

ADVERTISEMENT FOR BIDS
KEAN UNIVERSITY
UNION, NEW JERSEY 07083

The Contracting Officer at Kean University invites sealed Bids for Lump Sum Contract for:

Project Name: Alteration Project 1085 Morris Avenue
Bid Number: K25-2-18-1
Project Location: Kean University 1085 Morris Avenue Building, Union, NJ 07083

Notice is hereby given that sealed bids will be received until 2:00 p.m. on October 28, 2025 via electronic submission only, at which time they will be publicly opened and read aloud via telephone and virtual conference.

Kean University seeks experienced bidders for our 1085 Alteration Project. The project proposes the 172,000 sq. ft., alteration of the existing, occupied, 215,000 square foot 5-story office building, with a stone and glass façade. The alteration of this office building and associated site work creates multiple occupancy types. The alterations will include altering office space, creating and altering conference areas, creating a community health clinic, creating research laboratories with the required ancillary support spaces, creating classrooms and virtual reality/ augmented reality labs. The alterations also include upgrading, updating and replacing mechanical systems to accommodate the new occupancies.

The primary structure of the building is structural steel. The successful bidder will also be responsible for furnishing, installing and coordinating all new, existing and upgraded utility services including gas, electrical, water & sanitary.

The alterations will include building an Executive Office Space, Conference Area, Community Mental Health Clinic, Research Laboratories, Computer Science Department Laboratories and Office Spaces, Virtual Reality and Augmented Reality Lab, Academic Classrooms and renovating an existing kitchen. The alterations also include replacing the existing chiller plant located in the parking deck, with more efficient rooftop units.

A Pre-Bid Conference shall be held on September 16, 2025, at 10:00 a.m. via telephone and virtual conference. The Pre-Bid Conference is optional, but attendance is suggested. To participate in the Pre-Bid Conference, please use the following information:

LINK: <https://kean-edu.zoom.us/j/97422568566>

DIAL-IN: (US) +1 646 931 3860

MEETING ID: 974 2256 8566

Deadline for inquiries and substitutions is October 7, 2025 at 12:00 p.m. All inquiries must be submitted in writing to Faruque Chowdhury at procurementbids@kean.edu with a copy to avarava@exchange.kean.edu. In order to inspect the job site prior to submitting a proposal, bidders must contact Antonetta Pontoriero at antponto@exchange.kean.edu to schedule an appointment.

Bid Documents will be available for download from the Project's FTP site after the Pre-Bid Conference. Instructions for accessing the FTP site will be posted to the Kean University Procurement and Business Services website at <https://www.kean.edu/offices/university-procurement-and-business-services/bid-opportunities>. Bid documents will NOT be mailed.

Bids must be submitted via email, as an attachment in PDF format, to procurementbids@kean.edu. The subject line of your email must read "BID SUBMISSION – Bid No. K25-2-18-1." Hard copy bids will not be accepted regardless of whether the bid documents permit the submission of hard copy bids. Bidders will be fully responsible for the delivery of their bids. Late bid submissions will NOT be accepted.

A public Bid Opening shall be held on October 28, 2025, at 2:00 p.m. via telephone and virtual conference. To participate in the Bid Opening, please use the following dial-in information:

LINK: <https://kean-edu.zoom.us/j/94137299686>

DIAL-IN: (US) +1 646 931 3860

MEETING ID: 941 3729 9686

Kean University may, pursuant to N.J.A.C. 17:13-4.2, review to determine if small business set-aside goals are appropriate. Kean University may review the Division of Purchase and Property's list of classified contractors to determine the number of eligible small businesses that may reasonably be expected to participate in this bid. The Small Business Enterprise (SBE) goal for construction projects set-aside can be reached either at the prime or subcontractor level. Bidders shall provide sufficient documentation of good-faith efforts to meet the SBE set-aside goal either with its bid or within ten days of a request by Kean University. Failure to comply may preclude award of a contract to a bidder.

Each bid shall be accompanied by a security payable to Kean University. The bid security shall be 10% of the bid amount, and shall be given by bid bond. If a contract is awarded, the successful bidder shall enter into a contract with Kean University and shall furnish a Performance Bond and a Payment Bond, each equal to 100% of the bid amount submitted.

Pursuant to N.J.S.A. 34:1A-1.16, any business who has been identified on the New Jersey Department of Labor and Workforce Development's Workplace Accountability in Labor List is prohibited from contracting with any public entity, including Kean University, until the outstanding liabilities have been resolved.

Faruque Chowdhury, Associate Vice President
University Procurement and Business Services