

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: KJC JMAC Boilers and Hot Water Heater Replacement Project
Bid Number: K26-7-29-4
Project Location: Kean Jersey City, 110 Culver Avenue, Jersey City, NJ 07305

Notice is hereby given that sealed bids will be received until 2:00 p.m. on October 29, 2026, via electronic submission only, at which time they will be publicly opened and read aloud via telephone and virtual conference.

Kean University seeks experienced and qualified bidders for the KJC JMAC (John J. Moore Athletics and Fitness Center) Boilers and Hot Water Heater Replacement Project. The project consists of the renovation and replacement of mechanical systems within the existing Boiler Room located at 110 Culver Avenue, Jersey City, New Jersey.

The Boiler Room currently houses the steam boilers and domestic hot water heaters serving the facility. The existing equipment is in poor condition and no longer operates reliably. The scope of work includes, but is not limited to:

- Removal and replacement of the existing steam boilers
- Removal and replacement of the existing gas-fired domestic hot water heaters
- Removal and replacement of the existing domestic hot water return pump
- Removal and replacement of the existing boiler feed unit
- Removal and replacement of the existing heating and ventilation air handling unit
- Installation of all associated piping, controls, electrical wiring, supports, and accessories required for a complete and operational system

Construction activities will include mechanical, electrical, plumbing, and controls systems work, as well as all incidental and related construction activities, including carpentry and other trades, as indicated in the Contract Documents.

The successful bidder shall be responsible for coordinating all demolition and installation activities with the Owner to ensure continuity of operations and compliance with project requirements.

All work shall be performed in accordance with the Contract Documents, applicable codes, and industry standards.

A Pre-Bid Conference shall be held on September 24, 2026, 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/4476617185?omn=93845498814>

DIAL-IN: +1 929-205-6099

MEETING ID: 447 661 7185

Deadline for inquiries and substitutions is October 10, 2026, at 12:00 p.m. All inquiries must be submitted in writing to Edie DelVecchio at procurementbids@kean.edu with a copy to adam.varava@kean.edu. In order to inspect the job site prior to submitting a proposal, bidders must contact Antonetta Pontoriero at antonetta.pontoriero@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. K26-7-29-4." 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 29, 2026, 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/4476617185?omn=94266171541>

DIAL-IN: +1 929-205-6099

MEETING ID: 447 661 7185

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.

Edie DeVecchio, Associate Vice President
University Procurement and Business Services