs, concurrent with architect and engineer review.
- 5.** Perform site visits, as often as necessary as dictated by the pace of the work, with a minimum of at least twice a month, to observe component and system installations. Accomplish a statistical review of construction focusing on the Owner's design intent and the quality process. Attend selected planning and job-site meetings to obtain information on construction progress. Review construction meeting minutes for revisions/substitutions relating to the Owner's design intent. Assist in resolving any discrepancies.
- 6.** Review and approve systems start-up before equipment is purchased by contractor in coordination with the submittal schedule to avoid delaying the procurement of equipment.
- 7.** Review testing, and balancing execution plan.
- 8.** Oversee sufficient construction and startup (construction checklist) of the control system and approve it to be used for testing and balancing, before executed.
- 9.** Approve air and water systems balancing through statistical sampling of the report and separate field verification.
- 10.** With necessary assistance and review from installing contractors and design engineers, write the functional performance test procedures. Submit to design engineer & CM for review, and approval.
- 11.** Analyze any functional performance trend logs and monitoring data to verify performance.
- 12.** Coordinate, witness and approve manual functional performance tests performed by installing contractors. Coordinate retesting as necessary until satisfactory performance is achieved.
 - a.** Notify Rowan project manager immediately if functional testing of VAV boxes results in a high level of initial failure (more than 10%)
- 13.** Maintain a master issues log and a separate testing record. Provide to the CM written progress reports and test results with recommended actions.
- 14.** Review equipment warranties to ensure that the Owner's responsibilities are clearly defined.
- 15.** Verify the training of the Owner's operating personnel.
- 16.** Compile and maintain a commissioning record and building systems book(s).
- 17.** Development of the O&M manuals using information provided by the installing contractors in coordination with the design engineers defined operating procedure.
- 18.** Provide a final commissioning report.
- 19.** Coordinate and supervise required seasonal or deferred testing and deficiency corrections and provide the final testing documentation for the commissioning record and O&M manuals.
- 20.** Return to the site at 10 months into the 12-month warranty period and review with facility staff the current building operation and the condition of outstanding issues related to the original and seasonal commissioning. Also interview facility staff and identify problems or concerns they have with operating the building as originally intended. Make suggestions for improvements and for recording these changes in the O&M manuals. Identify areas that may come under warranty or under the original construction contract. Assist facility staff in developing reports and documents and requests for services to remedy outstanding problems.
- 21.** Development of a preventative maintenance plan, a detailed operating plan or an energy and resource management plan in coordination with the hospital's plant operation group.

- 22.** Data sheets and checklists shall have columns or rows to be filled in by the Testing Air Balancing (TAB) contractor for: project identification, equipment or system/subsystem identification, design a balanced data, installation checklist and functional performance test checklist. The CxA will be required to complete a review of the TAB reports, and be responsible for any subsequent reports to properly commission any equipment.
- 23.** After the final review of the commissioning agenda, data sheets and checklists, schedule a pre-commissioning meeting with all participants in the commissioning process not less than 90 days prior to the start of commissioning work for a detailed review of the commissioning agenda.
- 24.** Equipment and systems are expected to be in full compliance with the design intent by the commission phase. Do not proceed with the commissioning work for any specific piece of equipment/system/subsystem until notified by the CM that the installing contractor/subcontractor has reported that such piece of equipment/system/subsystem is ready for commissioning.
- 25.** Presence of obviously incomplete work shall be reported to the CM, who shall report to the installing contractor/subcontractor. The commissioning agent shall not proceed until the installation is complete. Equipment exhibiting problems during functional performance testing relating to lack of completion or noncompliance with the design intent shall re-commissioning at the expense of the CM at the per diem rate in the TAB Contractor's and/or the CxA's proposal.
- 26.** If multiple CxA agents are retained, the owner will expect complete coordination between those firms for the duration of the project.

C. Systems to Be Commissioned

The following systems, including all components and controls, are the focus of the commissioning process due to their complexity and importance in the final building. (Refer to Attachment B, "Final Schematic Design Package" for detailed description.)

- 1. CHSS Building**
 - a.** Central building management system (BMS)
 - b.** All equipment of the heating, ventilating and air conditioning systems, including:
 - i.** Air handling units
 - ii.** 35% of VAV Boxes / Terminal devices. (Anticipate 80 VAV Boxes, include 35% or 28 VAVs to be commissioned).
 - iii.** Note alternate pricing for 100% VAV Cx.
 - iv.** Exhaust fan - (1) general exhaust
 - v.** Split system AC Units
 - vi.** Modular air-cooled heat pumps / chillers
 - vii.** Hot water pumping system
 - viii.** Chilled water pumping system
 - b.** Domestic water pumping systems
 - i.** Domestic water pumping systems, pressure verification (provide unit price)
 - ii.** Domestic water heaters (provide unit price)
 - c.** Emergency power systems (emergency generator, synch switch gear, main emergency switch boards, automatic transfer switches) including oversight of the "Pull the Plug" test verifying building operation after a complete or partial power loss.
 - d.** Lighting control systems
 - e.** Integrated Automation Facility Controls (Smart Building Div 25) – Include an allowance of 80 technician hours for testing of final integrations as outlined in this section of the BOD.

VI. QUALIFICATIONS

It is desired that the person designated as the commissioning authority satisfy as many of the following requirements as possible:

- A.** Have acted as the principal commissioning authority for at least three projects of similar scope and program during the past year.
- B.** Have extensive experience in the operation and troubleshooting of HVAC systems, energy management control systems and lighting controls systems. Extensive field experience is required. A minimum of five full years in this type of work is required.
- C.** Knowledgeable in building operation and maintenance and O&M training.
- D.** Knowledgeable in test and balance of both air and water systems.
- E.** Experienced in energy-efficient equipment design and control strategy optimization.
- F.** Direct experience in monitoring and analyzing system operation using energy management control system trending and stand-alone data logging equipment. Experience should include overseeing the data push of points to a Third Party Measurement and Verification Firm.
- G.** Excellent verbal and writing communication skills. Highly organized and able to work with both management and trade contractors.
- H.** A bachelor's degree in Mechanical and Electrical Engineering is strongly preferred, and PE certification is required.
- I.** The CxA will demonstrate depth of experienced personnel and capability to sustain loss of assigned personnel without compromising quality and timeliness of performance.
- J.** The CxA will be an independent contractor and not an employee or subcontractor of the CM, Contractor or any other subcontractor on the new build project, including the architect and engineers on the new build project.
- K.** Higher education experience on projects commensurate with the size and scope of this project.

VII. CxA RESPONSIBILITIES AND DELIVERABLES

- A.** Conduct meetings to review design intent.
- B.** Create commissioning plan for the project.
- C.** Review design to ensure compliance with design intent.
- D.** Perform peer review of design documents as described above at design milestones.
- E.** Review MPE submittals, to confirm that they meet the design intent.
- F.** Review O&M manuals.
- G.** Conduct monthly commissioning update meetings for the team.
- H.** Perform twice monthly site visits during MEP systems installation and prepare progress reports.
- I.** Prepare verification checklists for major fixed equipment items.
- J.** Train installation contractors in the execution of the verification checklists.
- K.** Prepare function and performance tests for the major building systems.
- L.** Verify testing and balancing procedures.
- M.** Coordinate and supervise seasonal testing.
- N.** Conduct a warranty review after ten months of occupancy.
- O.** Prepare a preventative maintenance plan.
- P.** Prepare final report on all commissioned systems, documenting all the activities and results of the commissioning program. This document is to act as a reference for future building operation and maintenance since it will establish the baseline performance of the new facility.

VIII. INTENT OF CONTRACT

- A.** Project documents provided for this contract are intended to require the contractor to provide for everything reasonably necessary to accomplish the proper and complete finishing of the work.

- B.** All work and materials included in the specifications and not shown on the drawings or shown on the drawings but not in the specifications, shall be performed and/or furnished by the contractor as if described in both.
- C.** Any incidental materials and/or work not specified in the drawings or specifications which are, nevertheless, necessary for the true development thereof and reasonably inferable therefrom, the contractor shall understand the same to be implied and required and shall perform all such work and furnish all materials as if particularly delineated or described therein.
- D.** Should there be an obvious error between the drawings and specifications, the most stringent constraints of the conflicting information shall be assumed by the contractor, unless otherwise stated in writing by the University Project Manager or designee, and the contractor shall complete the work as reasonably required, consistent with the intent of such drawings and specifications as interpreted by the University.
- E.** When a conflict exists between scope specific information in this RFP and the Project Specifications, and/or accompanying documents, the Project Manual and accompanying documents take precedence.
- F.** For more information about the Project, please view the accompanying documents on the Contracting & Procurement Website.

IX. TERM OF CONTRACT

- A.** Contract period will be for the amount of time necessary to complete all the requirements of this RFP as determined by the documents and contract provided by the Rowan University Facilities Planning & Construction Department.
- B.** The University reserves the right to terminate the awarded Proposer's services for cause or convenience at any time during the term of the contract.
- C.** In the event that the University terminates services, written notice will be provided thirty (30) days in advance of termination date.

X. PRICING

- A.** Base bid must include all labor, materials, equipment, supervision, coordination efforts, services, filing fees, security, insurance and all other associated or related items specified herein that are necessary to complete the work.
- B.** No bid may be withdrawn for ninety (90) days.
- C.** All costs associated with the successful competition of this project, must be included in the base bid on the proposal page.
- D.** Prices provided must remain in effect for the dates noted on the Proposal Form.
- E.** Proposals shall include labor and price plus costs as indicated on the proposal page.
- F.** Payments for labor and services, under this contract, shall be made on an hourly flat rate basis, and limited to the work actually performed on any job/project.
- G.** Costs included in flat hourly rate: Benefits, normal travel time, insurance, taxes, vehicles (company and/or employee), and other overhead, profit, and other miscellaneous cost.
- H.** Contract will be for the amount of time necessary to complete all the requirements of this RFP as determined by the documents and contract provided by the Rowan University Facilities Planning & Construction Department.
- I.** The University reserves the right to terminate the awarded Proposer's services for cause or convenience at any time during the term of the contract.
- J.** In the event that the University terminates services, written notice will be provided thirty (30) days in advance of termination date.

XI. PROCEDURAL REQUIREMENTS & AMENDMENTS

- A.** The Vendor will comply with all procedural instructions that may be issued from time to time by the Contracting Officer of the University or designee.
- B.** During the contract period, no change is permitted in any of its conditions and specifications unless the Vendor

receives written approval from the Contracting Officer or respective designee.

- C.** Proposers must supply Rowan University with any/all applicable warranty information, whether expressed or implied.
- D.** Should the Vendor find at any time that existing conditions make modification in requirements desirable; it shall promptly report such matters to the Contracting Officer or designee of the University for consideration and decision.
- E.** Rowan University may make changes in the general scope of the contract services provided by the Vendor by written notice in the form of a potential Change Order. The Vendor shall promptly comply with the request for potential change and shall bring all subsequent services in conformance with the notice.
- F.** If any such changes cause a material increase or decrease in the Vendor's cost of operation or the time required for attainment of required service levels, an equitable adjustment in the contract cost or time allotted for fulfillment of the contract shall be negotiated and the contract modified accordingly. Any change, alteration or modification of any contract will be valid and binding only if agreed to in writing by both Parties. Proposers hereby agrees to negotiate on good faith.
- G.** The Vendor engagement partner and/or manager might be required to meet periodically with the Contracting officer or their representatives to discuss services.

XII. VENDOR PERSONNEL

- A. SUBCONTRACTORS:** Rowan University desires to contract with a general contractor under a single prime contract agreement. Rowan University will not contract with subcontractors directly.
- B.** While on University property:
 - 1. All personnel shall observe all rules and regulations in effect at Rowan University governing safety and personal conduct.
 - 2. Vendor personnel shall not represent themselves or be considered as employees of Rowan University.
- C. CRIMINAL BACKGROUND CHECKS ARE MANDATORY** for all non-University personnel performing work on the Rowan University Campus. Vendors, consultants, contractors, and subcontractors are required to take all reasonable steps to assure that their employees do not represent a threat to the campus community, including but not limited to refusal to comply with campus policies and/or damage or harm to individuals or property. Such determinations on risk to the community shall be in Rowan's sole discretion in accordance with all applicable laws. A contractor's failure to comply with this requirement may result in immediate termination of any award or contract.
- D.** The Vendor shall be solely responsible for all damage or unauthorized destruction to any Rowan University and buildings, equipment, premises, or facilities; lease, lent, or in the care, custody or control of the University or State.
- E.** The Vendor shall remove from Rowan University, any of its employees who are found to be unacceptable by the University. Such requests will not be unreasonable.
- F.** At all times, Vendor personnel shall be in professional attire with clear identification of the company's name, logo, and person's name.

XIII. PUBLIC SOLICITATION GENERAL

- A.** Rowan University may need to issue one or more addenda related to this request for proposals. Such addenda shall be added to the original proposal document and posted at The Office of Contracting and Procurement website: ***It will be the responsibility of the prospective vendors and other interested parties to familiarize themselves with the website and visit it regularly during the proposal process for updated information or addenda related to this request for proposals.***
- B.** Short procedural inquiries may be accepted by telephone from the Office of Contracting and Procurement. However, oral explanations or instructions given over the telephone shall not be binding upon the University. Proposers shall not contact any person within the University directly, in person, or by telephone, other than the contact listed for the Office of Contracting and Procurement listed on the Administrative Information page herein, concerning this project.
- C.** If a joint venture is submitting a proposal, the agreement between the parties relating to such joint venture shall be submitted with the joint venture's submission.
- D.** Any modifications to the proposal document prior to submission may invalidate entire submission.

- E.** The awarded firm may not assign sell or sub-contract its obligations under the contract to any third party without prior approval in writing by the University.
- F.** Rowan reserves the right to negotiate the terms and conditions of the contract to obtain the most advantageous situation for Rowan.
- G.** Rowan reserves the right to suspend or terminate the procurement process described in this request for proposals at any time (in its sole discretion). If terminated, Rowan may determine to commence a new procurement process or exercise any other rights provided under applicable law without any obligation to the Respondents.
- H.** **Patents:** The Suppliers shall hold and save the University, its officers, agents, and employees harmless from liability of any nature or kind, including cost and expense for or on account of any patented or unpatented invention, article, or applicable manufacturer or use in materials and forms of construction as will satisfy the University's requirements.
- I. Submission as Public Information and Property of Rowan**

Submissions will be held confidential during the proposal process until such time as the final contract is executed, upon such time the proposal submittals may be subject to the Open Public Records Act for non-proprietary information. **It is the responsibility of the prospective vendor to indicate what submitted information is proprietary. Please see further information on Rowan's Confidentiality and Commitment to Defend page which can be found [here](#) under the heading Confidentiality and Commitment to Defend.**
- J.** All submissions will become the property of Rowan.
- K.** In submitting a proposal, the Proposer agrees, unless specifically authorized in writing by an authorized representative of Rowan University on a case-by-case basis, that it shall have no right to use, and shall not use, the name of Rowan University, its officials or employees, or the Seal of the University:
 1. In any advertising, publicity, promotion.
 2. To express or imply any endorsement of agency's services;
 3. To use the name of the State, its officials or employees or the University seal in any manner (whether similar to uses prohibited by (a) and (b) above) except only to manufacture and deliver in accordance with this agreement such services as are hereby contracted by the University.
- L.** The preparation of a proposal shall be at the expense of the Proposer. Rowan University will not reimburse firms for any costs associated with the preparation or submittal of a response.
- M.** Rowan University does not allow payment of attorney fees for litigation regardless of disposition of matter.
- N.** By responding to this request for proposals, Proposers acknowledge and consent to the conditions set forth herein relative to the submission, review, and consideration of your response.
- O.** Submissions which, in the sole judgment of Rowan, fail to meet the requirements of the proposal or which are in any way conditional, incomplete, obscure, contain additions or deletions from requested information, or contain errors shall be rejected in accordance with applicable law.
- P.** Rowan University will not accept jurisdiction in any State except New Jersey.
- Q.** The Vendor shall be solely responsible for all damage or unauthorized destruction to any Rowan University buildings, equipment, premises, or facilities; lease, lent, or in the care, custody or control of the University or State.
- R.** Rowan University reserves the right to reject any or all submissions in accordance with applicable law or to award in whole or in part if deemed in the best interest of the University to do so.
- S.** This request for proposals shall not become binding on the University until a contract is awarded and executed with the successful Vendor.
- T.** Protest of restrictive specifications or improprieties in the solicitation, by an interested party, must be received by the Procurement Department in writing not less than ten (10) working days before the closing date for receipt of submissions.
- U.** The proposer is required to carefully examine the work proposed, the specifications and any drawings for the work, and to compute the quantities of labor or material entering therein, and to determine for himself, the difficulties incidental to the prosecution of the work, and the presentation of a proposal shall be considered as conclusive evidence of such examination.

- V. Unless specifically noted within this request for proposals, Rowan's Standard Terms and Conditions take precedence over any special terms and conditions contained in this request for proposals.
- W. Proposers assume sole responsibility for the complete effort required in this request for proposals. No special consideration shall be given after proposals are opened because of a proposer's failure to be knowledgeable of all the requirements of this request for proposals. By submitting a proposal in response to this offering, the proposer represents that it has satisfied itself, from its own investigation, of all the requirements of this request for proposals.
- X. Rowan University has the option, in its sole discretion, to reduce the scope of work after contract execution for any task or subtask called for under this contract in accordance with applicable law. In such an event, the Senior Director of Contracting and Procurement (Senior Director) shall provide advanced, written notice to the vendor.
 - 1. Upon receipt of such written notice, the vendor will submit, within five (5) working days to the Senior Director of Contracting & Procurement, an itemization of the work effort already completed by task or subtasks. The vendor shall be compensated for such work effort according to the applicable portions of its cost proposal.
 - 2. **Change Orders** to existing contracts and/or bids: change orders to increase a Purchase Order must be made in writing before any additional work is started. The end user must notify the OC&P of the request including an explanation. The request will not be processed unless it is submitted accordingly.
 - a. No single, or combined change orders for a construction contract may exceed 20% of the total contract/purchase order amount unless it is deemed an emergency, the result of unforeseen conditions and/or Board Approval is obtained.
 - b. Any single or cumulative change order(s) totaling more than 20% of the construction contract must be approved by the Vice President of the Division seeking the Change Order and the Vice President of Finance. A written request must be forwarded to the Vice President describing the nature of the emergency and/or unforeseen condition, time of occurrence, and need to exceed the 20% cap for change order amounts. The Vice President will make the determination if there is an emergency and/or unforeseen condition warranting the change order and authorize the change order.
 - c. To review the policy on change orders, please click [here](#).
- Y. The Senior Director may, for valid reason, issue a stop order directing the vendor to suspend work under the contract for a specific time. The vendor shall be paid until the effective date of the stop order. The vendor shall resume work upon the date specified in the stop order or upon such other date as the Senior Director may thereafter direct in writing. The period of suspension shall be deemed added to the vendor's approved schedule of performance. The Senior Director and the vendor shall negotiate an equitable adjustment, if any, to the contract price.
- Z. Rowan University reserves the right to cancel this contract with thirty (30) calendar days written notice to the vendor(s) with or without cause.
 - AA. No party, including any respondent to this request for proposals, is granted any rights hereunder.
 - BB. The proposal submitted by the Proposer shall be binding on the Proposers.
 - CC. Rowan University reserves the right to seek clarification and additional information at any point in connection with vendor information or other communication regarding this request for proposals.

XIV. SUBMISSION REQUIREMENTS

- A. **Submission Format:**
 - 1. **Table of Contents (0 Points)**
 - 2. **Cover Letter (0 Points)**
 - a. Submittal responses must have a cover letter on a letterhead signed in ink by all persons required under the applicable organizational documents in order to bind the Proposer on the submittal response. At minimum it should include:
 - 1. Identification of the prime consultant and the team members.
 - 2. A high level summary of your team's relevant qualifications.
 - 3. Acknowledgement that you have reviewed any addenda issued to the RFP, as posted on the University's website.

4. The name and contact information of the individual in your firm that the University should contact
5. List and describe current status of any pending litigation or arbitration
6. State whether your firm has been sanctioned or excluded from receiving payments, or participating in any local, state, or federal government program.

3. Organizational Information (0 Points)

- a. Describe the organization and overall structure of your organization and proposed team; including sub-consultants. Indicate the composition and number of staff, facilities available and experience of your firm/team, sub consultants etc.
- b. Provide number and size (in dollar volume) of projects currently under contract. Provide status (pre-construction or construction) and schedule (start and completion dates). Provide assurance that your firm has the ability to undertake a project of this size. Provide total bond capacity, as well as available band capacity.

4. Firm's Experience on Similarly Sophisticated Projects (15 Points)

- a. The Responding Firm shall submit at least three (3), but no more than five (5), case studies as examples of the Responding Firm's past experience in managing construction projects comparable in size, cost and/or complexity to the Project. Such projects may include, but are not limited to, any of the following:
 1. Projects of similar size, cost and/or complexity
 2. Public sector projects
 3. Any combination of the above
- b. The case studies shall describe projects completed within the past seven (7) years, for which the Firm served as the CxA.
- c. The case studies must concisely set forth the basic background information for the projects offered as comparables (dates and location and the cost and scope of the work). The case studies must describe the effectiveness of the cited projects, and the methodology used to measure such effectiveness.
- d. The case studies shall demonstrate why the cited projects are comparable to the Project that is the subject of this procurement.
- e. Each case study must identify the name and address of the contracting entity and the name, title and telephone number of a contact person associated with the contracting entity that is familiar with and able to comment on the Firm's performance on each project.
- f. We recognize most of this information was requested in the RFP, however, please include again within your proposal:
 1. Number of years in business as a CxA
 2. Dollar volume of business per year total and in Higher Education
 3. Number of people employed, broken down by job title
 4. Experience or understanding of a collaborative design approach (i.e. CM, A/E, and Sub-Contractor interaction)
 5. List of 3 Owner references for recent relevant project experience

4. Staffing Proposal for the Project (10 Points)

Provide a detailed staff plan showing key team members involved in day to day project activities, durations and anticipated hours / percentage of time per week.

5. Key Team Members' Experience on Similarly Sophisticated Projects (10 Points)

- a. The Responding Firm shall submit resumes of those employees designated as Key Team Members for the Project, and such resumes shall demonstrate the Key Team Members' experience providing similar services on similarly sophisticated projects. "Similarly Sophisticated Projects" may include, **but are not limited to**, any of the following:
 1. Projects of similar size, cost and/or complexity
 2. Public sector projects
 3. Higher education projects

4. Any combination of the above
- b. For each Key Team Member, the resumes must include, but not be limited to: a description of at least two, but no more than five, projects completed within the last 7 years of similar or larger size and sophistication to this engagement.
- c. For each project cited in the Key Team Member Resume, the Responding Firm must identify the name and address of the contracting entity and the name, title and telephone number of a contact person associated with the contracting entity that is familiar with and able to comment on the Key Member's performance on each project.
- d. The submitted information will be evaluated to determine how well the Firm identifies and demonstrates that its key personnel meet or exceed minimum qualifications necessary to illustrate that the Firm has sufficient previous satisfactory experience with work of equal or greater sophistication. The Selection Committee will evaluate how well the Responding Firm demonstrates that it has the necessary structure and sufficient experienced, qualified personnel within its organization to effectively manage, inspect and administer the Project, and monitor construction operations, quality control and safety programs.

6. Firms Project Approach (35 Points)

- a. Define your method of the commissioning process including the following:
 1. During design – Document review and reporting of findings. Follow up and closing of any issues raised via design review process.
 2. During construction – Those services listed within the scope of services, responsibilities and deliverables sections of this RFP

7. Business Terms - Proposal & Fee Schedule (30 Points)

- a. Please complete Fee Proposal on the Pricing & Proposal Page including unit pricing and alternate pricing. Fees should be stated as the Proposers fees for the construction management services which shall include all costs outlined below:
- b. The attachments should include hourly fees for key members etc. that will be working on the project.

B. Attachments

1. Resumes, references, qualifications appropriate certification and licenses for all key team members
2. Proof of all discipline required certifications and licensing.

C. Required Procurement Documents: Proposals should include all information requested on the Required Procurement Documents page of this RFP.

D. Proposals are to be limited to 12 Pages double sided, not including the attachments and/or any additional supporting documentation listed out in this RFP.

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Proposal Submissions & Instructions

Rowan University accepts electronic proposal submissions only. Electronic submissions are treated as original documents and will be considered the official documentation for evaluation and consideration by the University.

ALL REQUIRED DOCUMENTS PERTAINING TO THIS OFFERING MUST BE INCLUDED IN THE ELECTRONIC SUBMISSION.

BID SUBMISSION PORTAL



(Ctrl + Click to follow link)

Instructions:

1. Select Proposal Submission Portal link above.
2. You will be routed to the Proposal Submission Portal.
3. You will be asked to provide the following:
 - a. Proposal Number
 - b. Project Name
 - c. Company Name
 - d. Point of Contact
 - e. Point of Contact Email* *Email address should match Vendor Point of Contact listed on Proposal Page.*
 - f. Submission Documents

DO NOT PROVIDE LINKS OR ANY EXTERNAL LOCATIONS FOR FILES TO BE DOWNLOADED OR RETRIEVED, THE UNIVERSITY WILL REJECT ANY SUBMISSIONS SENT IN THIS MANNER

Evaluation and Selection Criteria

Selection of the awarded Proposer(s) shall be based solely on the Review Committee's evaluation of the submissions and the criteria set forth above; and consistent with Rowan's award standard to the most responsible respondent whose proposal: (a) conforms to the request for proposals; and (b) will be most advantageous to the University, price and other factors considered. Rowan reserves the right to interview the respondents to clarify any terms of a proposal in its discretion, provided however proposers will not be provided an opportunity to alter the terms of their proposal in any such interview. Rowan also reserves the right to negotiate the terms and conditions of the contract to obtain the most advantageous situation for Rowan. In addition, Rowan reserves the right to suspend or terminate the procurement process described in this RFP at any time (in its sole discretion). If terminated, Rowan may determine to commence a new procurement process or exercise any other rights provided under applicable law without any obligation to the Respondents.

Submission of a Proposal against this RFP is your acknowledgement that subjective criteria will be used in the evaluation of proposals. Award shall be made to the that responsible proposer whose proposal, conforming to the RFP , will be most advantageous to the University, price and other factors considered.

By responding to this RFP, firms acknowledge and consent to the conditions set forth herein relative to the submission, review and consideration of your response.

Requests for Clarification by the University: The University may request that any Proposer clarify or supplement any information contained in any Proposal. Proposers are required to provide a written response within two (2) business days of receipt of any request for clarification by the University.

Failure to respond within two days may result in disqualification of the proposal in Rowan's sole and absolute discretion

The award of this RFP will be based upon a review and analysis of all proposals conforming to the RFP, to determine which will be most advantageous to the University, price and other factors considered. The contract award will be based on a points-earned matrix derived from the categories and point allocations set forth below:

Scoring Category	Points
Firm's Experience on Similarly Sophisticated Projects	0 - 15
Staffing Proposal for the Project	0 - 10
Key Team Member's Experience on Similarly Sophisticated Projects	0 - 10
Project Approach	0 - 35
Business Terms - Proposal & Fee Schedule	0 - 30

Note:

- If a Proposer submits a proposal that does not provide detailed and coherent information regarding a specific scoring category, the Proposer will be granted zero (0) total points for that category.
- The University reserves the right to conduct reference checks to confirm qualitative and quantitative information presented in Proposers listed experience to assist in preparing a score for the Proposer's experience on similarly sophisticated projects.

Proposal & Pricing Page

The undersigned firm, in response to Rowan University's **RFP 26-23 MEPFP Building Commissioning for Edelman College** having carefully examined the RFP documents and being familiar with the requirements therein, hereby submits the following proposal to provide such services and materials meeting the requirements outlined in this RFP.

Description	Costs
Base Scope Building Systems Commissioning Lump sum Fee	\$
Add / Alternate for 100% VAV Cx	\$
Unit Price for Cx of Domestic Water pumping systems (included in base)	\$
Unit Price for Cx of Domestic Water heaters (included in base)	%
Hourly Rate Schedule	Provide detailed back up

** Definition of the above requested Fees and terms are detailed out in the above submission section of the RFP; any percentages above shall estimate against direct work

Proposer Name	(Please Print Clearly)
Proposer's Signature	
Print Name & Title	
Address	
Phone	
Email	
<i>Proposer must initial and date any and all changes to their proposal amount. No corrections will be accepted without Proposer initials and date next to any and all corrections.</i>	

Primary Contact for Project

Name	
Phone	
Email	

Location of Office Serving This Project:	
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TERMS & CONDITIONS SPECIFIC TO ROWAN UNIVERSITY

I. REPRESENTATIONS AND WARRANTIES

The vendor expressly warrants that:

- A. The vendor has legal capacity to execute and perform any Agreement arising from this quote, contract, and/or public solicitation.
- B. The Agreement is valid, binding, and enforceable against the vendor according to its terms.
- C. The execution and performance of an agreement by the vendor does not, and will not, violate or conflict with the terms of any existing Agreement or understanding of which the vendor is a party.
- D. The execution and performance of an Agreement by the vendor does not, and will not, violate or conflict with any law, rule, regulation, judgment or order of any court or other adjudicative entity binding the vendor.
- E. The vendor knows of no reason why the vendor is in any way, physically, legally, or otherwise, precluded from performing the obligations under an Agreement arising from this request for proposals, in accordance with its terms, including without limitation those relating to health and safety.
- F. Such warranties shall survive and shall not be deemed waived by delivery or acceptance of, or payment for the goods and services.

II. GOVERNING LAW, JURISDICTION, ATTORNEY'S FEES

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, without regard to any applicable conflict of laws provision. Vendor hereby irrevocably and unconditionally agrees that any suit, action or other legal proceeding arising out of or in connection with this Agreement, or the transactions contemplated hereby, shall be brought in the courts of record of the State of New Jersey or the courts of the United States located in said state, consents to the jurisdiction of each such court in any such suit, action or proceeding, and waives any objection to the venue of any such suit, action or proceeding in any of such courts. In the event a suit or action shall be instituted in connection with any controversy arising out of this Agreement, the prevailing Party shall be entitled to receive, in addition to its costs, all attorneys' fees, including attorneys' fees and costs upon appeal.

III. DEFAULT

In case of failure to deliver goods or services in accordance with the contract(s) terms and conditions, Rowan University, after due oral or written notice, may procure substitute goods or service from other sources and hold the vendor(s) responsible for any resulting additional purchasing and administrative costs. This remedy shall be in addition to any other remedy which Rowan University may have.

IV. SALE OR BANKRUPTCY OF BUSINESS

- A. If during the life of this Agreement, the awarded vendor disposes of its business by sale, transfer, force of law or by any means to another party, all obligations are transferred to such purchaser. In this event, the new owner(s) may, in Rowan University's discretion, be required to submit a performance bond in the amount of the value of services to be delivered pursuant to this Agreement.
- B. In the event of the institution of any proceedings by or against the awarded vendor, voluntarily or involuntarily, in bankruptcy or insolvency, or under the provisions of the Federal Bankruptcy Act, or for the appointment of a receiver or trustee or an assignee for the benefit of creditors of the property of the vendor, Rowan University shall have, in addition to the rights previously stated, the right to cancel this Agreement forth.

V. LIABILITIES

A. LIABILITY COPYRIGHT

The vendor shall hold and save Rowan University and its officers, agents, students, servants, and employees, harmless from liability of any nature or kind for or on account of the use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in the performance of his contract.

B. INDEMNIFICATION

Vendor agrees to indemnify, protect, save harmless, and defend Rowan University, its governors, officers, employees, and agents from and against any and all claims, losses, costs, damages, and expenses, including legal costs and attorney fees, and demands of any kind whatsoever, whether for bodily injury, including death, damage to property, including the loss of work performed by the Proposer, its agents or employees, alone or with others, or resulting from or arising out of services provided jointly by the Proposer, its agents or employees or servants.

1. Vendor shall reimburse, and make good to the University all monies, which the University or its representatives shall pay, or cause to be paid, or become liable to pay, by reason of such claims, or in connection with any litigation, investigation or other matters connected therewith.
2. This indemnification obligation is not limited by but is in addition to the insurance obligations contained in this agreement.

C. INSURANCE RFP

1. Vendor agrees to obtain and maintain, at its sole expense, the insurance coverage in accordance with Appendix G – AIA A133-2019 Exhibit B Bond. All insurance must be placed with an insurance company licensed to conduct business in the State of New Jersey and maintaining an A.M. Best Rating of "A" or better with a financial size rating of Class XI or larger. All insurance required shall be written on an Occurrence basis, unless otherwise noted, shall contain a waiver of subrogation in favor of Rowan University and the State of New Jersey, and will be in effect no later than 12:01 A.M. at the start of the day of the contract and must remain in effect for the duration of the contract, including any extensions.
2. The vendor agrees that no insurance policy will be cancelled, reduced, or revised without thirty (30) days prior written notice to Rowan University. In addition, required insurance will be primary to any other insurance available and any limitations of Vendor's insurance will not relieve the Vendor of its indemnification responsibilities to Rowan University and the State of New Jersey per Section VIII. Indemnity.

VI. FORCE MAJEURE

- A. Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy.
- B. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

VII. PAYMENT TERMS, SCHEDULE, & COMPENSATION

A. TAX CHARGES

The University is exempt from State sales or use taxes and Federal excise taxes. Tax charges must not be included in the vendor's price quotations. The State's Federal Excise Tax Exemption number is 22-75-0050K.

B. PAYMENT TO VENDORS

Payments for goods and/or services purchased by the University will be made only against the Vendor's Invoice. The vendor's Invoice in duplicate together with original Bill of Lading, express receipt, and other related documentation must be sent to the University on the date of each delivery.

- C.** All cost will not exceed a total of agreed upon amount, inclusive of any reimbursable.
- D.** All fees will be paid to Vendor within 30 days upon acceptance of the deliverable. Full completion is required for payment. No earnest money or partial or periodic payments will be made.
- E.** All fees are to be considered 'all inclusive' and to be paid in the form of a University Check.
- F.** Rowan University, unless specifically agreed upon within scope of contract, does not reimburse or pay for any of the travel or lodging needs of the contracted Vendor.

G. AVAILABILITY OF FUNDS

To the extent permitted by law, the University's obligation to make payments for work not yet commenced under this contract is contingent upon the availability of appropriated funds and/or receipt of revenues and/or bond proceeds from which payment for contract purposes can be made.

H. NEW JERSEY PROMPT PAYMENT ACT

The New Jersey Prompt Payment Act, N.J.S.A. 2A:30A-1 et seq., requires owners, including the University, to make payment for work within thirty (30) calendar days of the billing date, provided the work has been approved and certified by the owner or the owner's authorized agent.

VIII. TERMS GOVERNING ALL PUBLIC SOLICITATIONS ISSUED BY ROWAN UNIVERSITY'S

A. CONTRACT AMOUNT

The estimated amount of the contract(s), as stated in Rowan University's Proposal & Pricing Page, shall not be construed as either the maximum or the minimum amount which the University shall be obligated to order as the result of this request for proposals, or any contract entered because of this request for proposals.

B. CONTRACT PERIOD AND EXTENSION OPTION

If, in the opinion of the University's Purchasing Director, it is in the best interest of the University to extend any contracts entered as a result of this request for proposals for a period of all or any part of a year, the contractor will be so notified of the University's Purchasing Director intent at least 30 days prior to the expiration date of the existing contract. If the extension is acceptable to the contractor, at the original prices and on the original terms, notice will be given the contractor by the University's Purchasing Director in writing. In such cases a net Performance Bond must be submitted by the contractor on a pro rata basis of the original Performance Bond to cover the period of the extension, at the sole discretion of the University.

C. UNIVERSITY RIGHT TO REJECT ALL PROPOSALS

The University reserves the right to reject any or all proposals in accordance with applicable law, or to award in whole or in part if deemed to be in the interest of the University. In the case of tie proposals orders shall be awarded to the vendor or vendors best meeting all specifications and conditions.

D. VENDOR RIGHT TO PROTEST-INTENT TO AWARD

Except in cases of emergency, proposers have the right to protest the University's proposed award of the contractor as announced in the notice of intent to award. Unless otherwise stated, a proposer's protest must be received no later than 48 hours after the date on the notice of intent to award. In cases of emergency, the University may eliminate the right to protest. Proposer's protest must be in writing and delivered to the University's Purchasing Director. The protests must include the specific grounds for challenging the award.

Within one week of receipt of the written protest, the University's Purchasing Director shall give written notification of the University's acceptance or rejection of the protest. In cases of rejection, the Proposer has the right to request a hearing. Such request must be made within 48 hours of the date of notice of rejection. If a hearing is requested, the University's Purchasing Director will schedule it and send written notice to the Proposer no later than one week prior to the date scheduled for the hearing. The University's approved

hearing officer will preside at the hearing and may call any person he/she deems necessary to testify. Should the Proposer fail to attend, it shall be considered a retraction of his protest. The University's hearing officer shall render the University's decision within one week of the end of the hearing and give a written copy to the Proposer.

E. TERMINATION OF CONTRACT

- a. **Change of Circumstances**—Where circumstances and/or the needs of the University significantly change, or the contract is otherwise deemed no longer to be in the public interest, the University's Purchasing Director may terminate a contract entered as a result of this request for proposals, upon no less than 30 days' notice to the vendor and an opportunity to respond.
- b. For cause:
 - a. Where a vendor fails to perform or comply with a contract and fails to respond or comply with the written complaint of the University Purchasing Director, the University Purchasing Director may terminate the contract upon 10 days' notice to the vendor with an opportunity to respond.
 - b. Where a vendor continues to perform a contract poorly as demonstrated by formal complaints, late delivery, poor performance of service, short shipping, etc. so that the University Purchasing Director is repeatedly required to issue written complaints, the University Purchasing Director may terminate the contract upon 10 days' notice to the vendor with an opportunity to respond. In cases of emergency the University Purchasing Director may shorten the time periods of notification and may dispense with an opportunity to respond.

F. SUBCONTRACTING OR ASSIGNMENT

The contract may not be sub-contracted or assigned by the contractor, in whole or in part, without the prior written consent of the Rowan University Purchasing Director. Such consent, if granted, shall not relieve the contractor of any of his responsibilities under the contract. If proposer proposes to subcontract the services to be performed under the terms of the contract award, he shall state so in his proposal and attach for approval a list of said subcontractors and an itemization of the services to be supplied by them. Nothing contained in the specifications shall be construed as creating any contractual relationship between any subcontractor and the University.

G. PERFORMANCE GUARANTEE OF PROPOSER

The proposer hereby certifies that: The equipment offered is standard new equipment and is the manufacturer's latest model in production with parts regularly used for the type of equipment offered, that such parts are all in production and not likely to be discontinued; also, that no attachment or part has been substituted or applied contrary to manufacturer's recommendations and standard practice.

- a. All equipment supplied to the University and operated by electrical current is UL listed.
- b. All new machines are to be guaranteed for a period of one year from time of delivery and/or installation and prompt service rendered without charge, regardless of geographic location.
- c. Sufficient quantities of parts necessary for proper service to equipment will be maintained at distribution points and service headquarters.
- d. Trained mechanics are regularly employed to make necessary repairs to equipment in the territory from which the service request might emanate within 48-hour period or within the time accepted as industry practice.
- e. The contractor shall immediately replace any material, which is rejected for failure to meet the requirements of the University.
- f. All services rendered to the University shall be performed in strict and full accordance with the specifications as agreed to in the contract. A service contract shall not be considered complete until final approval by the University is rendered. Payment to vendors for such services rendered may not be made until final University approval is given.

H. DELIVERY GUARANTEES

Deliveries shall be made at such time and in such quantities as ordered in strict accordance with conditions

contained in the proposal. The vendor shall be responsible for the delivery of material in first class condition to the University in accordance with good commercial practice. Items delivered must be strictly in accordance with proposal specifications.

1. In the event delivery of goods or services is not made within the number of days stipulated under the schedule defined in the specifications, the University may at its option obtain the material or service from any available source, the difference in price, if any, to be paid by the contractor failing to meet his commitments.

I. UNIVERSITY'S RIGHT TO INSPECT PROPOSER'S FACILITIES

1. The University reserves the right to inspect the proposer 's establishment before making an award.

J. PROPOSAL ACCEPTANCES AND REJECTIONS

Proposals shall be automatically rejected for any of the following causes:

1. No signature in the proposal document.
2. Proposals received after date and time specified on proposal request form.
3. Proposal fails to provide price information.
4. Failure to provide required security.
5. Failure to attend a mandatory proposer's conference or site inspection.
6. Failure to initial any alteration of essential information such as price.
7. Essential information such as price and product description submitted only in pencil.
8. Failure to comply with State of New Jersey Affirmative Action Guidelines promulgated pursuant to Chapter 127.P.L. 1975.

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TERMS & CONDITIONS: SPECIFIC TO NEW JERSEY STATE LAW REQUIRING MANDATORY COMPLIANCE BY ALL VENDORS

Rowan University is an agency of the State of New Jersey thus requiring University compliance with all State laws and regulations. The statutes, laws or codes cited herein are available for review at the New Jersey State Library, 185 West State Street, Trenton, New Jersey 08625.

Where conflict among the compliance requirements or with these specifications exists the most stringent requirements shall be utilized. The most recent edition of any relevant regulation, standard, document, or code shall be in effect.

It is agreed and understood that any contracts and/or orders placed as a result of this request for proposals shall be governed and construed and the rights and obligations of the parties hereto shall be determined in accordance with the laws of the State of New Jersey.

I. BUSINESS REGISTRATION

Pursuant to N.J.S.A. 52:32-44, the University is prohibited from entering into a contract with an entity unless the proposer and each subcontractor named in the proposal have a valid Business Registration Certificate on file with the Division of Revenue and Enterprise Services. A subcontractor named in a proposal or other proposal shall provide a copy of its business registration to the proposer who shall provide it to the University.

- A.** The contractor shall maintain and submit to the University a list of subcontractors and their addresses that may be updated from time to time with the prior written consent of the Director during the course of contract performance. The contractor shall submit to the University a complete and accurate list of all subcontractors used and their addresses before final payment is made under the contract.
- B.** Pursuant to N.J.S.A. 54:49-4.1, a business organization that fails to provide a copy of a business registration, or that provides false business registration information, shall be liable for a penalty of \$25 for each day of violation, not to exceed \$50,000 for each business registration copy not properly provided under a contract with a contracting agency.
- C.** The contractor and any subcontractor providing goods or performing services under the contract, and each of their affiliates, shall, during the term of the contract, collect and remit to the Director of the Division of Taxation in the Department of the Treasury, the Use Tax due pursuant to the Sales and Use Tax Act, P.L. 1966, c. 30 (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into the University. Any questions in this regard can be directed to the Division of Revenue at (609) 292-1730. Form NJ-REG can be filed online at <http://www.state.nj.us/treasury/revenue/busregcert.shtml>.

II. ANTI-DISCRIMINATION

All parties to any contract with the University agree not to discriminate in employment and agree to abide by all anti-discrimination laws including those contained within N.J.S.A. 10:2-1 through N.J.S.A. 10:2-4, N.J.S.A. 10:5-1 et seq. and N.J.S.A. 10:5-31 through 10:5-38, and all rules and regulations issued thereunder are hereby incorporated by reference. The agreement to abide by the provisions of N.J.S.A. 10:5-31 through 10:5-38 include those provisions indicated for Goods, Professional Service and General Service Contracts (Exhibit A, attached) and Construction Contracts (Exhibit B and Executive Order 151, August 28, 2009, attached) as appropriate.

- A.** The vendor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time.

III. PREVAILING WAGE ACT

The New Jersey Prevailing Wage Act, N.J.S.A. 34: 11-56.25 et seq. is hereby made part of every contract entered into on behalf of the University, except those contracts which are not within the contemplation of the Act. The proposer's signature on this request for proposals is their guarantee that neither they nor any subcontractors they might employ to perform the work covered by this request for proposals has been suspended or debarred by the Commissioner, Department of Labor and Workforce Development for violation of the provisions of the Prevailing Wage Act and/or the Public Works Contractor Registration Acts; the proposer's signature on the proposal is also their guarantee that they and any subcontractors they might employ to perform the work covered by this request for proposals shall comply with the provisions of the Prevailing Wage and Public Works Contractor Registration Acts, where required.

As per P.I. 2022, c.120 (S2357) and P.L. 2023, c. 138, all in-state public works contractors must register for [NJ Wage Hub](#) and sign up for Employer Access. New Jersey Wage Hub is an official website of the New Jersey Department of Labor & Workforce Development, serving public works contractors, contracting agencies, and employers to view and submit required forms for public works contracts and qualifying services to promote fair wage practices according to the Prevailing Wage Act and [Diane B. Allen Equal Pay Act](#).

IV. CORPORATE AUTHORITY

It is required that all corporations be authorized to do business in the State of New Jersey. Corporations incorporated out of the State must file a Certificate of Authority with the Secretary of State, Department of State, State House, Trenton, New Jersey. Refer to N.J.S.A. Title 14A, Chapter 13.3.

V. AMERICANS WITH DISABILITIES ACT

The vendor must comply with all provisions of the Americans with Disabilities Act (ADA), P.L 101-336, in accordance with 42 U.S.C. 12101, et seq.

VI. RIGHT TO AUDIT

Pursuant to N.J.A.C. 19:70-1.1 et. seq, the Office of the Comptroller, has the authority to audit or review contract records that are relevant records of private vendors or other persons entering into contracts with covered entities are subject to audit or review by OSC pursuant to N.J.S.A. 52:15C- 14(d).

VII. MAINTENANCE OF RECORDS

The vendor shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request.

VIII. PAY TO PLAY PROHIBITIONS

Pursuant to N.J.S.A. 19:44A-20.13 et seq. (P.L. 2005, c. 51), and specifically, N.J.S.A. 19:44A-20.21, it shall be a breach of the terms of the contract for the business entity to:

- A.** Make or solicit a contribution in violation of the statute;
- B.** Knowingly conceal or misrepresent a contribution given or received;
- C.** Make or solicit contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution;
- D.** Make or solicit any contribution on the condition or with the agreement that it will be contributed to a campaign committee or any candidate or holder of the public office of Governor or Lieutenant Governor, or to any State or county party committee;
- E.** Engage or employ a lobbyist or consultant with the intent or understanding that such lobbyist or consultant

would make or solicit any contribution, which if made or solicited by the business entity itself, would subject that entity to the restrictions of the Legislation;

- F.** Fund contributions made by third parties, including consultants, attorneys, family members, and employees;
- G.** Engage in any exchange of contributions to circumvent the intent of the Legislation; or
- H.** Directly or indirectly through or by any other person or means, do any act which would subject that entity to the restrictions of the Legislation.

IX. POLITICAL CONTRIBUTION DISCLOSURE

The vendor is advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC), pursuant to N.J.S.A. 19:44A-20.27 (P.L. 2005, c. 271, §3 as amended) if in a calendar year the contractor receives one (1) or more contracts valued at \$50,000.00 or more. It is the vendor's responsibility to determine if filing is necessary. Failure to file can result in the imposition of penalties by ELEC. Additional information about this requirement is available from ELEC by calling (888) 313-3532 or online at <http://www.elec.state.nj.us/>.

X. OWNERSHIP DISCLOSURE

Pursuant to N.J.S.A. 52:25-24.2 in the event the vendor is a corporation, partnership or limited liability company, the vendor must disclose all corporate and non-corporate ownership interests greater than 10%.

XI. STANDARDS PROHIBITING CONFLICTS OF INTEREST

The following prohibitions on vendor activities shall apply to all contracts or purchase agreements made with the University pursuant to Executive Order No. 189 (1988).

- A.** No vendor shall pay, offer to pay, or agree to pay, either directly or indirectly, any fee, commission, compensation, gift, gratuity, or other thing of value of any kind to any State officer or employee or special State officer or employee, as defined by N.J.S.A. 52:13D-13b. and e., in the Department of the Treasury or any other agency with which such vendor transacts or offers or proposes to transact business, or to any member of the immediate family, as defined by N.J.S.A. 52:13D-13i., of any such officer or employee, or partnership, firm or corporation with which they are employed or associated, or in which such officer or employee has an interest within the meaning of N.J.S.A. 52: 13D-13g;
- B.** The solicitation of any fee, commission, compensation, gift, gratuity or other thing of value by any State officer or employee or special State officer or employee from any State vendor shall be reported in writing forthwith by the vendor to the New Jersey Office of the Attorney General and the Executive Commission on Ethical Standards;
- C.** No vendor may, directly or indirectly, undertake any private business, commercial or entrepreneurial relationship with, whether or not pursuant to employment, contract or other agreement, express or implied, or sell any interest in such vendor to, any University officer or employee, State officer or employee or special State officer or employee having any duties or responsibilities in connection with the purchase, acquisition or sale of any property or services by or to any State agency or any instrumentality thereof, or with any person, firm or entity with which he/she is employed or associated or in which he/she has an interest within the meaning of N.J.S.A. 52:130-13g. Any relationships subject to this provision shall be reported in writing forthwith to the Executive Commission on Ethical Standards, which may grant a waiver of this restriction upon application of a University officer or employee, State officer or employee or special State officer or employee upon a finding that the present or proposed relationship does not present the potential, actuality or appearance of a conflict of interest;
- D.** No vendor shall influence, or attempt to influence or cause to be influenced, any University officer or employee, State officer or employee or special State officer or employee in his/her official capacity in any manner which might tend to impair the objectivity or independence of judgment of said officer or employee;

- E.** No vendor shall cause or influence, or attempt to cause or influence, any University officer or employee, State officer or employee or special State officer or employee to use, or attempt to use, his/her official position to secure unwarranted privileges or advantages for the vendor or any other person; and
- F.** The provisions cited above shall not be construed to prohibit a University officer or employee, State officer or employee or special State officer or employee from receiving gifts from or contracting with vendors under the same terms and conditions as are offered or made available to members of the general public subject to any guidelines the Executive Commission on Ethical Standards may promulgate under paragraph 3c of Executive Order No. 189.

XII. SET OFF AGAINST CONTRACT PAYMENT TAX

- A.** Whenever any taxpayer under contract to provide goods or services to the State of New Jersey or its agencies or instrumentalities, and including the legislative and judicial branches of State government, or under contract for construction projects of the State of New Jersey or its agencies or instrumentalities, and including the legislative and judicial branches of State government, is entitled to payment for the goods or services or on that construction project and at the same time the taxpayer is indebted for any State tax, the Director of the Division of Taxation shall seek to set off so much of that payment as shall be necessary to satisfy the indebtedness. The director, in consultation with the Director of the Division of Budget and Accounting in the Department of the Treasury, shall establish procedures and methods to effect a set-off. The director shall give notice of the set-off to the taxpayer, the provider of goods or services or the contractor or subcontractor of construction projects and provide an opportunity for a hearing within 30 days of such notice under the procedures for protests established under R.S.54:49-18, but no request for conference, protest, or subsequent appeal to the Tax Court from any protest under this section shall stay the collection of the indebtedness. No payment shall be made to the taxpayer, the provider of goods or services or the contractor or subcontractor of construction projects pending resolution of the indebtedness. Interest that may be payable by the State pursuant to P.L.1987, c.184 (C.52:32-32 et seq.), to the taxpayer, the provider of goods and services or the contractor or subcontractor of construction projects shall be stayed.
- B.** The Department of the Treasury shall notify each provider of goods or services and contractor or subcontractor of a construction project under contract with the State, its agencies or instrumentalities in an amount of \$500,000 or greater on the effective date of P.L.1995, c.159 (C.54:49-19 et seq.) of the provisions of this section in writing within 30 days after its effective date. A contract entered into by the State, its agencies or instrumentalities with a provider of goods or services or a contractor or subcontractor of a construction project after the effective date of P.L.1995, c.159 (C.54:49-19 et seq.) shall contain a notice of the provisions in this section.

XIII. CONTRACTS; WARRANTY; VIOLATION

Every contract or agreement negotiated, awarded or made pursuant to this act shall contain a suitable warranty by the contractor that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by the contractor for the purpose of securing business, for the breach or violation of which warranty the State college shall have the right to annul such contract without liability or in its discretion to deduct from the contract price or consideration the full amount of such commission, percentage, brokerage or contingent fee.

XIV. ANTIDISCRIMINATION PROVISIONS

Every contract for or on behalf of the State or any county or municipality or other political subdivision of the State, or any agency or authority created by any of the foregoing, for the construction, alteration or repair of any public building or public work or for the acquisition of materials, equipment, supplies or services shall

contain provisions by which the contractor agrees that:

- A.** In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;
- B.** No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;
- C.** There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and
- D.** This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.
- E.** No provision in this section shall be construed to prevent a board of education from designating that a contract, subcontract or other means of procurement of goods, services, equipment or construction shall be awarded to a small business enterprise, minority business enterprise or a women's business enterprise pursuant to P.L.1985, c.490 (C.18A:18A-51 et seq.).

XV. BUY AMERICAN

Pursuant to N.J.S.A. 52:32-1, if manufactured items or farm products will be provided under this contract to be used in a public work, they shall be manufactured or produced in the United States, whenever available, and the contractor shall be required to so certify

XVI. DIANE B. ALLEN EQUAL PAY ACT

- A.** Any employer, regardless of the location of the employer, who enters into a contract with a public body to provide qualifying services to the public body shall provide a report to the Commissioner of Labor and Workforce Development, in a form issued by regulation promulgated by the commissioner, of information regarding the compensation and hours worked by employees categorized by gender, race, ethnicity, and job category. Data regarding compensation and hours worked by employees shall be reported in the form by pay bands to be established by regulation promulgated by the commissioner. The commissioner may establish a standard presumption for the number of hours worked by a fulltime employee or by a part-time employee for whom an employer does not track actual hours worked. An employer shall provide a report for each establishment of the employer.
- B.** Any employer, regardless of the location of the employer, who enters into a contract with a public body to perform any public work for the public body shall provide to the commissioner, through certified payroll records required pursuant to P.L.1963, c.150 (C. 34:11-56.25 et seq.), information regarding the gender, race, job title, occupational category, and rate of total compensation of every employee of the employer employed in the State in connection with the contract. The employer shall provide the commissioner, throughout the duration of the contract or contracts, with an update to the information whenever payroll records are required to be submitted pursuant to P.L.1963, c.150 (C. 34:11-56.25 et seq.).
- C.** The commissioner shall retain the information provided by the employer during any period of time that one

or more contracts are in effect between the employer and any public body and not less than five years after the end of that period. The retained employment information shall be made available by the commissioner to the Division on Civil Rights in the Department of Law and Public Safety, and, upon request, provided to anyone who is or was an employee of the employer during the period of any of the contracts between the employer and any public body, or any authorized representative of the employee.

- D.** Pursuant to N.J.S.A. 34:11-56.14 and N.J.A.C. 12:10-1.1 et seq., a contractor performing “qualifying services” or “public work” to the State or any agency or instrumentality of the State shall provide the Commissioner of Labor and Workforce Development a report regarding the compensation and hours worked by employees categorized by gender, race, ethnicity, and job category. For more information and report templates see <https://nj.gov/labor/equalpay/equalpay.html>.
- E.** For the purposes of the section:
 - 1.** “Public body” means the State or any agency or instrumentality of the State;
 - 2.** “Public work” means public work as defined in section 2 of P.L.1963, c.150 (C. 34:11-56.26) and which is subject to the provisions of P.L.1963, c.150 (C. 34:11-56.25 et seq.). Public work shall not include the provision of goods or products.
 - 3.** “Qualifying services” means the provision of any service to the State or to any other public body, except for public work as defined in section 2 of P.L.1963, c.150 (C. 34:11-56.26).
 - 4.** “Service” means any act performed in exchange for payment, including the provision of professional services, but shall not include the sale of goods or product.

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TERMS & CONDITIONS SPECIFIC TO NEW JERSEY STATE LAW REQUIRING MANDATORY COMPLIANCE BY CONTRACTORS UNDER CIRCUMSTANCES SET FORTH IN LAW OR BASED ON THE TYPE OF CONTRACT

I. COMPLIANCE CODES

The contractor must comply with NJUCC and the latest NEC70, B.O.C.A. Basic Building code, OSHA and all applicable codes for this requirement. The contractor shall be responsible for securing and paying all necessary permits, where applicable.

II. PUBLIC WORKS CONTRACTOR REGISTRATION ACT

The New Jersey Public Works Contractor Registration Act requires all contractors, subcontractors and lower tier subcontractor(s) who engage in any contract for public work as defined in c be first registered with the New Jersey Department of Labor and Workforce Development pursuant to N.J.S.A. 34:11-56.51. Any questions regarding the registration process should be directed to the Division of Wage and Hour Compliance at (609) 292-9464.

III. BUILDING SERVICE

Pursuant to N.J.S.A. 34:11-56.58 et seq., in any contract for building services, as defined in N.J.S.A. 34:11-56.59, the employees of the contractor or subcontractors shall be paid prevailing wage for building services rates, as defined in N.J.S.A. 34:11-56.59. The prevailing wage shall be adjusted annually during the term of the contract.

IV. THE WORKER AND COMMUNITY RIGHT TO KNOW ACT

The provisions of N.J.S.A. 34:5A-1 et seq. which require the labeling of all containers of hazardous substances are applicable to this contract. Therefore, all goods offered for purchase to the University must be labeled by the contractor in compliance with the provisions of the statute.

V. HAZARDOUS MATERIALS

REFERENCES: 29 CFR 1910, SUBPART H AND 29 CFR.1200 et Al.

- a. All hazardous materials used on the campus by any contractor are required to have a Material Safety Data Sheet (MSDS) filed with the Safety Office.
- b. All hazardous materials left on-site and not consumed or used by the end of the daily work shift by a contractor's crew must be labeled and marked in accordance with the appropriate sections of the New Jersey Worker and Community Right- to-Know Act. Page 5 of 11 Last Revision 11.1.2023
- c. In summary, this act required labels identifying the top five constituents of a product, hazardous or non-hazardous, by common chemical name and Chemical Abstract Service (CAS) Number.
- d. Most products manufactured or packaged outside of New Jersey do not meet this requirement without additional action on the part of the end item user or consumer.
- e. All requirements of the United States Environmental Protection Agency (US EPA) as outlined in 40 CFR must also be complied with. STORAGE ON SITE/CAMPUS: All hazardous materials stored on site or on campus must be secured to prevent unauthorized use or contact with campus affiliates or the general public. In addition, all storage must meet the technical requirements of the NJ DEP or DCA, or the University; whichever is more stringent.
- f. **DISPOSAL:** All contractor owned or furnished residue or surplus hazardous material must be removed from the campus immediately after being classified as "waste", or when they are no longer usable for the project they were brought on to the campus to support. The University will not accept any hazardous materials for disposal or storage for any reason at any time from any contractor.
- g. For additional information contact University Safety Office.

VI. SERVICE PERFORMANCE WITHIN U.S.

Under N.J.S.A. 52:34-13.2, all contracts primarily for services awarded by the Senior Director of Contracting and Procurement shall be performed within the United States, except when the Senior Director of Contracting and Procurement certifies in writing a finding that a required service cannot be provided by a contractor or subcontractor within the United States and the certification is approved by the New Jersey State Treasurer.

- A.** A shift to performance of services outside the United States during the term of the contract shall be deemed a breach of contract. If, during the term of the contract, the contractor or subcontractor, proceeds to shift the performance of any of the services outside the United States, the contractor shall be deemed to be in breach of its contract, which contract shall be subject to termination for cause pursuant to of the Terms and Conditions provided, unless previously approved by the Senior Director of Contracting and Procurement and the State Treasurer.

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