



State of New Jersey

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AUGUST 25, 2025

HVAC REPLACEMENT – LAWRENCE TOWNSHIP REQUEST FOR PROPOSAL

QUESTIONS & ANSWERS

Questions submitted to the New Jersey Public Broadcasting Authority for the HVAC Replacement – Lawrence Township Request for Proposal (“RFP”) are posted and answered here.

Questions have been edited for clarity.

Q1. Does the replacement HVAC unit need to be integrated into building controls or does it utilize standalone controls?

A1. The new HVAC unit will utilize standalone controls.

Q2. Does the curb need to be replaced or can an adaptor curb be utilized?

A1. An adapter curb may be utilized, if appropriate.

Q3. Is the existing roof under warranty? If so, please provide roofing company information.

A3. The warranty on the existing roof installation has expired. Warranty information for the roofing materials will be provided to the successful bidder, if needed.

Q4. Can all work, including the crane rig, be done during regular business hours (Monday through Friday 7am - 4pm)?

A4. Yes, all work, including the crane rig, can be accomplished during the successful bidder's regular business hours.

Q5. Is a bid bond required?

A5. No, a bid bond is not required. Please review the State Terms and Conditions in the RFP regarding insurance requirements.

Q6. Does the new unit require 18kW heat like the existing unit?

A6. The requirements of the new unit have been defined in the RFP. This includes the expectation that this is a like-for-like replacement.

Bidders may 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.

Q7. The new unit will require supply and return smoke detectors. Will the successful bidder be responsible for integration of these detectors into the fire alarm system? If so, can the NJPBA provide contact information for the fire alarm system vendor?

A7. The successful bidder will be responsible for integration with the fire alarm system. The NJPBA has been using Rapid Fire for the maintenance of this system. Contact information can be provided to the successful bidder.

Q8. Does the NJPBA have a preferred roofing contractor for this location?

A8. No, the NJPBA does not have a preferred roofing contractor for this location.

Q9. Will testing and balancing of the new system be required?

A9. Testing of the new system will be required. Balancing should not be required for replacement.

Q10. Are permits required to perform this work?

A10. Yes, permits are required for the replacement of an HVAC unit.

Q11. Is one year of maintenance required to be included in the bid?

A10. No, the RFP specifies that the bid include a 1-year warranty on all work and equipment. Regular maintenance is not expected to be included in the warranty.