

RFP
FOR ROWAN
UNIVERSITY

REQUEST FOR PROPOSALS (RFP)

Rowan University
The Office of Contracting & Procurement

201 Mullica Hill Road
Glassboro, NJ 08028
Phone: 856.256.4171

Email: bids@rowan.edu



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Administrative Information

All questions must be submitted via email, with the invitation to RFP title subject heading:

RFP 26-46 Emission Compliance

Questions:

All questions must be submitted via email to bids@rowan.edu with the name and number of the proposal in the subject line.

Questions will not be accepted by telephone. All questions submitted will be answered on The Office of Contracting and Procurement [website](#) on the date indicated below.

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

***Note Regarding Confidentiality and Commitment to Defend**

By submitting a response to this RFP, Vendor acknowledges that Rowan is a public entity subject to the New Jersey Open Public Records Act (“OPRA”). Non-proprietary information contained in any submission will be subject to public disclosure under OPRA. Vendors may mark any portions of a submission as confidential only if the information is consistent with the criteria outlined in the “Confidentiality and Commitment to Defend.” However, final determinations of what must be disclosed will be made by Rowan in its sole and absolute discretion.

RFP Opening:

Submissions will be due on June 16, 2026, by 2:00 pm prevailing time, and read in public virtually. Please use the following credentials to attend the meeting:

Option 1:

- Meeting link: <https://rowan.webex.com/meet/mori>
- Meeting number: 644 308 626

Option 2:

- Join from a video conferencing system or application
- Dial: mori@rowan.webex.com
- You can also dial 173.243.2.68 and enter your meeting number

Option 3:

- Join by phone +1-415-655-0003 US TOLL
- Access Code: 644 308 626

Schedule of Events

Due Date:

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
RFP Issued	5/27/2026	
Site Visit*	n/a	
Questions Due	6/2/2026	
Answers Posted to Website	6/9/2026	
Submissions Due	6/16/2026	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)	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	Confidentiality & Commitment to Defend	Review note on page 2.	
6	Disclosure of Investigations & Other Actions Involving the Vendor		
7	Exhibit A: Mandatory Equal Opportunity Language • Complete Form AA-302		
8	Modifications Acknowledgement		
9	New Jersey Business Registration Certificate	To be provided prior to award. Check the status of BRC here .	
10	Non-Collusion Affidavit	Must be fully executed <i>and</i> notarized.	
11	Proof of Ability to Obtain Required Insurance		
12	Taxpayer Identification Request (W-9)		
13	Disclosure of Investment Activities in Iran	To be provided prior to award	
14	Certification of Non-Involvement: Russia or Belarus Prohibition	To be provided prior to award	
15	Public Works Contractor Registration Certificate	Must be certified at date of submission.	

* Submission requirements for redactions can be found [here](#).

Introduction

Rowan University is seeking proposals from qualified vendors for continuous emissions monitoring and reporting needs for Rowan University's central plant located on the main campus.

Rowan University is a 2.5 million g.s.f. campus located in Glassboro, NJ. The campus is served by a central utilities plant providing steam, chilled water, and power. The plant consists of (3) boilers, (2) cogeneration HRSG units, and (4) chillers.

In general, this contract will address the plant's continuous emissions monitoring and reporting needs as required by EPA and DEP. This contract will include a new (replacement) CEMDAS monitoring station and associated annual maintenance and software upgrades. The new station shall overlap the existing until final testing and commissioning is complete and proven accurate.

University intends to award a service contract for rfp This contract will cover all Rowan Campuses currently under the umbrella of the University with the option to negotiate future locations.

The main campus, located in Glassboro, NJ, has over 50 buildings. There are also properties in Stratford, NJ and Camden, NJ. The University is seeking a qualified vendor to provide services at the following campuses and any additional properties acquired during the term of contract.

All campuses defined as:

Rowan University
201 Mullica Hill Road
Glassboro, NJ 08028

Directions and campus maps can be found on the following website: [Directions & Campus Maps](#)

I. SCOPE OF SERVICES

Because of the essential life safety aspects of the service contract, Contractors are required to meet all criteria outlined in this RFP.

- A.** The successful contractor will provide all labor with emergency call-in service, including supervision, tools, materials, equipment, licenses, permits and incidentals required and/or implied for the complete and satisfactory performance of emissions compliance at Rowan University in accordance with the following specifications.
- B.** Proposers shall submit a copy of any required licenses or certifications with proposal submission package.
- C. Definitions**
 - 1.** CGA: Cylinder Gas Audit
 - 2.** CEMS per EPA (<http://www.epa.gov/ttn/emc/cem.html>): A continuous emission monitoring system (CEMS) is the total equipment necessary for the determination of a gas or particulate matter concentration or emission rate using pollutant analyzer measurements and a conversion equation, graph, or computer program to produce results in units of the applicable emission limitation or standard. CEMS are required under some of the EPA regulations for either continual compliance determinations or determination of exceedances of the standards. The individual subparts of the EPA rules specify the reference methods that are used to substantiate the accuracy and precision of the CEMS.
 - 3.** DAS: Data Acquisition Software
 - 4.** RATA: Relative Accuracy Test Audit
- D. General Tasks:** This contract will provide emissions compliance services for NJDEP and EPA regulations for Title V and Greenhouse Gas reporting. This includes, but may not be limited to the following:

1. Instrumentation and Calibration for CEMDAS associated with Cogeneration Unit
 2. Contractor is required to provide calibration gases for performing CGA and NOX converter testing.
 3. Cylinder Gas Audit (C.G.A.) for verification of RATA (Qtrs: 2,3,&4)
 4. Relative Accuracy Test Audit (RATA) (Qtr:1)
 5. Preventative Maintenance on associated monitoring equipment.
 6. Annual Boiler burner tuning and stack testing for Boilers 2, & 3.
 7. Boiler stack testing contractor shall be certified to perform method 9 boiler stack emissions evaluation when required.
 8. Provide and install new Continuous Emissions Monitoring Data Acquisition Software (CEMDAS) updates, computer, monitor, printer, and parts for the monitoring system when needed for Cogenerations unites (Centaur and Saturn).
- E.** The contract for services will provide a single-point of contact for Rowan’s plant manager relating to all emissions monitoring components described within.
- F. Specific Task Requirements and Products:**
1. Instrumentation Calibration for CEMDAS associated with Cogen Units.
 - a. Calibrate instrumentation for all systems as required. This includes, but may not be limited to: analyzers, regulators, set points, and probes.
 2. Cylinder Gas Audit (C.G.A.) for verification of RATA (Qtrs: 2,3,&4)
 - a. Comply with 40CFR60 Appendix F.
 - b. Each analyzer shall be challenged at two (2) audit points using NIST traceable gas standards for % accuracy determination.
 3. Relative Accuracy Test Audit (R.A.T.A) (Qtr: 1)
 - a. Qty: 2 CEMS (Solar Centaur and Solar Saturn cogeneration units)
 - b. Comply with 40CFR60 Appendix B, Performance specifications 2 and 3.
 - c. Utilize USEPA Methods 3A and 7E for field evaluations.
 - d. Test Runs per unit: 12
 - e. Test Run duration: 21 minutes
 4. Preventative Maintenance on associated monitoring equipment.
 - a. Perform PM tasks quarterly.
 - b. Inspect and maintain overall condition of CEMS components, including associated HVAC.
 - c. Inspect and maintain system calibration
 - d. Inspect and maintain filter housings/elements.
 - e. Inspect and maintain sample pump(s) and system vacuum.
 - f. Inspect and maintain sample pathways and clean. Wash and dry with nitrogen.
 - g. Perform leak check on all systems.
 - h. Inspect and maintain sample/calibration flows. Check bottles and regulators.
 - i. Inspect and maintain DAS operation.
 - j. Inspect, clean, and calibrate O2 and NOx analyzers.
 - k. Provide estimates for the repair or replacement of failed equipment and components outside of the costs included in the contract in a timely manner.
 5. Boiler burner tuning for Boilers
 - a. In accordance with NJDEP NOx RACT Regulations.
 - b. Provide portable certified testing equipment as required for NOx, CO, and O2 testing.
 6. Continuous Emissions Monitoring Data Acquisition Software (CEMDAS) for Cogen Units.
 - a. Firm will upgrade existing CEMDAS (existing by Monitoring Solutions) and provide all new hardware and software to comply with specifications below. Firm is responsible for all programming on, or off-site, as required to make a fully functional and accurate data acquisition system.
 - b. Firm will provide the results of all local and federal required testing in the form of official and appropriate reports.

- c. Approved Manufacturer for CEMDAS:**
 - i. Contec Systems, dataSoft suite, latest version.
 - ii. VIM Technologies, CEMlink, latest version.
 - iii. B&W, Enertech, latest version.
- d. CEM System Setup Window**
 - i. Change LOW, HIGH, and HIGH Alarm Set Points
 - ii. Select Which "High/High" Alarms Trigger Emissions Incidents
 - iii. Change Calibration Gas Bottle Values and Input & Output Ranges
 - iv. Change Allowable Analyzer Drift & Auto System Calibration Time
 - v. Select Single or Multiple Daily Calibrations
 - vi. Set Auto Calibration Time and/or Frequency and All CEM Timing Delays
 - vii. Change Miscellaneous System Constants Such as F-factor, HHV, etc.
 - viii. Place an Input Channel In or Out of Service
- e. Data Base Editor:**
 - i. Manager and Operator can Enter Process and Reason Codes
 - ii. Manager Can Change the Recorded Values in the Data Base
 - iii. Allows Manager to Insert Values Into Any Missing Data Periods
- f. Real Time Averages Window:**
 - i. Displays 1 Minute, 6 Minute, 15 Minute, 1 Hour and Various Rolling Averages
- g. Real Time Trending Window:**
 - i. Trend Raw and Calculated Information
 - ii. Adjustable X and Y Axis and Update Frequency (1 to 900 seconds)
 - iii. Adjustable Color Palette
- h. Historical Trending:**
 - i. Plots One Minute, Hourly Averages and Calibration Results
 - ii. Plot Up to 7500 Continuous Data Points
 - iii. 300 Continuous Days When Plotting 1 Hour Averages
 - iv. 5 Continuous Days When Plotting 1 Minute Average
 - v. Zoom In and Zoom Out on the User Definable Time Periods
 - vi. Calculates the Averages of the Trend Between 2 User Definable Points
- i. Historical Reporting:**
 - i. Generates Reports to Screen, Printer, CD, or User Defined Drive
 - ii. Indicates Bad and Missing Data Periods
 - iii. 6 Minute and 15 Minute Averages
 - iv. Hourly Averages and Daily Summary
 - v. Emission Incidents
 - vi. Daily Calibration Results
 - vii. Data Validity and Availability
 - viii. Monthly, Quarterly Summary Reports, Annual Totals, and Summary Reports
- j. Existing Typical System Hardware, DAS Workstation:**
 - i. Evaluate the existing hardware and software systems and recommend the updates there necessary.
 - ii. Intel® Core™ 2 Duo Processor with 2.0 GB of RAM, minimum.
 - iii. 160.0 GB Hard Drive, minimum
 - iv. Windows® XP Professional SP2 OS
 - v. Color 21" Flat Panel Display, minimum.
 - vi. Internal 48x32 CDRW/DVD Combo Drive
 - vii. Integrated 10/100 Ethernet Card
 - viii. Internal 56K Analog Modem

- ix. Remote access via Symantec® pcAnywhere Software
- x. Sound Bar for Flat Panel Display
- xi. InkJet Printer
- xii. Approved manufacturers: Dell, IBM, HP.
- xiii. Backup local hard drive, 1TB minimum.

k. Communications: All Software can be provided with hardware and software OCX communication drivers for Allen Bradley PLC.

- i. Provide Allen Bradley PLC-5 Series controllers as required.
- ii. Provide all programming and installation necessary.

7. Remote Monitoring

- i. System shall have the capability for remote access and alarm.
- ii. Coordinate with Rowan IT department as required.

G. Schedule – Testing and Reporting:

Firm shall coordinate all required testing with the Heating Plant Chief Engineer

1. Deliverables:

a. Anticipated Reports

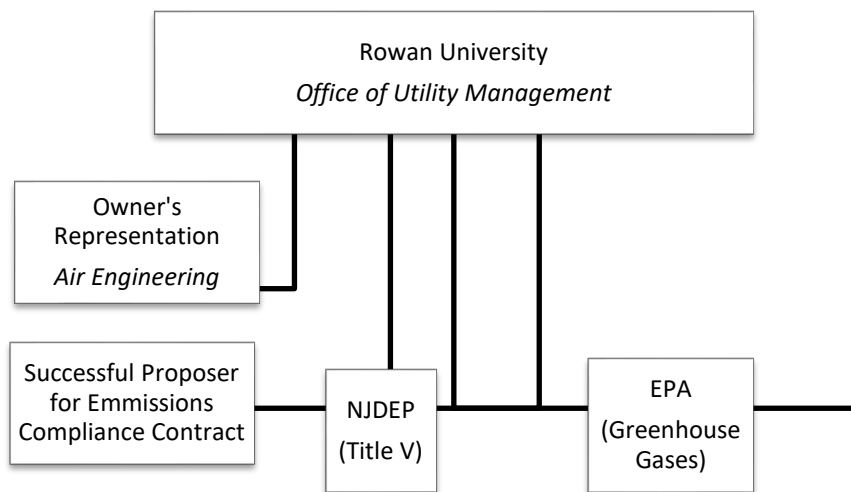
- i. NJDEP (emissions)
- ii. EPA (greenhouse gas)
- iii. CGA and RATA Testing Reports
- iv. PM service report, per visit.
- v. Burner Tuning Report (NOx RACT)
- vi. Develop and timely submit any/all required NJDEP Protocols for testing to include but not limited to Stack Testing (1x every 5 yrs)
- vii. Contractor will be required to closely interface with the Rowan University’s Air Management owner’s representative.

H. Warranty: Firm shall warranty all equipment to be in good working order upon completion.

I. Excluded from Contract:

- 1. Final certified report preparation to governing agencies will be prepared and submitted by Rowan’s owner representative, Air Engineering.

J. Organization Chart



K. Invoicing and Cost Basis Calculations

- 1. Rowan University will not allow nor pay any additional costs or surcharges on contractor invoices not already noted on the Proposal Form.
- 2. The University reserves the right to review any invoice of the awarded contractor.
- 3. Separate invoices shall be submitted for each job/project. Billing shall occur in a timely manner. When an

invoice(s) from the contractor to the University includes materials, the contractor shall support any materials with invoices and/or receipts displaying the purchase from the original vendor.

4. Awarded contractor shall provide a “not to exceed quote” for each project to be reviewed and approved before work begins with the exception of emergency calls.
5. Rowan reserves the right to withhold the entire monthly payment in any month where the contract is not fulfilled.

L. Penalties

1. The contractor shall be considered in violation if they fail to take corrective action in a timely manner after discovery of a problem or written notification of a problem discovered by staff.
2. Contractor will also be in violation if timely service is not performed and inventories are not maintained.

M. Contractor Qualifications

1. The importance of maintaining the equipment and their components in a safe and satisfactory operating condition requires that the services be performed by a contractor who is regularly engaged with his/her own personnel in the installation, maintenance and service of the equipment utilized in the services outlined in the Scope for this project.
2. Contractors shall have sufficient licensing for repairs to warranted systems and repair equipment needed to perform the work required as outlined in this RFP.
3. The Contractor shall have sufficient supervision, staff, equipment and materials to address at least three (3) responses simultaneously.
4. The Contractor shall have a minimum of ten (10) years of industry experience.
5. The contractor shall not sell, transfer, assign or otherwise dispose of this contract to any third party for the performance of their work. Exceptions are services outside their normal expertise such as excavation. All subcontractors must be approved prior to the start of work by the Vice President of Facilities or his designee.
6. Contractor shall have experience with all major fire alarm system manufactures and systems, including those certified by Edwards as an authorized sales and service provider.

N. Misc.: Hours; Testing; etc.

1. Central plant operates 24/7, 365 days per year. Unless otherwise approved, work under this contract shall be accomplished during normal University work hours. These hours are Monday through Friday, 7:00 am until 5:00 pm. However, there may be projects that require work to be done outside the normal working hours. Likewise, contractors are expected to honor all University holidays.
2. **Emergency Response:** The awarded contractor shall respond within two (2) hours to all emergency service calls. A list of personnel authorized to make emergency services calls will be given to the successful contractor.

O. Invoicing and Cost Basis Calculations

1. Awarded contractor shall provide a “not to exceed quote” for each project to be reviewed and approved before work begins with the exception of emergency calls.
2. The Vendor shall provide estimates, quotes and subsequent invoices in a format similar to the Proposal Page with all hourly rates annotated and cost plus charges clearly broken out to reflect manufacturer charge and percentage increase.
 - a. Vendors shall provide estimates/quotes to the requestor with a copy to contracts@rowan.edu
 - b. Separate invoices shall be submitted for each job/project. Billing shall occur in a timely manner. When an invoice(s) from the contractor to the University includes materials, the contractor shall support any materials with invoices and/or receipts displaying the purchase from the original vendor.
3. Rowan University will not allow nor pay any additional costs or surcharges on contractor estimates, quotes and/or invoices not already noted on the Proposal Form.
4. The University reserves the right to review any invoice of the awarded contractor.
5. Rowan reserves the right to withhold the entire monthly payment in any month where the contract is not fulfilled.

II. **PRICING**

- A. Proposals shall include all services, labor and price plus costs as indicated on the proposal page.
- B. Prices provided must remain in effect for the dates noted on the Proposal Form.
- C. Payments for labor and services, under this contract, shall be made on per unit (room/apartment) basis, and limited to the work actually performed on any job/project.
 - 1. Costs included in rate: Benefits, normal travel time, insurance, taxes, vehicles (company and/or employee), any other overhead, profit, and other miscellaneous cost.
- D. No proposal may be withdrawn for ninety (90) days.
- E. Refer to the Proposal Page for additional information.
- F. Prices provided must remain in effect for the dates noted on the proposal page.
- G. All payments from Rowan to the successful proposer and from proposers to subcontractors and vendors for labor and services, under this contract, shall be made on an hourly flat rate basis, and limited to the work performed on any portion of the work done on this Project.
- H. The University is exempt from New Jersey sales tax, and this price should not include any sale tax.
- I. **Price Increase/Decrease:**
 - 1. Rowan University will review requests for price increases from vendor if applicable.
 - 2. Any agreement to increase the cost to the University must be in writing and approved by the University Contracting & Procurement Office.
- J. **Invoicing and Cost Basis Calculations**
 - 1. Rowan reserves the right to withhold the entire monthly payment in any month where the contract is not fulfilled.

III. **TERM OF CONTRACT**

- A. The anticipated contractual period will be for one (1) year with two (2) possible renewals of two years each, subject to budgetary approval on a yearly basis. Rowan University reserves the right to alter this time period upon review of all proposals.
- B. The University reserves the right to terminate the awarded contractor's services for cause or convenience at any time during the term of the contract.
- C. The proposed contract will begin on 7/1/2026 and end on 6/30/2027, with (2) possible one-year renewals until 6/30/2029. Rowan will contract with the awarded vendor for goods and services procured from the date of award through the start date of the contract if necessary.
- D. In the event that the University terminates services, written notice will be provided thirty (30) days in advance of termination date.

IV. **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.

V. 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:
- C. All personnel shall observe all rules and regulations in effect at Rowan University governing safety and personal conduct.
- D. Vendor personnel shall not represent themselves or be considered as employees of Rowan University.
- E. 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.
- F. 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.
- G. 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.
- H. At all times, Vendor personnel shall be in professional attire with clear identification of the company's name, logo, and person's name.

VI. 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**
 - 1. 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.

VII. **SUBMISSION REQUIREMENTS**

- A. Submissions should provide a straightforward and concise delineation of the respondent proposal and commitment to satisfy the requirements of the RFP.
- B. Vendor's submissions should include all information noted in the sections above and on the Required Procurement Documents page of this document as well as the following information.
- C. Proposals submitted in any other format other than as listed below will be considered informal and may be rejected.

- D.** The RFP should be concise and shall be organized in a manner so the selection committee may quickly access pertinent information. Every effort should be made to avoid duplicating the information presented in the RFP. The RFP must include and will be evaluated based on the following criteria. Each team's RFP must include an index and be organized by discrete sections corresponding to the criteria and in the same order as listed below
- 1. Transmittal Letter:**
 - a. Proposals must be accompanied by a transmittal letter not to exceed two (2) pages signed by a principal of the firm.
 - 2. Table of Contents**
 - 3. Organizational Information, Personnel & Staffing**
 - a. Describe the organization of your business. Indicate the composition and number of staff, facilities available and experience of your firm/team as it relates to this RFP.
 - b. In no more than 200 words, explain why your organization is uniquely qualified to provide vendor services for Rowan University. Include any other information that you believe would be helpful in the selection of your firm on the University's pre-approved architectural service list.
 - 4. Vendor Experience, Relevant Projects, & References**
 - a. Include any information which you feel would be helpful in the selection of your organization.
 - b. Provide three (3) examples of related projects that would best assist in assessing if you organization is the most suitable.
 - c. Provide a list of three (3) references that the University may contact regarding previous work completed. Include the place of business and name, title and phone number of a contact person. The University reserves the right, but is not obligated to, contact references.
 - 5. Proposal & Pricing Page:** Fully executed.
 - 6. Required Procurement Documents & Proposer' Checklist:** All documents requested (**Page 4**), should be submitted in the listed order.
 - E.** Proposal submissions shall not contain URLs (Uniform Resource Locators) or web addresses. The internet contains dynamically changing content, inclusion of a URL or web address in a bid submission is indicative of potentially changing information. Inclusion of a URL or web address in a bid response implies that the bid's content changes as the referenced web page changes.
 - F.** Conditional proposals will not be considered.
 - G.** An initial screening of all submissions will be conducted to determine overall responsiveness. Submissions determined to be incomplete or non-responsive may be disqualified, in accordance with applicable law.
 - H.** Rowan reserves the right to interview the respondents prior to the RFP opening to obtain additional clarification and understanding of the information presented in a proposal to aid in assessing the responsibility of the proposal.
 - I. Requests for Clarification by the University:** The University may request that proposer clarify any information contained in Proposal. Proposers are required to provide a written response within two (2) business days of receipt of any request for clarification by the University.
 - J.** The award of this RFP will be based upon a review and analysis of all proposals to determine which proposal best meets the University's needs. The proposal will be scored based on the criteria outlined below.
 - K. Post Award:** Following the notification of award, vendor(s) may receive a contract along with a request to review terms, deliverables, costs, and the University's expectations in general. You will be able to address any post award questions or concerns at this time. *If you do not receive a contract within seven days of award, please contact contracts@rowan.edu.*

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.

[RFP SUBMISSION PORTAL](#)

(Ctrl + Click to follow link)

Instructions:

1. Select RFP Submission Portal link above.
2. You will be routed to the RFP Submission Portal.
3. You will be asked to provide the following:
 - a. RFP Number
 - b. Project Name
 - c. Company Name
 - d. Point of Contact
 - e. Email 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

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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. 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 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.

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 invitation for proposals, 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:

Firms will be awarded points in the following categories:

Criteria Description	Weight
Organizational Information, Personnel & Staffing	0-30
Vendor Experience, Relevant Projects & References	0-30
References	0-20
Pricing (hourly Rates)	0-20

Proposal & Pricing Page

The proposer states that he/she has carefully examined the specifications of having carefully examined the proposal documents and being familiar with the requirements therein, hereby submits their proposal to provide such services meeting the requirements outlined in this RFP.

Name	
Title	
Vendor Name	
Address	
Phone	
Email	

Signature	
------------------	--

Any and all changes made to this proposal page must be initialed and dated by the Proposer. No edit(s) will be accepted without Proposer's initials and date, next to all corrections.

Vendor Point of Contact

Provide the name and contact information of the individual within your firm that the University should contact regarding questions about your submission. The contact information should include the name of individual, telephone number, and e-mail address.

Point of Contact	
Phone	
Email	

Pricing

*All rates will be subject to Prevailing Wage
[Current Prevailing Wage Rates](#)*

Item Description	FY27	FY28	FY29
Annual Service <i>Including CEMDAS system</i>	\$	\$	\$
<i>For emergency/additional work, special projects, overtime or Sunday/Holiday work when approved by the University bidders are to submit in the bid price line below the all-inclusive cost on an hourly basis. This price establishes the actual hourly rate that shall be paid by the University.</i>			
Hourly Rate	\$	\$	\$

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' 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 described below. 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 herein 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.

a. Insurance Required:

1. Workers' Compensation Insurance with statutory limits applicable to the laws of the State of New Jersey and any other State or Federal jurisdiction required to protect the employee of Vendor who will be engaged in the performance of work under this contract.
2. Employers' Liability Protection with a limit of liability not less than one million dollars (\$1,000,000) bodily injury, each occurrence; one million dollars (\$1,000,000) disease, each employee; and one million dollars (\$1,000,000) disease, aggregate limit.
3. Commercial General Liability written on a current ISO Occurrence Form or equivalent. The General Liability policy will include, but not be limited to, coverage for bodily injury (including death) and property damage arising from premises and operations liability, products and completed operations liability, personal injury and advertising liability, sexual abuse and molestation, contractual liability, and fire legal liability. Vendor agrees to maintain the following general liability limits of coverage:

• per occurrence\$1,000,000

- products/completed operations aggregate..... \$3,000,000
- personal and advertising injury \$1,000,000
- general aggregate\$3,000,000

A “per location or Project endorsement” shall be included so that the general aggregate limit applies separately to the Rowan location or Project.

4. Comprehensive Automobile Liability written on an occurrence basis covering owned, non-owned, and hired vehicles. The limits of liability shall not be less than a combined single limit of one million dollars (\$1,000,000) per occurrence.
 5. Excess Liability, umbrella insurance, follow form, applying excess of the commercial general liability, commercial automobile liability and employer’s liability insurance in minimum amounts of one million dollars (\$1,000,000) per occurrence, one million dollars (\$1,000,000) general aggregate, and one million dollars (\$1,000,000) products/completed operations.
 6. Pollution Legal Liability insurance policy, if applicable to the services performed under this contract, in minimum amounts of two million dollars (\$2,000,000) per occurrence. If this policy is written on a claims-made policy form, Vendor agrees that upon termination of the claims-made policy a retroactive reporting policy (tail policy) will be purchased to provide coverage for losses that occurred during, or as a result of, the provision of Vendor’s services under this contract, but are not discovered until after completion of services under this contract.
 7. Professional (Errors & Omissions) Liability insurance, if applicable, in minimum amounts of two million dollars (\$2,000,000) per claim. If this policy is written on a claims-made policy form, Vendor agrees that upon termination of the claims-made policy a retroactive reporting policy (tail policy) will be purchased to provide coverage for losses that result from the professional services provided during the term of this contract regardless of when a claim is made.
 8. Cyber Breach/Privacy Liability Insurance, providing coverage for 1) Privacy Liability, Network Security Liability, and Regulatory Liability; 2) Payment Card Industry (PCI) Fines, Penalties, and Assessments; 3) Breach Response Costs including Data Forensics, Public Relations, and Privacy Counsel, and 4) Notification, Credit Monitoring, and Identity Theft Restoration Costs. The limits of liability will be in minimum amounts of 15 million dollars (\$15,000,000). If this policy is written on a claims-made policy form, Vendor agrees that upon termination of the claims-made policy a retroactive reporting policy (tail policy) will be purchased to provide coverage for all claims received after the termination date of the claims-made policy.
- A. The General Liability, Automobile Liability and Pollution Legal Liability policies shall each name Rowan University and the State of New Jersey as additional insureds.
 - B. Vendor shall bear all costs of all policy deductibles.
 - C. Vendor may, if they so desire, include with their proposal the applicable certificates of insurance. This will expedite the contract award process for the awarded vendor.
 - D. Within ten (10) days after receipt of notice of intent to award contract, and if applicable, annually thereafter until contract termination, Vendor will furnish Rowan University with Certificates of Insurance evidencing all required insurance.
 1. Certificates must evidence the Additional Insured language.
 2. Certificates will be submitted to the Senior Director of Contracting and Procurement, Rowan University, 201 Mullica Hill Road, Glassboro, NJ 08028.
 - E. The awarded vendor shall assume all responsibility for its actions and those of anyone else working for it while engaged in or traveling to or from any activity connected with this agreement. The successful proposer agrees to defend, indemnify, and hold harmless Rowan University and its officers, agents, staff members and

employees, from all actions, claims, and demands whatsoever that may be asserted by, or on behalf of anyone, against the University, its officers, agents, staff members and employees because or as a result of, any accident, injury or illness that may occur to or be sustained by any person, agency, or company that arises out of the activities conducted under this request for proposals by the proposer, their employees or anyone acting on the proposer's behalf.

- F. Rowan University, as a State funded University, will not indemnify vendors in any form.

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

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 Constructions 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.L. 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 of 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 of 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.).
- F. 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

XV. 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 (MSDA) 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 stoppage 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.

1. 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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