



# State of New Jersey

DEPARTMENT OF THE TREASURY  
DIVISION OF ADMINISTRATION  
NEW JERSEY PUBLIC BROADCASTING AUTHORITY  
P. O. Box 777  
TRENTON, NEW JERSEY 08625-0777

PHILIP D. MURPHY  
*Governor*

ELIZABETH MAHER MUOIO  
*State Treasurer*

TAHESHA L. WAY  
*Lt. Governor*

Telephone (609) 777-5000 / Facsimile (609) 633-2920

RICHARD WILLIAMS  
*Executive Director*

**AUGUST 15, 2025**

## **NOTICE OF BID PROPOSAL**

### **HVAC REPLACEMENT – LAWRENCE TOWNSHIP**

The New Jersey Public Broadcasting Authority (“NJPBA”), is requesting bid proposals through this notice (the “RFP”) for the labor, materials, and warranty required to replace an existing Trane Roof Top HVAC Unit with a new replacement system of equal size and performance at the NJPBA broadcast facility in Lawrence Township, New Jersey.

#### **Background:**

The NJPBA is a state agency with television and radio facilities located throughout the State of New Jersey. The NJPBA seeks to retire and replace aging HVAC systems with HVAC systems capable of maintaining our facilities at a year-round interior temperature of 72 degrees Fahrenheit with a 50% relative humidity.

This RFP requires the demolition and disposal of an existing Trane model YSC120A4RGAOFD and the removal and replacement of a one-piece, (non-knocked down) 24-inch curb. The use of a crane for all demolition and installations will be performed within close proximity of a guy-wire supported broadcast tower. Please refer to the included Lawrence Site Plan which identifies areas to avoid during installation.

The successful bidder shall provide the labor, materials, and warranty for one **Trane Precedent, All-electric, 10-Ton, 60Hz Packaged System, Model Number TSK120F4S0000G0A0A2B0A0C.**

Additional features shall include:

DX cooling  
Standard efficiency  
Convertible configuration  
10 Ton 460/60/3  
Microprocessor controls, 3-phase  
460/60/3  
Symbio Controls  
Hinged panels/Standard Filters  
Standard condenser coil

Unit mounted 3-phase disconnect and circuit breaker  
Powered convenience outlet  
Supply and return air smoke detectors  
Condensate overflow switch  
24 inch, one-piece curb with internal wiring pass-through  
Economizer (Standard)  
Humidity Control Option (hot gas reheat)  
Low Ambient Cooling

This project does not require duct demolition or installation. The specified equipment will be installed on a new curb. A 3-phase, 60-amp electrical service is currently connected to the existing RTU.

The successful bidder shall supply and install a one-piece curb designed to the specifications of the Trane Precedent HVAC unit listed in this RFP or a functional equivalent HVAC unit. The one-piece curb shall have a height of 24 inches, measured from the top of the concrete roof deck to the bottom of the proposed HVAC unit. The successful bidder will be responsible for all roof material demolition, repair and flashing required to install the new curb. The electric supply circuit shall be run through the interior of the curb to the factory-installed circuit breaker, avoiding the penetration of the curb wall.

In addition to any manufacturer's warranty included with the purchase of equipment, the successful bidder shall warrant all installation and equipment for one (1) year after the date of acceptance by the NJPBA.

Bidders are encouraged to submit alternates for equipment specifically called out. However, it is the responsibility of the bidder to provide technical specifications or any other information to prove that a substitute is equal to or better than the replacement unit specified above.

### **MINIMUM QUALIFICATIONS**

Bidders must be licensed to perform such work in the State of New Jersey. Bids must be submitted in the format attached. All services shall comply with the [State of New Jersey Standard Terms and Conditions](#). In accordance with these terms, the following documents must be submitted prior to the issuance of a purchase order:

- Ownership Disclosure form
- Political Contribution Disclosure Chapter 271 form
- Certificate of Insurance
- Disclosure of Investigations form
- Disclosure of Investment Activities of Iran form
- MacBride Principles form
- Source Disclosure form
- Vendor Certification and Disclosure of Political Contribution Chapter 51 form
- Certification of Non-Involvement in Prohibited Activities in Russia or Belarus

The successful bidder must also complete a NJSTART Profile, Business Registration, and Affirmative Action form online.

### **BID PROCESS**

An on-site, pre-bid meeting is scheduled for Wednesday, August 20, 2025, at 10:00 AM at the NJPBA facility located at 301 Grovers Mill Road, Lawrence Township, New Jersey, 08648.

Pre-bid questions should be sent to Nichol R. Gee at [nichol.gee@treas.nj.gov](mailto:nichol.gee@treas.nj.gov) by noon on Friday, August 22, 2025. All responses will be posted on Monday, August 25, 2025 on the proposals website at <http://www.state.nj.us/treasury/njpba/proposal.shtml>. Bidders are responsible for checking the website for updated information. No further notification will be given.

Bids must be submitted in the format attached. All bidders shall include in their proposal a signed copy of the attached Agency RFP form and companion documentation. Bid responses are due on Wednesday, August 27, 2025, to Nichol R. Gee at [nichol.gee@treas.nj.gov](mailto:nichol.gee@treas.nj.gov). The NJPBA will award the contract to that responsible bidder whose proposal is most advantageous to the State, with price, expertise, and other factors considered.

## **LAWRENCEVILLE SITE PLAN**

LAWRENCEVILLE

Rooftop unit, all-in-one

Make: Trane

Model: BAYHTRT418AA or M YSC120A4RGAOFD or TSC 120A4RGA

Ser#: 2235T2MCD or 226100194L or 226100

DOB: 06/2002

Belt: 1ea AX35

Filter: 4ea 20x25x2



LAWRENCEVILLE  
HVAC Unit and Tower location





**State of New Jersey**  
**AGENCY REQUEST FOR PROPOSAL**

<b>VENDOR NAME AND ADDRESS:</b>	<b>RETURN THIS PROPOSAL TO:</b>  Nichol Gee PO Box 777 Trenton, NJ 08625 FAX - 609-777-5400 <a href="mailto:nichol.gee@treas.nj.gov">nichol.gee@treas.nj.gov</a>	<b>DELIVER TO:</b>  NJPBA 301 Grovers Mill Road Lawrence, NJ 08648
---------------------------------	--	--

<b>NOTE:</b> This proposal must be returned before the close of business on the following date: <span style="color: red; font-weight: bold;">Wednesday, August 27, 2025</span>					<b>AGENCY PERSON TO CONTACT:</b> Nichol Gee	<b>AGENCY REF. NO.:</b>		
<b>FISCAL YEAR</b>	<b>ACCOUNT NUMBER</b>				<b>COST CENTER</b>	<b>OBLIGATION NUMBER</b>	<b>COMMODITY CODE</b>	<b>DATE OF TYPING</b>
2026	ORG.	FUND	PROGRAM	OBJECT				8/15/2025

**IMPORTANT INSTRUCTIONS TO BIDDERS:** Read the entire bid proposal terms and conditions, and specifications. Fill in all the information requested below. All bid prices must be typed or written in ink. Any corrections, erasures or other forms of alterations to unit and/or total prices must be initialed by the bidder. Upon completion, this proposal must be signed and returned to the address shown above. Unsigned proposals are unacceptable.

**NOTE: THE TERMS AND CONDITIONS ARE PROVIDED UNDER A SEPARATE ATTACHMENT.**

ITEM NO.	QUANTITY	UNIT	DESCRIPTION (ALL ITEMS MUST BE DELIVERED F.O.B. DESTINATION)	UNIT PRICE	AMOUNT
1	1	each	All inclusive proposal price (including warranty)		
<b>• PRICES ARE FIRM UNTIL THE FOLLOWING DATE:</b> _____					<b>• TOTAL: \$</b> _____
CASH DISCOUNT		DATE OF DELIVERY		VENDOR'S FEDERAL I.D. NUMBER	VENDOR'S TELEPHONE NO.
<div style="display: flex; align-items: center;"><div style="width: 40px; height: 40px; background-color: black; margin-right: 10px;"></div>VENDOR'S SIGNATURE (MUST BE SIGNED):</div>			TITLE:		DATE