

NEWARK PUBLIC LIBRARY
REQUEST FOR PROPOSAL (RFP)
HVAC SYSTEM REPLACEMENT 35 TON UNIT -JBAAR
RFP- 2026 JBAAR HVAC

FOR

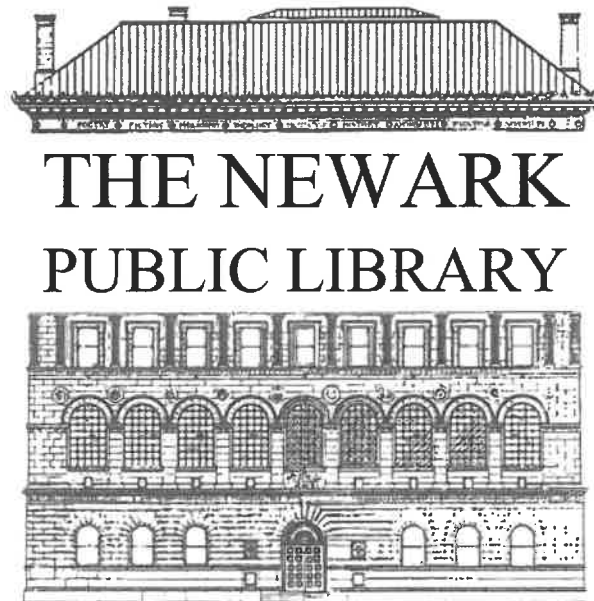
THE NEWARK PUBLIC LIBRARY

ISSUE DATE: 4/15/2026

SUBMITTAL DEADLINE: 5/15/2026
10:15 AM EDT

CONTACT INFORMATION:

zmeri@npl.org
nsantiago@npl.org



THE NEWARK
PUBLIC LIBRARY

Nayda Santiago-Finance Department

Newark Public Library

NEWARK PUBLIC LIBRARY

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that the Free Public Library of the City of Newark, New Jersey (hereinafter referred to as “Newark Public Library”, “NPL”) is seeking proposals from qualified **HVAC CONTRACTORS** for the Newark Public Library.

**HVAC SYSTEM REPLACEMENT 35 TON UNIT-JBAAR
RFP-2026 JBAAR HVAC**

Specifications and other proposal information not contained herein may be obtained by contacting Zuhare Meri or Nayda Santiago at nsantiago@npl.org or zmeri@npl.org

Any proposal received after 10:15 a.m. EDT on May 15, 2026, shall not be accepted. Only in-person proposals shall be accepted. Sealed bids will be opened at the Newark Public Library, 5 Washington Street, Newark, NJ 07102, Finance Department, 4th Floor.

Respondents are required to comply with N.J.S.A. 10:5-31, et seq., P.L. 1975, c. 127, N.J.A.C. 17:27-1 et seq., and all other applicable laws, regulations, or ordinances concerning affirmative action goals and equal employment opportunity.

The Newark Public Library reserves the right to reject any proposals in accordance with N.J.S.A. 40A:11-4, 40A:11-13.2, and 40A:11-23.2, and waive minor informalities not considered material defects under N.J.S.A. 40A:11-1, et seq.

If you have any questions regarding the bid opening process, don't hesitate to contact the Finance Department or Purchasing at 973-733-7841.

Finance Department:

Scharron N. Little

Comptroller

5 Washington Street

Newark, NJ 07102

slittle@npl.org

973.733.4842

Procurement Contact:

Nayda Santiago

Purchasing

5 Washington Street

Newark, NJ 07102

nsantiago@npl.org

973.733.7841

Building Superintendent

Zuhare Meri

5 Washington Street

Newark, NJ 07102

zmeri@npl.org

201.841.1883

Project Team

The selected bidder (Vendor) will become an integral part of the Newark Public Library's (Owner's) project team. The Owner's team is comprised of:

Owner's Representative- Library Director Sarah Wiggins

Finance Scharron N. Little-Nayda Santiago

Building and Facilities-Zuhare Meri

Scope of Work

The existing HVAC system is outdated and fails to meet performance expectations. This project involves removing the old HVAC system and installing a new 35-ton unit. Additionally, it will include modifications to the ductwork, electrical work, controls integration, and commissioning. The scope of work includes removing the old system, installing the new unit, and making necessary adjustments to ensure optimal functionality.

Library-Specific Requirements

- Quiet operation
- Humidity control (40–60%)
- MERV 13 filtration minimum
- Minimal disruption to operations

Project Objectives

- Replace existing HVAC system with a modern 35-ton unit
- Improve temperature and humidity control
- Enhance indoor air quality (IAQ)
- Reduce operational costs
- Ensure quiet operation suitable for a library environment

Proposal Submission Requirements

Contractors must include company qualifications, technical approach, equipment specifications, cost breakdown, project schedule, and warranty information.

Evaluation Criteria

- Technical compliance (30%)
- Experience (20%)
- Cost (25%)
- Schedule (15%)
- Warranty/support (10%)

Submission Instructions

All proposals will be submitted in person on the date here at 10:15 am at 5 Washington Street, Newark, NJ 07102, at the Finance Department.