
REQUEST FOR PROPOSALS

For

STATE-WIDE PROPERTY MANAGEMENT AND MAINTENANCE SERVICES

Contract No. GP-0175-R01

ISSUE DATE: September 20, 2011

MANDATORY PRE-PROPOSAL CONFERENCE
Tuesday, October 4, 2011 at 11:00 AM Eastern Time

PROPOSAL DUE DATE: Tuesday, October 18, 2011 by 5:00 PM Eastern Time

At the

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PREPARED BY

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
ONE WEST STATE STREET
PO BOX 991
TRENTON, NEW JERSEY 08625-0991

**REQUEST FOR PROPOSALS
FOR
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES**

INTRODUCTION

The New Jersey Schools Development Authority (the “Authority”) is seeking to engage the services of a Property Management and Maintenance Consultant (“Consultant”) to provide state-wide property management and maintenance services in connection with land acquisitions necessitated by the School Construction Program.

The term of this engagement shall be for two (2) years. The Contract term may be extended by the Authority for one (1) additional year at the same average annual two-year Lump Sum rate if such extension is permissible by existing regulations at the time of extension.

At any time during the first two years of the engagement, or any such extended period, the Authority may issue a Project Assignment to perform property management and maintenance services to properties located anywhere in the State, and the Consultant shall be responsible for providing all specifically required services with respect to a Project Assignment until they are completed, even if such completion will occur after the end of the initial or extended contract period.

A Mandatory Pre-Proposal Conference will be held for all firms seeking to submit a proposal for state-wide property management and maintenance services. Firms are expected to review the RFP Package in advance of the conference and bring a copy to the conference. All firms wishing to submit a proposal **must** attend the pre-proposal conference. Questions and/or concerns relating to the RFP Package and the Agreement may only be addressed at the pre-proposal conference. The conference will be held on **Tuesday, October 4, 2011 at 11:00 AM** at:

The New Jersey Schools Development Authority
1 West State Street
Trenton, New Jersey 08625-0991

In the event that the Authority determines, in its sole discretion, that an additional pre-proposal conference needs to be held in order to increase the pool of bidders or to address questions and/or concerns relating to the RFP Package and the Agreement, it shall schedule a subsequent pre-proposal conference and shall provide notice of the subsequent pre-proposal conference to all firms that attended the initial mandatory pre-proposal conference.

Responses to this RFP must be received by the NJSDA Main Office by 5:00 p.m. on Tuesday, October 18, 2011.

These documents must be read in their entirety as they define the scope of services and responsibilities of the Firm and the NJSDA. A firm wishing to submit a Proposal for Property Management & Maintenance Services must review and be thoroughly familiar with all terms and conditions of these documents.

Upon award, the NJSDA shall forward the Agreement for Property Management & Maintenance Services (the “Agreement”) to the selected firm for immediate execution, **without modification**.

This REQUEST FOR PROPOSALS PACKAGE consists of the following items:

1. Request for Proposals
2. Attachment A: Property Management & Maintenance Services Agreement
3. Attachment B: NJSDA Forms 201 & 202
4. Attachment C: SBE Form B
5. Attachment D: Price Proposal Form
6. Attachment E: Moral Integrity Questionnaire

BACKGROUND

Scope of Services

The services required of the Firm pursuant to this RFP are set forth in the Scope of Services attached as Appendix B to the Agreement, Attachment A to RFP.

Other Requirements of the Firm

(a) No NJSDA Prequalification –

There is no standard NJSDA pre-qualification requirement applicable to this engagement. Firms must demonstrate experience and qualifications as more fully described in below.

(b) Business Registration –

Pursuant to N.J.S.A. 52:32-44, as amended by P.L. 2004, c. 57, each proposing Firm must provide proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury (the “Division of Revenue”) in its Proposal.

Firms may obtain New Jersey Business Registration assistance by going on-line to <http://www.state.nj.us/treasury/revenue/gettingregistered.shtml> or by calling the New Jersey Department of Treasury at (609) 292-9292. Please be advised, however, that business registrations are mailed generally within seven to ten days, so Firms should plan accordingly.

(c) Political Contributions –

P.L. 2005, c. 51 amended and supplemented N.J.S.A. 19:44A-20.1 *et seq.*, and superseded Executive Order 134 (2004), addresses the effect of political contributions on State contracting. Accordingly, a selected Firm will be required to respond in a timely fashion to certification and disclosure requirements that will be stated in the Notice of Award issued by the NJSDA. Additionally, Executive Order No. 117, which is designed to enhance New Jersey’s efforts to protect the integrity of government contractual decisions and increase the public’s confidence in government. The Executive Order builds on the provisions of P.L. 2005, c. 51 (“Chapter 51”), which limits contributions to certain political candidates and committees by for-profit business entities that are, or seek to become, State government vendors.

Requirements for Selected Firm. The Firm shall receive a notice of award that will, among other things, notify the Firm that it must submit a Certification and Disclosure of Political Contributions form and Business Entity Disclosure form as provided by NJSDA. Failure to submit these forms in a timely fashion shall be cause for rejection of the Firm.

Firm's Continuing Obligation to Comply with P.L. 2005, c. 51. The Firm shall be required on a continuing basis to disclose and report to NJSDA any contributions made during the contract term by the Business Entity on forms provided by NJSDA, at the time it makes the contribution.

(d) Political Contributions Disclosure –

Firms are advised of their responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC"), pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c. 271, section 3), in the event they receive contracts in excess of \$50,000 from a public entity in a calendar year. It is a Firm's responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

(e) Anti-Discrimination Requirements –

In addition, the Firm shall not discriminate in employment and shall abide by all anti-discrimination laws including those contained within N.J.S.A. 10:5-1 et seq. and all rules and regulations issued there under, including N.J.A.C. 17:27-1 et seq. **Accordingly, a firm shall be required to submit to NJSDA, with its executed agreement, one of the following three documents:**

- (1) appropriate evidence that the contractor is operating under an existing Federally approved or sanctioned affirmative action program;
- (2) a certificate of employee information report approval issued in accordance with N.J.A.C. 17:27-4; or
- (3) an initial employee information report (Form AA302) provided by the Affirmative Action Office and completed by the contractor in accordance with N.J.A.C. 17:27-4.

(f) SBE Requirements –

The Authority may only recognize firms duly registered with the Department of Treasury, Division of Revenue as SBEs. There are three categories of SBE comparative sizes based upon average annual revenue for purposes of professional service contracts;

Category 1: firms with gross revenue not exceeding \$500,000

Category 2: firms with gross revenue not exceeding \$5,000,000

Category 3: firms with gross revenue not exceeding \$12,000,000

The selected Consultant shall be required to make good faith efforts to ensure that small business enterprises (SBEs) have the maximum practicable opportunity to participate in the performance of this engagement. A 25% target has been established pursuant to N.J.A.C. 17:13-1.1 et seq.

The firm must submit a completed SBE Form B, identifying all SBE firms proposed for use on the engagement to meet (or exceed) the set-aside targets. Please note that any firm identified as an SBE must be registered as such with Department of Treasury, Division of Revenue when the firm submits its proposal, in the revenue category specified.

In the event that a proposing firm names a subconsultant for SBE purposes, and the subconsultant is not registered as an SBE with the Department of Treasury, Division of Revenue at the time of proposal, the proposing firm must disclose that fact and explain how and when the lack of registration shall be cured.

If a firm fails to show that it will meet SBE subcontracting targets, it must document its good faith efforts to meet the targets, in accordance with the provisions of N.J.A.C. 17:13-1.1 et seq.

A firm shall not be permitted to remove or substitute any firms listed on the Authority's SBE Form B without prior written approval from the Authority.

For more information on statewide listing of firms certified as small, woman and minority owned business enterprises and to learn more about the Standards of Eligibility to become registered as a "Small Business" contact the Business Services Call Center at 1-866-534-7789, or visit New Jersey's business web portal: <http://www.nj.gov/njbusiness/contracting>.

(g) Insurance and Indemnification –

A successful Firm shall be required to provide evidence of the insurance coverages required in Section 5.1 of the Agreement, Attachment A to this RFP, at the time of execution of the Agreement. **This is a pre-award requirement. Do not submit with Technical Proposal.**

INSTRUCTIONS FOR SUBMITTING A TECHNICAL PROPOSAL

Firms responding to the RFP shall thoroughly familiarize themselves with the RFP to ensure responsiveness in their submission. The submission is to consist of the following:

1. Firm Experience – Case Studies
2. Key Team Member List – NJSDA Form 201
3. Resumes of Key Team Member – NJSDA Form 202
4. Approach to Providing Scope of Services
5. SBE Targets
6. Proposed Subconsultants
7. Business Registration
8. Moral Integrity Questionnaire

The Firm's Proposal must be organized and presented in the foregoing order and must not exceed forty (40) one-sided 8.5" X 11" pages. Organizational charts, staffing structure, and schedules may be on larger paper. The following items will not count toward the page limit: resumes, required forms, section dividers, and catalogs. Each Proposal will be ranked using the Evaluation Criteria listed in this RFP, with information contained in a Proposal verified as may be necessary.

Proposal Package Mailing Instructions. The Firm must submit one (1) unbound original and three (3) bound copies of a Technical Proposal, one (1) original of the corresponding Fee Proposal (in a separate envelope, which is sealed and then placed in the same package with the Technical Proposal), and one (1) original, completed Moral Integrity Questionnaire (in a sealed envelope separate from the package containing the Technical and Fee Proposals). **Proposal Packages** must be received by the NJSDA no later than **5:00 PM on Tuesday, October 18, 2011**, as follows:

If submitting by hand or overnight delivery, at the:

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

1 West State Street – 1st Floor

Trenton, New Jersey 08625-0991

Attention: James McElhenny, Division of Procurement

Subject: Property Management & Maintenance Services Proposal

If submitting by U.S. Mail, address packages to:

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

P.O. Box 991

Trenton, New Jersey 08625-0991

Attention: James McElhenny, Division of Procurement

Subject: Property Management & Maintenance Services Proposal

Submissions received after the date and time indicated on the RFP cover sheet will not be considered. Faxed and e-mailed proposals will not be accepted.

The items that must be addressed in the Technical Proposal that must be submitted are further described below.

Firm Experience - Case Studies

Describe the experience of the proposing firm, and of the proposed subcontracted firms, with respect to five (5) relevant property management projects within the last three (3) years in which each such firm has participated. Identify the name, location and scale and scope of each project; recruitment plan of the firm; services rendered by the firm; and whether the firm was engaged as a prime or was subcontracted (if the latter, identify the percentage of the project for which it was responsible). Projects with State or municipal clients should be emphasized. The firm must identify the name and address of the contracting entity and the name, title and telephone number of a contact person associated with the contracting entity who is familiar with and able to comment on the firm's performance on each project. The summary of general experience must be approximately 500 words or less; the narrative for each case study approximately 1,000 words or less.

The description shall also include the following information as to the proposing firm:

- Number of years providing property management and maintenance services;
- The locations of headquarters and any existing field offices; and
- The current number of full-time employees dedicated to property management and maintenance services and their base cities.

Key Team Member List - NJSDA Form 201

A Key Team Member List (NJSDA Form 201) must be completed, providing the information requested on the form, continued onto additional sheets, if required. A separate sheet should **not** be completed for each subconsultant. The percentage of time each Key Team Member will spend on this engagement must be indicated. Form 201 is included in Attachment B to this RFP.

Resumes of Key Team Members - NJSDA Form 202

A resume of each Key Team Member (NJSDA Form 202) must be included in the Technical Proposal. The selected firm must use all Key Team Members as indicated in its Technical Proposal, and failure to do so may result in termination. For each Key Team Member, the resumes should include, but not be limited to: relevant experience, language fluency, and any applicable certifications and/or affiliations. Form 202 is included in Attachment B to this RFP.

Approach to Providing the Required Scope of Services

A firm must describe its approach to providing the required scope of services, including addressing the staffing needs involved, identifying and discussing its approach to managing work performed by in-house staff and Subconsultants. A firm must also include a description of its proposed approach to data management during the engagement. The description must also include the firm's proposed quality control approach and procedures. Firms shall identify the location of any satellite offices and the capabilities and staff resources of those offices.

SBE Targets

The selected Consultant shall be required to make good faith efforts to ensure that small business enterprises (SBEs) have the maximum practicable opportunity to participate in the performance of this engagement. A 25% target has been established pursuant to N.J.A.C. 17:13-1.1 et seq. NJSDA Form B, Schedule of Participation for Goods & Services Vendors must be included in the Technical Proposal. Form B is included in Attachment C to this RFP.

Proposed Subconsultants

Identify any important support consultants that your firm plans to use to complement your field team. This may include, but not be limited to, plumbers, electricians, carpenters, locksmiths, temporary fence installation consultants, window and door boarding consultants, landscaping consultants, etc. Because of the large number of properties and their dispersed locations, the use of multiple subconsultants is going to be required geographically for certain tasks in the Scope of Services. For each company, provide a narrative describing:

- Past experience your firm has working with the support consultant
- Key personnel from the support consultant who will be part of the field team
- Statement in support of the support consultant's health and safety record
- Equipment and personnel resources of the support consultant

Business Registration

Pursuant to N.J.S.A. 52:32-44, as amended by P.L. 2004, c. 57, each proposing Firm must provide proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury (the "Division of Revenue"), in its Proposal.

Firms may obtain New Jersey Business Registration assistance by going on-line to <http://www.state.nj.us/treasury/revenue/gettingregistered.shtml> or by calling the New Jersey Department of Treasury at (609) 292-9292. Please be advised, however, that business registrations are mailed generally within seven to ten days, so Firms should plan accordingly.

Moral Integrity Questionnaire

At the same time as a Proposal is submitted, the Firm **must** also submit to NJSDA one (1) original (and no copies) of a completed Moral Integrity Questionnaire for submission to the New Jersey State Police, in the form attached as Attachment E to this RFP. NJSDA will hold all submitted Questionnaires, unopened, until after all Firms have been ranked, unless special circumstances warrant otherwise. Thereafter, NJSDA staff will forward the Questionnaires of the top-ranked Firms to the New Jersey State Police for review. **Moral Integrity approval is a prerequisite to engagement of the Firm.**

INSTRUCTIONS FOR SUBMITTING A PRICE PROPOSAL

Each proposing firm must complete and return a Firm Lump Sum Price Proposal for Property Management Services on the form provided by the Authority as Attachment D to this RFP. As required in Attachment D, each proposing firm shall base its Lump Sum Price on the fully loaded hourly staff rates for Property Management Services.

Price Proposal must be enclosed in a sealed, addressed envelope separate from the Technical Proposal.

The Consultant will be paid based upon invoices submitted on a monthly basis. Each monthly payment shall be calculated by dividing the lump sum amount into 36 equal installments. Costs associated with Property Maintenance Projects shall be agreed upon as part of the process of their Project Assignments. Price Proposal Forms are included as Attachment D to this RFP.

SELECTION PROCEDURES

Each Proposal will be reviewed to determine responsiveness. Non-responsive Proposals will be rejected without evaluation. Responsive Proposals will be evaluated by a Selection Committee (“Committee”) established for this purpose. Evaluations of the Proposals will be made based upon the information provided by the Firm in response to this RFP, and any necessary verification thereof. The Selection Committee members will independently score each Firm’s Proposal in accordance with the following evaluation criteria:

EVALUATION CRITERIA	MAXIMUM POINTS
Firm Relevant Experience Providing Property Management & Maintenance Services (Case Studies)	40
Qualifications & Relevant Experience of Key Team Members	20
Qualifications & Relevant Experience of Support Consultants	20
Approach to Providing Scope of Services	20
TOTAL:	100

The Selection Committee will consist of no less than three (3) NJSDA staff members. The scores of the Selection Committee members will be aggregated to obtain a Proposal Score for each Firm. A Firm will receive a Proposal Score based on the above-described evaluation criteria.

At its sole option, the Authority may conduct interviews. If interviews are conducted, the three (3) Firms receiving the highest Proposal Scores will be placed on a short list. The short-listed firms will be invited to be interviewed by the Selection Committee. At interview, the Selection Committee will evaluate the short-listed Firms based upon the same evaluation criteria set forth above. The Selection Committee members will independently score each short-listed Firm. The scores of the Selection Committee members will be aggregated to obtain an Interview Score.

The Proposal Score and the Interview Score assigned each short-listed Firm will be added together to obtain the Firm’s Final Combined Score.

Notwithstanding anything to the contrary in the above, the NJSDA has no obligation to make an award and reserves the right to waive any non-material defects, reject all Proposals for any reason and terminate the selection process at any time.

Any Firm attempting to contact government officials (elected or appointed), including NJSDA Board members and NJSDA Staff, in an effort to influence the selection process may be immediately disqualified.

ATTACHMENT A

AGREEMENT

Between the

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

And the

CONSULTANT

For

**STATE-WIDE PROPERTY MANAGEMENT AND
MAINTENANCE SERVICES**

CONTRACT NO.: GP-0175-R01

THIS AGREEMENT is made and entered into this ____ day of _____, 2011, (the "Effective Date") between the New Jersey Schools Development Authority (the "Authority") and _____, ("Consultant"), with a principal office location at _____.

WITNESSETH that Consultant, for and in consideration of the payments hereinafter specified and agreed to be made by the Authority, hereby covenants and agrees to do and perform all of the Services to be performed in accomplishing this Agreement for the Project identified as

Contract Number: GP-0175-R01

Project Name: State-Wide Property Management and Maintenance Services

in strict and entire conformity with the Terms and Conditions of this Agreement and all Appendices and Attachments hereto and all other documents comprising this Agreement, all of which are hereby made part of this Agreement as fully and with the same effect as if the same had been set forth at length in the body of this Agreement.

Provided that Consultant strictly and completely performs all of the Services specified and all other obligations set forth in this Agreement, and subject only to such increases or decreases as are effectuated by Amendments to the Agreement as provided by the Agreement the Consultant shall receive compensation as set forth in Appendix C of this Agreement.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement:

CONSULTANT

**NEW JERSEY SCHOOLS
DEVELOPMENT AUTHORITY**

By:
Title:

By:
Title:

Sworn and subscribed to before me
This ____ day of _____, 20__.

By: _____
Name of Affiant

Notary Public of

My commission expires: _____, 20__.

Reviewed and Approved

By: _____
Name:

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1.0 DEFINITIONS

The terms set forth in this Agreement shall have the meanings ascribed to them for all purposes of this Agreement, unless the context clearly indicates some other meaning. Words in the singular shall include the plural and words in the plural shall include the singular where the context so requires.

- 1.1 **“Additional Services”** means Services to be performed by the Consultant which are in addition to the Scope of Services, which Additional Services shall be described and compensated as set forth in an Amendment.
- 1.2 **“Agreement”** means this agreement (and all appendices) between the Authority and the Consultant for the provision of Services, as such agreement may be amended from time to time in accordance with the provisions hereof.
- 1.3 **“Amendment”** means an amendment to this Agreement executed by the Authority and the Consultant.
- 1.4 **“Authority”**, “New Jersey Schools Development Authority”, or “NJSDA” means the public body corporate and politic established in, but not of, the Department of Treasury pursuant to P.L. 2007, c. 137, for the purpose of implementing provisions of the Educational Facilities Financing and Construction Act, N.J.S.A. 18A:17G-1 et seq. The Authority is the Party that has engaged the Consultant pursuant to the Contract.
- 1.5 **“Claim”** means a claim, demand or assertion by one of the Parties to this Agreement, seeking, as a matter of right, adjustment or interpretation of Contractual Documents, payment of money, extension of time or other relief with respect to the terms of the Contractual Documents and shall also mean other disputes and matters in question between the Parties arising out of or relating to the Contractual Documents. This definition shall not apply to the term “Claim” as used in the Scope of Services.
- 1.6 **“Consultant”** means the firm engaged by the Authority under this Agreement to provide Services to the Authority.
- 1.7 **“Consultant Client Manager”** means that person designated by the Consultant to serve as its representative during the Term.
- 1.8 **“Consultant Performance Evaluation Policy and Procedure”** means the Authority’s policies and procedures for evaluating the performance of a Consultant.
- 1.9 **“Consultant Services for State-Wide Property Management and Maintenance Services”** means the services required to be performed by the Consultant pursuant to the Contractual Documents, and includes all labor, materials and equipment provided or to be provided to fulfill such obligations.
- 1.10 **“Contractual Documents”** means all documents setting forth the obligations and responsibilities of the Consultant and the Authority that includes, but is not limited to, the Request for Proposals, the Technical Proposal, this Agreement, the Scope of Services, any Amendments and addenda.

- 1.11 “Day”** means calendar Day.
- 1.12 “Deliverables”** means, among other things, technical data, plans, specifications, minutes, approvals, recommendations, drawings, reports, computer discs, instruction books, documents, writings, materials, services or any other thing the delivery of which, however accomplished, is required of the Consultant, explicitly or implicitly, by the Contractual Documents.
- 1.13 “Effective Date”** means the date upon which this Agreement has been fully executed by all Parties, as indicated above.
- 1.14 “Fiscal Year”** means the fiscal year of the Authority, which commences on January 1 of each year and ends on December 31 of the same year.
- 1.15 “Key Team Member”** means a principal, partner or officer of the firm, or a project executive, project manager, senior principal, identified in the Consultant’s Technical Proposal as having a responsible role in the successful provision of the Services, and who generally spends or is expected to spend 20 percent or more of his/her time providing such Services.
- 1.16 “Notice to Proceed”** means a form of notice issued by the Authority to the Consultant directing the Consultant to commence performing its responsibilities pursuant to this Agreement.
- 1.17 “Office of Fiscal Integrity” or “State Police”** means the New Jersey State Police or such other designee of the Attorney General performing the functions and duties of the Office of Fiscal Integrity in School Construction within the Office of the Attorney General pursuant to N.J.S.A. 18A:7G-43, as amended.
- 1.18 “Price Proposal”** means the price proposal submitted by the Consultant in response to the RFP.
- 1.19 “Parties”** means the Authority and the Consultant, which are the parties to this Agreement.
- 1.20 “Request for Proposals” or “RFP”** means the request issued by the Authority for proposals for Consultant Services, including a request for a Technical Proposal and a request for a Price Proposal.
- 1.21 “Scope of Services”** means the Scope of Services required to be performed by the Consultant in accordance with the Contractual Documents, as more fully set forth in Appendix B to this Agreement. The Scope of Services may be amended, from time to time, in accordance with the provisions of this Agreement.
- 1.22 “School Construction Program”** means the program operated by the Authority in order to finance and construct School Facilities Projects pursuant to the Educational Facilities Financing and Construction Act, P.L. 2000, c.72, as amended.
- 1.23 “School Facilities Project”** means the acquisition, demolition, construction, improvement, repair, alteration, modernization, renovation, reconstruction or maintenance of all or any part of a School Facility or of any other personal property necessary for or ancillary to any School Facility.
- 1.24 “School Facility”** means and includes any structure, building or facility used wholly or in part for academic purposes.

- 1.25 **“Services”** means the services performed by the Consultant pursuant to the Contractual Documents, and includes all other labor, materials and equipment provided or to be provided to fulfill such obligations. Unless the context indicates otherwise, “Services” shall mean and refer to Consultant Services.
- 1.26 **“Special Conditions”** means that document attached as Appendix A to this Agreement, and made a part hereof, as such document may be amended from time to time.
- 1.27 **“State”** means the State of New Jersey.
- 1.28 **“SubConsultant”** means the entity with which a Consultant or other subconsultant subcontracts to perform Services for which the Consultant is ultimately responsible.
- 1.29 **“Technical Proposal”** means the Technical Proposal submitted by the Consultant in response to the RFP.
- 1.30 **“Term”** means the term of this Agreement, as set forth in Section 4.0.

2.0 RESPONSIBILITIES OF THE CONSULTANT

2.1 General

- 2.1.1 In order to provide the Services and Deliverables required, the Consultant shall be responsible for being thoroughly familiar with all Authority formation and governing documents, internal controls, and operations.
- 2.1.2 The Contractual Documents establish the obligations of the Consultant. The Services and Deliverables described in this Agreement establish the minimum obligations of the Consultant.
- 2.1.3 The Services and Deliverables to be provided by the Consultant pursuant to this Agreement shall be performed by the Consultant, its employees, and SubConsultants, if any.
- 2.1.4 The Consultant shall be required to utilize the Key Team Members identified in its Technical Proposal. The Consultant shall notify the Authority in advance of any proposed change in its Key Team Members and shall submit to the Authority, for approval, the name and qualifications of proposed substitutions with equal or superior qualifications at no additional cost to the Authority. No changes in Key Team Members shall be permitted without the prior written approval of the Authority.
- 2.1.5 The Authority may, at his or her option, review from time to time the Key Team Members of the Consultant. If the Authority determines that changes to Key Team Members are necessary, the Consultant will be notified in writing of such need, and the Consultant shall thereupon provide substitutes acceptable to the Authority.
- 2.1.6 The Consultant understands and agrees that any change to this Agreement must be made in writing in the form of an Amendment.
- 2.1.7 Any Services performed by the Consultant, without an Amendment, beyond the Scope of Services shall be done at the Consultant's own financial risk. Additional Services, if any, shall be the subject of an Amendment, and shall be compensated in accordance with terms negotiated at the time of Amendment. Such Amendment shall be executed prior to the performance of any Additional Services.
- 2.1.8 Changes to the Scope of Services require the prior written consent of the Authority and an Amendment. When requesting consent for any such changes, the Consultant must simultaneously notify the Authority of any increase or decrease in compensation associated with such changes; provide a detailed cost break-down of, and justification for, the changes sought; and detail the impact of each change upon its provision of Services and Deliverables. The requirements of this provision are in addition to any other requirements of the Contractual Documents regarding additional compensation.
- 2.1.9 The Consultant shall perform all Services in a good, skillful, and prompt manner. The Consultant shall perform the Services and provide all Deliverables consistent with the level of skill and care ordinarily exercised by members of the Consultant's profession, currently practicing under similar circumstances.

- 2.1.10 Services shall be performed within any applicable Schedule.
- 2.1.11 The Consultant is responsible for the quality, technical accuracy, and timely completion and delivery of all Deliverables. If circumstances will result or may result in a late delivery, it shall be the responsibility and obligation of the Consultant to make the details known immediately to the Authority.
- 2.1.12 The Consultant shall, without additional compensation, cure any errors, omissions, or other deficiencies in the Deliverables. The approval of interim Deliverables shall not relieve the Consultant of fulfilling its obligations under the Contractual Documents. Acceptance or payment for any of the Deliverables shall not be construed as a waiver by the Authority of any of its rights under the Contractual Documents or of any cause of action arising out of the Consultant's performance or non-performance under the Contractual Documents.
- 2.1.13 In the event the Consultant hires, employs or otherwise engages SubConsultants, the Consultant shall be considered the sole Consultant and the sole point of contact with regard to contractual matters under this Agreement. The Consultant assumes sole and full responsibility for the complete performance contemplated by the Contractual Documents, including the performance of all SubConsultants. The Consultant must: (i) where applicable, select only SubConsultants that have been pre-qualified by the Authority, and (ii) obtain the consent of the Authority prior to the engagement of any such SubConsultant.
- 2.1.14 It is expressly understood by the Consultant that approval by the Authority for the subcontracting of any Services under the Contractual Documents shall in no way relieve the Consultant from performing its obligations under the Contractual Documents. The Consultant shall at all times give due attention to the fulfillment of its obligations under the Contractual Documents and shall keep the Services under its control. Consent by the Authority to any subcontracting of any part of the Services shall not be construed to be an approval of said subcontract or of any of its terms, but shall operate only as an approval of the engagement by the Consultant of the SubConsultant. The Consultant shall be responsible for all Services performed by its SubConsultants, which Services shall conform to the provisions of the Contractual Documents and the requirements of applicable law.
- 2.1.15 For all Services rendered, the Consultant shall, in accordance with generally accepted accounting principles and practices, maintain overhead, cost and accounting records, as well as all other records the Consultant may customarily maintain in its business. Such records shall be maintained and made available for inspection by the Authority and the NJ State Police (or their agents) as to all aspects of the Services provided under the Contractual Documents, whether the Services are performed by the Consultant, its SubConsultant or any other firm. The Consultant shall retain all electronic records for a period of six (6) Fiscal Years following final payment by the Authority or the end of the Fiscal Year in which this Agreement expires, whichever occurs later. After this period, the Consultant may dispose of these records after first offering them (at no cost) to the Authority in writing; the Authority shall have thirty (30) Days within which to accept them.
- 2.1.16 The Consultant agrees that it shall assist and cooperate with the Authority in any legal

action or proceeding that is related to or that arises out of or in connection with its performance under the Contractual Documents and in which action or proceeding the Authority and the Consultant are not named as adverse parties. Such assistance shall include, but not be limited to, testifying as an expert witness or preparing exhibits, reports or models. Any Services provided by the Consultant pursuant to this paragraph shall be deemed Additional Services and shall be compensated as such in accordance with terms negotiated at the time of an appropriate Amendment.

- 2.1.17 The Consultant shall designate a Key Team Member at the Consultant's firm, satisfactory to the Authority, as the Consultant Client Manager. So long as the Consultant Client Manager's performance is acceptable, he or she shall remain in charge of the firm's Services, shall represent the Consultant, and be available for general consultation throughout the Term.
- 2.1.18 The Consultant, to the best of its knowledge, information, and belief, shall abide by all applicable local, state, and national regulatory requirements, as well as all regulations imposed by funding sources (auditing requirements, payroll affidavits, etc.), such as may be identified at the time of execution of this Agreement.
- 2.1.19 Business Registration. The Consultant and any SubConsultant provided to the Authority proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury, pursuant to N.J.S.A. 52:32-44b, as set forth in Appendix F hereto. The Consultant shall provide written notice to any firm that may become its SubConsultant that it shall not enter into any subcontract with a SubConsultant that has not provided it with proof of such business registration, a copy of which the Consultant shall forward to the Authority, in accordance with N.J.S.A. 52:32-44c. The Consultant shall maintain and submit to the Authority a list of SubConsultants and their addresses, which list must be updated as necessary during the Term. A complete and final version of such list must be submitted to the Authority before final payment for Services shall be made.
- 2.1.20 Payment of Use Taxes. Pursuant to N.J.S.A. 52:32-44g, the Consultant and any SubConsultant of the Consultant, and any affiliate of the Consultant shall collect and submit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the Sales and Use Tax Act, N.J.S.A. 54:32B-1 et seq., on all their sales of tangible personal property delivered into this State. The Consultant shall provide in each contract with a SubConsultant that each such SubConsultant shall collect and submit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the Sales and Use Tax Act, N.J.S.A. 54:32B-1 et seq., on all their sales of tangible personal property delivered into this State. For purposes of this section, "affiliate" shall mean any entity that: (i) directly, indirectly, or constructively controls another entity, (ii) is directly, indirectly, or constructively controlled by another entity, or (iii) is subject to the control of a common entity if it owns, directly or individually, more than 50% of the ownership interest in that entity.
- 2.1.21 Political Contributions. Consistent with the requirements of P.L. 2005, c. 51, N.J.S.A. 19:44A-20.1 et seq., as amended ("Chapter 51")(formerly Executive Order No. 134 (2004), the Consultant shall, on a continuing basis, have the obligation to disclose and report to the Authority any "contributions" made during the Term of the Agreement by the Consultant or any "Business Entity" associated with the Consultant on the

“Disclosure of Political Contribution” form provided by the Authority, at the time such contribution is made. As part of this obligation, the selected firm shall be required to comply with Executive Order No. 117, which was issued to enhance New Jersey’s efforts to protect the integrity of government contractual decisions and increase the public’s confidence in government. Executive Order No. 117 builds on the provisions of Chapter 51, which limits contributions to certain political candidates and committees by for-profit business entities that are, or seek to become, State government contractors.

2.1.22 Political Contributions Disclosure. Consultant shall comply with its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (“ELEC”), pursuant to N.J.S.A. 19:44A-20.27 (P.L. 2005, c. 271, section 3), in the event it receives contracts in excess of \$50,000 from a public entity in a calendar year. It is the Consultant’s responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

2.1.23 Outsourcing Provisions. In accordance with P.L. 2005, c. 92 (formerly Executive Order No. 129 (2004)), the Consultant shall have a continuing duty to comply with the provisions of P.L. 2005, c. 92, as applicable. If, during the Term, the Consultant or a SubConsultant, who had on contract award declared that Services would be performed in the United States, proceeds to shift the performance of the Services outside of the United States, the Consultant shall be deemed in breach of the Agreement, which shall be subject to termination for cause, unless the Senior Director of the Authority’s Division of Procurement & Contract Services shall determine in writing that extraordinary circumstances require a shift of services or that a failure to shift the services would result in economic hardship to the Authority or the State.

2.2 Final Release

The Consultant’s acceptance of final payment shall constitute a final release from and waiver of all the Consultant’s Claims except for: (i) those Claims the Consultant expressly reserves at the time of application for final payment; (ii) those Claims arising after final payment as a result of actions brought against the Consultant by third parties; and (iii) those Claims arising after final payment due to an alleged breach by the Authority of any Agreement provision that survives after the Term.

3.0 COMPENSATION

3.1 General Provisions

3.1.1 The Consultant shall be compensated for specified Services as provided in Appendix C (Compensation – Price Proposal) and the completed form(s) attached thereto.

3.1.2 The Consultant shall be paid as invoices are submitted, subject to the provisions of Section 3.2.

3.1.3 Acceptance or approval of, or payment for, any of the Services performed by the Consultant under the Contractual Documents shall not constitute a release or waiver of any Claim the Authority has or may have for latent defects, errors, breaches, or

negligence.

- 3.1.4 All payments for Services under the Contractual Documents will be made only to the Consultant, and Consultant assumes sole responsibility for payments due any SubConsultant. Reimbursement for payments made to Subconsultants will be in the form of a "Pass-Through Invoice" with no mark-up to the direct cost of the property maintenance work performed by said Subconsultants.
- 3.1.5 Unless otherwise set forth in writing by the Authority, prices quoted shall be firm and not subject to increase during the Term.
- 3.1.6 The Authority assumes no responsibility or liability for costs the Consultant incurred prior to the Effective Date, and thereafter only as explicitly set forth in the Contractual Documents.

3.2 Invoices

- 3.2.1 Invoices for Services shall be submitted on a form approved by the Authority or, if directed by the Authority, shall be submitted electronically via a dedicated website or web page. Invoices shall be accompanied by such supporting documentation as may be required by the Authority.
- 3.2.2 Invoices submitted to the Authority must identify this Agreement's contract number.
- 3.2.3 Invoices submitted to the Authority shall be processed and paid only after the Authority reviews and determines that the Services for which payment is sought have been completed at the times and in the manner specified in the Contractual Documents. The Authority shall not pay invoices if the Authority determines that the Services for which payment is sought are incomplete or unsatisfactory.
- 3.2.4 Each invoice signed by the Consultant and submitted to the Authority shall be a representation by the Consultant that all payments due to its SubConsultants have been made and that all relevant laws and regulations have been complied with.
- 3.2.5 All invoices shall be accompanied by appropriate detailed backup to ensure billing accurately represents work incurred.

3.3 Withholding Payment for Unsatisfactory Services or Non-delivery of Deliverables

- 3.3.1 If the Authority determines that any Services are incomplete or unsatisfactory, or if the Authority determines that Deliverables have not been delivered at the times and in the manner and form specified in the Contractual Documents, the Authority will either: (i) retain for payment the relevant invoice (or portion thereof) until such time as the Manufacturer has made the necessary corrections/deliveries, or (ii) return the relevant invoice to the Consultant, who shall resubmit the invoice once all of the Services have been completed or corrected or the Deliverables have been delivered.
- 3.3.2 The withholding of any sums pursuant to this Section 3.3 shall not be construed as, or constitute in any manner, a waiver by the Authority of the Consultant's obligation to furnish the items required under the Contractual Documents. In the event the Consultant

fails to furnish these items, the Authority shall have those rights and remedies provided by law and pursuant to the Contractual Documents in addition to, and not in lieu of, the sums withheld in accordance with this Section 3.3.

4.0 TERM

Unless terminated sooner under Section 6 of this Agreement, the Term of this Agreement shall extend from the Effective Date for a period of two (2) years or until all obligations of the Consultant to deliver Services pursuant to this Agreement have been performed to the satisfaction of the Authority, whichever occurs later. The Contract term may be extended for one (1) additional year at the Authority's option, if such extension is permissible by existing regulations at the time of extension, in which case the Term shall extend from the Effective Date through such additional period or until all obligations of the Consultant to deliver Services pursuant to this Agreement have been performed to the satisfaction of the Authority, whichever occurs later.

5.0 GENERAL COVENANTS

5.1 Insurance

5.1.1 Prior to undertaking any work under this Agreement, the Consultant, at no expense to the Authority, shall obtain and provide to the Authority evidence of a policy or policies of insurance as enumerated below.

5.1.2 The Consultant shall maintain, and/or cause their subconsultants to maintain, at their own cost and expense, the following insurance coverages/policies insuring the Consultant, its employees, subconsultants and agents. The Consultant shall obtain this insurance from insurance companies that are authorized to transact the business of insurance in the State of New Jersey and that are "A- VII" (or better) rated, as determined by A. M. Best Company. In each policy, the Consultant shall have incorporated a provision, in accordance with the laws of the State of New Jersey, requiring written notice to the Authority at least thirty (30) Days prior to cancellation or non-renewal of any insurance coverage required under this Section. The Consultant warrants that if the insurer or coverage is not subject to the provisions requiring (30) day prior notification, that it will notify the Authority in writing of any cancellation or non-renewal of any insurance coverage required under this Section. Any and all deductibles shall be paid by the Consultant. The Consultant warrants that its insurance carriers are accurately informed regarding the business activities of the Consultant and intend to cover those business exposures. All insurance policies, exclusive of Professional Liability and Workers' Compensation, shall name the Authority as Primary Additional Insured and will include a Waiver of Subrogation. In addition, the Consultant may also be required to name other parties as Additional Insureds prior to the initiation of such work, and shall comply with all laws, ordinances, rules and regulations of Federal, State, county and municipal authorities in the performance of said work. The types and minimum amounts of insurance required are as follows:

5.1.2.1 Professional Liability Insurance (Errors & Omissions). The Consultant shall maintain Professional Liability Insurance with coverage retroactive to the Effective Date, sufficient to protect the Consultant from any liability arising from the Services and professional obligations performed pursuant to this Agreement in an amount not less than \$1,000,000 per claim and \$1,000,000 in the aggregate for all operations

conducted. The Consultant warrants they will notify the Authority in writing of any reduction in the aggregate coverage within thirty (30) days. The Consultant warrants that coverage shall not be circumscribed by any endorsements excluding coverage arising out of services performed pursuant to this Agreement.

- 5.1.2.2 Commercial General Liability Insurance. The Consultant shall maintain Commercial General Liability Insurance (CGL), and, if necessary, Commercial Umbrella Insurance with a limit of not less than \$5,000,000 for each occurrence, \$5,000,000 aggregate limit for products/completed operations and \$5,000,000 general aggregate limit. CGL insurance shall be written on an ISO occurrence form CG 00 01 (or a substitute form providing equivalent coverage) and shall not be circumscribed by any endorsements limiting the breadth of coverage. The policy shall include liability arising out of, occasioned by or resulting from premises, operations, independent contractors, products, completed operations, personal injury and advertising injury, and liability assumed under an insured contract in connection with Services performed under this Agreement. The EDA, the Authority, the State of New Jersey, Project School Districts and their respective directors, officers, members, employees and agents shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 (or a substitute form providing equivalent coverage), and under the Commercial Umbrella, if any. In addition, the Consultant may also be required to name other parties as additional insureds prior to the initiation of Services. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to the Authority.
- 5.1.2.3 Worker's Compensation Insurance. The Consultant shall, at its own cost and expense, maintain Workers' Compensation and Employers' Liability insurance prescribed by the laws of the State of New Jersey and any other jurisdiction required to protect employees of the Consultant while engaged in the performance of the Services under this Agreement. Workers' Compensation coverage shall be statutory and the Employers' liability limits (including Umbrella coverage) shall not be less than \$1,000,000 per accident for bodily injury by accident and \$1,000,000 for each employee for bodily injury by disease and \$1,000,000 policy limit for bodily injury by disease.
- 5.1.2.4 Business Automobile Liability Insurance. The Consultant shall, at its sole cost and expense, maintain Business Automobile Liability insurance and, if necessary, Commercial Umbrella insurance with a limit of not less than \$1,000,000 for each accident. Such insurance shall cover liability arising out of any automobile, including coverage for all owned, non-owned and hired vehicles. The Business Automobile coverage shall be written on ISO form CA 00 01 (or a substitute form providing equivalent liability coverage). If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.
- 5.1.2.5 Pollution Liability. In the event that the Consultant's efforts involve a Pollution Liability exposure (including asbestos and lead work), the Consultant is required to maintain, or cause to be maintained, Pollution Liability insurance with minimum limits of \$1,000,000 per occurrence and \$1,000,000 aggregate which protects the insureds from any and all claims that may arise out of or as a consequence of any Services or Work performed on this Project. Where the Consultant's and/or its

Subconsultants are solely consultants, insurance coverage may be as an endorsement to a professional liability policy, or it may be a separate Pollution Liability policy. If the Consultant performs Services and Work and also utilizes the efforts of Subconsultants, insurance coverage must extend to them.

- 5.1.3 Certificates of Insurance. Attached to this Agreement as Appendix E shall be valid insurance certificates, executed by a duly authorized representative of each insurer, in form and substance satisfactory to the Authority, evidencing compliance with the insurance requirements. An insurance certificate must be submitted to evidence each insurance renewal required by this Section. Failure of the Authority to demand such certificates or other evidence of full compliance with the insurance requirements set forth herein or failure of the Authority to identify a deficiency in the insurance provided shall not be construed as a waiver of the Consultant's obligation to maintain such insurance. Failure to maintain the required insurance may result in termination of this Agreement at the Authority's sole option. The Consultant shall provide certified copies of all insurance policies, including any and all amendatory endorsements, within ten (10) Days of the Authority's written request for such policies.
- 5.1.4 Liability in Excess of Coverage. By executing this Agreement, the Consultant expressly agrees that any insurance protection required herein or by the Consultant's Documents shall in no way limit the Consultant's obligations under this Agreement or the Consultant's Documents and shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it preclude the Authority from taking such other actions as are available to it under other provisions of this Agreement or the Consultant's Documents or otherwise in law or equity. By requiring insurance herein, the Authority does not represent that coverage and limits will necessarily be adequate to protect the Consultant, and such coverage and limits shall not be deemed as a limitation on the Consultant's liability under this Agreement.
- 5.1.5 Right to Remedy. If the Consultant fails to obtain and/or maintain the insurance as required in this Section, fails to renew any of its insurance policies as necessary, or in the event any policy is canceled, terminated or modified so that the insurance does not meet the requirements of this Agreement, the Authority may: (i) purchase insurance at the Consultant's sole expense; (ii) refuse to make payment of any further amounts due under this Agreement; (iii) refuse to make payments due or coming due under other agreements between the Consultant and the Authority; (iv) suspend performance by the Consultant under this Agreement; or (v) terminate this Agreement. Any funds retained pursuant to this Section may be used, at the Authority's discretion, to renew or purchase the Consultant's insurance for the periods and amounts as set forth in this Agreement. In the event the Authority purchases said insurance the Authority may, at its discretion, reduce the Consultant's Compensation under this Agreement by the amount paid for such insurance plus reasonable attorney's fees.
- 5.1.6 Additional Insurance. The Consultant shall also provide such additional types of insurance in such amounts as the Authority shall reasonably require. In the event that any such additional insurance is required, the Consultant shall deliver certified copies of each policy to the Authority within ten (10) days of the Authority's written request for such insurance.
- 5.1.7 Waiver of Subrogation. The Consultant waives all rights of subrogation and recovery

against the Authority, agents or employees of the Authority to the extent these damages are covered by the CGL, Business Automobile Liability or Commercial Umbrella Liability Insurance obtained by the Consultant. If the policies of insurance purchased by the Consultant as required above do not expressly allow the insured to waive rights of subrogation prior to loss, the Consultant shall cause them to be endorsed with a waiver of subrogation as required herein.

- 5.1.8** Any deductible or self-insured retention (SIR) applicable to the aforementioned insurance shall be declared to and approved by the Authority and written using ISO endorsement CG 03 00 (or a substitute providing equivalent terms and conditions). The Consultant shall not be permitted to have a SIR larger than \$100,000 unless it obtains the express, written consent of the Authority to the larger SIR. **FAILURE TO COMPLY WITH SECTION 5.1.8 IS A MATERIAL BREACH OF CONTRACT.**

If any of the aforementioned insurance is written on a "claims made basis," the Consultant warrants that continuous coverage will be maintained or an extended discovery period will be exercised for a period of five (5) years after the date of Final Payment by the Authority and the Consultant will provide Certificates of Insurance evidencing continuance of coverage with the original claims made retroactive date. Within the Certificate of Insurance, in the blocks designated "Policy Number," in addition to the policy number, the Consultant shall insert a note "claims made retroactive date ____/____/____" (with the date inserted).

5.2 Ownership of Documents

- 5.2.1 In consideration of the Authority's execution of this Agreement and for other good and valuable consideration, all Deliverables, including, but not limited to plans, methods, drawings, specifications, flow charts, reports, all data, diagrams, samples, tests, surveys, models, material, computer discs, evidence, documentation, and all copyrightable materials, gathered, originated or prepared by the Consultant and its SubConsultants during and in connection with the performance of Services; and all copyrights resulting from Deliverables, and in all renewals and extensions of the copyrights that may be secured now or be hereafter in force and effect are instruments of the Consultant's Services performed under the Contractual Documents and, unless otherwise provided, shall be the sole property of the Authority.
- 5.2.2 The Consultant's promotional and professional (or other) materials shall not include Authority confidential or proprietary information, except with the written consent of the Authority.

5.3 Copyrights and Patents

- 5.3.1 If the Consultant employs any design, device, material, or process covered by letters of patent or copyright, it shall provide for such use by suitable legal agreement with the patent holder. The Consultant shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Deliverables.
- 5.3.2 The Consultant shall defend, indemnify and save harmless the Authority and the State from any and all Claims for infringement by reason of the use of any patented design, device, material or process, or any trademark, copyright, trade secret or any other material protected in any manner from use or disclosure, and shall indemnify the

Authority and the State for any costs, expenses and damages that it may incur by reason of an infringement at any time during the prosecution, or after the acceptance, of the Services.

5.4 Confidentiality

- 5.4.1 All data and information supplied by the Authority or by any other party under an Authority contract or otherwise involved in the School Construction Program and data gathered by the Consultant in fulfillment of the Contractual Documents and any analyses thereof (whether in fulfillment of the Contractual Documents or not), are strictly confidential and shall be solely for use in connection with the School Construction Program, except to the extent the Authority may identify any such as disclosable government records within the meaning of N.J.S.A. 47:1A-1 et seq.
- 5.4.2 The Consultant shall be required to use utmost care to protect the confidentiality of data by, among other things, requiring in Authority of these confidentiality terms and conditions into its contract(s) with SubConsultants, if any, and requiring personnel assigned to provide Services to sign a confidentiality agreement in a form provided by the Authority. Any release of confidential material in any form by the Consultant, its employees, SubConsultants or assignees will be considered a violation of the Contractual Documents. Penalties for violation of this paragraph include, but are not limited to, termination of this Agreement and/or legal action, without the Authority being liable for damages, costs and/or attorney fees. The Consultant shall be liable for any and all damages arising from its breach of this confidentiality provision.

5.5 Contractual Relationship

- 5.5.1 Nothing in the Contractual Documents shall be construed as creating a contractual relationship between any SubConsultant of the Consultant and the Authority.
- 5.5.2 The Consultant's status shall be that of an independent contractor, not an employee of the Authority. The Consultant agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of the Authority by reason hereof. The Consultant shall not, by reason hereof, make any Claim, demand or application to any Authority officer or employee for any right or privilege afforded to an Authority officer or employee, including, but not limited to, workers' compensation, unemployment or other insurance benefits, social security coverage, or retirement membership or credit.
- 5.5.3 The Consultant and any SubConsultants engaged by the Consultant under this Agreement are bound by the terms and conditions of the Contractual Documents.
- 5.5.4 Nothing contained in this Agreement or the Contractual Documents shall create a contractual relationship with a third party or create a cause of action in favor of a third party against either Party. No individual, firm, corporation, or any combination thereof, which supplies materials, labor, services or equipment to the Consultant for the performance of Services shall become thereby a third party beneficiary of the Contractual Documents.
- 5.5.5 The Parties hereby bind themselves, their partners, successors, assigns and legal

representatives each to the other Party and the other Contractual Documents.

5.6 Assignment

- 5.6.1 The Consultant shall not assign or transfer its obligations, privileges or rights under the Contractual Documents without the prior written consent of the Authority. Any assignment or transfer of the Consultant's rights under the Contractual Documents without the prior written consent of the Authority shall not relieve the Consultant of any duty, obligation or liability assumed by it under the Contractual Documents.
- 5.6.2 Notwithstanding anything to the contrary, under no circumstance shall the Consultant assign its right to receive money under the Contractual Documents for any purpose or to any person whatsoever without the prior written approval of the Authority or order of court.
- 5.6.3 The Authority may elect, in its sole discretion, to assign this Agreement to any other State agency, authority or other State instrumentality, or any local or municipal instrumentality, at any time during the Term of this Agreement, and in such case, the Consultant agrees to continue to perform all of its obligations as set forth in this Agreement. The Consultant shall make no Claim against the Authority in the event of such assignment and shall execute such certificates, documents and instruments as may be reasonably requested by the Authority to effect such assignment.

5.7 Mergers, Acquisitions, and Dissolutions

- 5.7.1 If, subsequent to the execution of this Agreement, the Consultant proposes to merge with or be acquired by another firm or in the event of a proposed dissolution by the Consultant, the Consultant shall immediately notify the Authority and shall submit documentation to the Authority describing the proposed transaction.
- 5.7.2 The Authority, in its sole discretion, may approve the continuation of this Agreement following the proposed merger, acquisition or dissolution or terminate this Agreement for cause. The Authority will notify the Consultant of its decision within thirty (30) Days of receipt by the Authority of documentation from the Consultant describing the proposed transaction.
- 5.7.3 If the Authority approves a merger or acquisition, the Consultant shall submit to the Authority: (i) corporate resolutions prepared by the Consultant and the new entity ratifying acceptance of the Contractual Documents; (ii) information necessary to ensure that the new entity satisfies the Authority's pre-qualification policies and procedures, where applicable; (iii) the names and addresses of all owners and potential owners which hold or may acquire five percent (5%) or more of its stock or interest; (iv) any new or changed Federal Employer Identification Number(s); (v) acknowledgment of the assumption of the Contractual Documents by the new entity; and (vi) any other information the Authority may require.
- 5.7.4 If the Authority approves a dissolution, the Consultant shall submit to the Authority: (i) a copy of the corporate resolution, or the written statement of the partnership, general partner, receiver or custodian thereof, or the written agreement of the principal parties of a joint venture to dissolve the corporation, partnership or joint venture, respectively; (ii)

information necessary to ensure that the new entity satisfies the Authority's pre-qualification policies and procedures, where applicable; (iii) any new or changed Federal Employer Identification Number(s); (iv) acknowledgment of the assumption of the Contractual Documents by the new parties; and (v) any other information the Authority may require.

5.8 Mandatory Compliance With Law

- 5.8.1 The Consultant must comply during the Term with any and all Federal, State and local laws in effect or hereinafter promulgated that apply to performance by the Consultant under the Contractual Documents.
- 5.8.2 Each and every provision required by law to be inserted in the Contractual Documents shall be deemed to have been inserted therein. If any such provision has been omitted or has not been correctly inserted, the Contractual Documents shall be amended, upon application of either Party, to provide for such insertion or correction.
- 5.8.3 If the Authority determines that the Consultant has violated or failed to comply with applicable Federal, State or local laws with respect to its performance under the Contractual Documents, the Authority may withhold payments for such performance and take such action that it deems appropriate until the Consultant has complied with such laws or has remedied such violation or non-compliance to the satisfaction of the Authority.
- 5.8.4 The Consultant's compliance with the legal requirements of this Section 5.8 and any other applicable laws, regulations or codes is mandatory and cannot be waived by the Authority.

5.9 Affirmative Action and Non-discrimination

- 5.9.1 The Consultant and its SubConsultants shall abide by affirmative action rules established by the New Jersey Department of the Treasury at N.J.A.C. 17:27-1.1 *et seq.* under P.L. 1975, c. 127, the small business set-aside rules for the procurement of goods and services established by the Commerce and Economic Growth Commission at N.J.A.C. 17:14-4.1 *et seq.* and by Executive Order No. 71 (2003), and the affirmative action program established by the Authority pursuant to Section 48 of the Educational Facilities Financing and Construction Act, P.L. 2000, c. 72, and any rules and regulations associated therewith.
- 5.9.2 The Consultant shall not discriminate in employment and shall abide by all anti-discrimination laws, including those set forth in New Jersey's Law Against Discrimination, N.J.S.A. 10-5.1, *et seq.*, and all rules and regulations promulgated thereunder. During the performance of this Term Contract, the Consultant agrees as follows:
 - 5.9.2.1 The Consultant and its SubConsultants, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the Consultant

will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause;

5.9.2.2 The Consultant and its SubConsultants, where applicable, will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex;

5.9.2.3 The Consultant and its SubConsultants, where applicable, will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Consultant's (and the SubConsultant's) commitments under New Jersey's Law Against Discrimination, N.J.S.A. 10-5.1, et seq. and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5.9.3 The Consultant shall abide by the provisions of the Americans With Disabilities Act, 42 U.S.C. § 12101 et seq., with respect to its employment practices.

5.9.4 The Consultant shall comply with the *MacBride* principles of nondiscrimination in employment, or have no business operations in Northern Ireland, under N.J.S.A. 52:34-12.2.

5.10 Anti-collusion

5.10.1 The Consultant, by executing this Agreement, does hereby warrant and represent that this Agreement has not been solicited, secured or prepared, directly or indirectly, in a manner contrary to the laws of the State; and that said laws have not been violated and shall not be violated as they relate to the procurement or the performance of the Services by any conduct, including the paying or giving of any fee, commission, compensation, gift, gratuity, or consideration of any kind, direct or indirect, to any employee, officer, or board member of the Authority.

5.10.2 In the event of a breach or violation of this Section 5.10, the Authority may, at its sole option: (i) terminate this Agreement without the Authority being liable for damages, costs and/or attorney fees; and/or (ii) deduct from amounts otherwise payable by the Authority pursuant to this Agreement.

5.11 Conflict of Interest

- 5.11.1 The Consultant shall not pay, offer to pay, or agree to pay, either directly or indirectly, any fee, commission, compensation, gift, gratuity or other thing of value of any kind to: (i) an Authority officer or employee with which the Consultant transacts, or offers or proposes to transact, business; or (ii) any member of the immediate family (defined by N.J.S.A. 52:13D-13i) of any such Authority officer or employee; or (iii) any partnership, firm or corporation with which such Authority officer or employee is employed or associated, or in which such officer or employee has an interest within the meaning of N.J.S.A. 52:13D-13g.
- 5.11.2 The solicitation of any fee, commission, compensation, gift, gratuity or other thing of value by any Authority officer or employee from the Consultant shall be reported in writing forthwith by the Consultant to the State Attorney General and the State Ethics Commission.
- 5.11.3 The Consultant shall not directly or indirectly undertake any private business, commercial or entrepreneurial relationship (whether or not pursuant to employment, contract or other agreement, express or implied) with, or sell any interest in the Consultant to, any Authority officer or employee having any duties in connection with the purchase, acquisition or sale of any property or services by or to the Authority; and shall not undertake any such relationship with, or sell any such interest to, any person, firm or entity with which such Authority officer or employee is employed or associated, or in which such Authority officer or employee has an interest within the meaning of N.J.S.A. 52:13D-13(g). Any relationship subject to this provision shall be reported in writing forthwith to the State Ethics Commission, which may grant a waiver of this restriction upon application of the officer or employee and upon a finding that the present or proposed relationship presents neither an actual conflict of interest, nor the potential for, or appearance of, such a conflict of interest.
- 5.11.4 The Consultant shall not influence, attempt to influence, or cause to be influenced any Authority officer or employee in such officer's or employee's official capacity in any manner that might tend to impair the objectivity or independence of judgment of said officer or employee.
- 5.11.5 The Consultant shall not cause or influence or attempt to cause or influence, any Authority officer or employee to use or attempt to use such officer's or employee's official position to secure unwarranted privileges or advantages for the Consultant or any other person.
- 5.11.6 Under N.J.S.A. 52:34-19, it is a misdemeanor to offer, pay or give any fee, commission, compensation, gift or gratuity to any person employed by the Authority. It is the policy of the Authority to treat the offer of any gift or gratuity by the Consultant, its officers or employees, to any person employed by the Authority as grounds for debarment or suspension from submitting proposals and providing work or materials to the Authority.
- 5.11.7 The provisions cited in this Section 5.11 shall not be construed to prohibit an Authority officer or employee from receiving gifts from or contracting with the Consultant under the same terms and conditions as are offered or made available to members of the general public subject to any guidelines or Code of Ethics that the State Ethics Commission and

the NJSDA have promulgated or may promulgate.

5.12 Indemnification

5.12.1 To the fullest extent permitted by law, the Consultant shall indemnify, protect, defend and save harmless the State of New Jersey, the Authority, as well as their respective agents, servants, officers, directors and employees, from and against any loss, damage, injury, cost or expense; and from and against any Claim, demand, liability, lawsuit, judgment, action or other proceeding arising, to arise from, in connection with, or as a result of any of the following:

5.12.1.1 the negligent acts or omissions of the Consultant, its agents, servants, officers, employees, SubConsultants or any other person acting at the Consultant's request, subject to its direction, or on its behalf;

5.12.1.2 the loss of life or property, or injury or damage to the person, body or property of any person or persons whatsoever, that arises or results directly or indirectly from the negligent performance of the Services or delivery of Deliverables by the Consultant, its agents, servants, officers, employees, SubConsultants or any other person acting at the Consultant's request, subject to its direction, or on its behalf;

5.12.1.3 any gross negligence, default, or breach, of the Consultant, its agents, servants, officers, employees, SubConsultants or any other person acting at the Consultant's request, subject to its direction, or on its behalf;

5.12.1.4 violation of or non-compliance with federal, State, local and municipal laws and regulations, ordinances, building codes (including without limitation the Americans with Disabilities Act, the Occupational Safety and Health Act ("OSHA") and the Environmental Protection Act) in connection with the performance or non-performance of, or arising out of conditions created or caused to be created by, the Consultant, its agents, servants, officers, employees, SubConsultants or any other person acting at the Consultant's request, subject to its direction, or on its behalf; and

5.12.1.5 use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in performing Services.

5.12.2 The Consultant's indemnification obligation is not limited by, but is in addition to, the Consultant's insurance obligations contained in this Agreement.

5.12.3 The Consultant agrees that any approval by the Authority of the Services performed, or Deliverables provided by the Consultant shall not operate to limit the obligations of the Consultant under the Contractual Documents; and that the Authority assumes no obligations to indemnify or save harmless the Consultant, its agents, servants, employees, or SubConsultants against any Claims that may arise out of its performance or nonperformance under the Contractual Documents; and that the provisions of this indemnification clause shall in no way limit the Consultant's obligations under the Contractual Documents, nor shall they be construed to relieve the Consultant from any liability, nor preclude the Authority from taking any other actions available to it under

any other provisions of the Contractual Documents or otherwise at law or equity.

5.12.4 This Section 5.12 shall survive the termination of the Contract.

6.0 TERMINATION AND SUSPENSION

Nothing contained in this entire Section 6.0 shall limit the Authority's right to recover any and all costs and damages resulting from Consultant failure to perform the Services in a satisfactory manner.

6.1 Termination for Convenience of the Authority

6.1.1 Performance by the Consultant of its obligations under the Contractual Documents may be terminated by the Authority in accordance with this Section 6.1 in whole or in part, whenever the Authority, in its sole discretion, determines that such termination is in its best interest.

6.1.2 Any such termination shall be effected by delivery of a written "Notice of Termination" specifying the extent to which the Services under the Contractual Documents are terminated and the date upon which such termination becomes effective.

6.1.3 If so terminated, the Consultant shall be entitled only to that proportion of the compensation that the Services actually and satisfactorily performed by the Consultant bear to the total Services to be rendered under the Contractual Documents, less payments previously made.

6.1.4 The Authority may negotiate with the Consultant to establish an amount of compensation for the Consultant's costs incurred in the close-out of the Contractual Documents.

6.1.5 Upon termination for convenience, the Consultant shall furnish to the Authority, free of charge, such close-out reports, documents, and materials as the Authority may reasonably require.

6.2 Termination for Cause

6.2.1 Without prejudice to any other remedy, the Authority may terminate this Agreement if the Consultant: (i) disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction; (ii) refuses or fails to supply enough properly skilled workers or proper materials; (iii) fails to make payments to SubConsultants for materials or labor in accordance with the respective agreements between the Consultant and the SubConsultants; (iv) fails to maintain or produce any records required by the Contractual Documents to be so maintained or produced; (v) fails to cooperate with the Authority where such cooperation is deemed necessary by the Authority for the implementation of the Contractual Documents; (vi) fails to obtain and properly maintain the level of insurance coverages outlined in Section 5.1; (vii) assigns or transfers its obligations, privileges or rights under the Contractual Documents without the prior written consent of the Authority; (viii) makes any misrepresentation or conceals any material fact; or (ix) commences or has commenced against it any action under the United States Bankruptcy Code or any state or federal insolvency law, the commencement of which, in the Authority's judgment, may impair the ability of the Consultant to perform its obligations

under the Contractual Documents; or (x) violates or breaches the Contractual Documents or any provision or material term thereof. For all such causes of termination, except those contained in subsections (viii) and (ix), the Consultant may avoid termination if, within seven (7) Days of Notice of Termination, it commences correction of such default, neglect or violation, with diligence and promptness, fully curing same within the time prescribed by the Authority within the Notice of Termination; failure to do so shall result in termination of this Agreement.

- 6.2.2 Upon termination by the Authority pursuant to this Section 6.2, the Authority may, without prejudice to any other rights or remedies of the Authority, complete Services by whatever methods the Authority may deem appropriate.
- 6.2.3 In the event this Agreement is terminated for cause pursuant to this Section 6.2, the Authority reserves the right not to make any further payments to the Consultant and may require the Consultant to repay all or a portion of the monies already paid; and the Consultant shall be obligated to take any steps necessary to enable the Authority to complete the Services itself, or for the Authority to engage another Consultant to complete the Services at the Consultant's own expense for the portion that exceeds the amount that would have been paid to the Consultant for completing the Services.
- 6.2.4 No action by the Authority pursuant to this Section 6.2 shall operate to waive or release any Claim the Authority may have against the Consultant under the Contractual Documents.

6.3 Suspension for Convenience of the Authority

- 6.3.1 The Authority shall have the right to defer the beginning or to suspend the whole or any part of the Services whenever, in the sole discretion of the Authority, it is necessary or expedient for the Authority to do so. The Authority shall give written notice to the Consultant of such suspension of performance of the Services and upon receipt of such notice, unless otherwise directed in writing by the Authority; the Consultant shall immediately discontinue all Services, except as may be deemed necessary by the Authority or his/her.
- 6.3.2 In the event of a suspension by the Authority pursuant to this Section 6.3, compensation shall be determined as follows:
 - 6.3.2.1 If the Authority determines that the Services have been suspended for a period cumulatively totaling less than ninety (90) Days, there shall be no additional compensation paid to the Consultant.
 - 6.3.2.2 If the Authority determines that the Services have been suspended for a period cumulatively totaling ninety (90) Days or more, and if the Authority determines that the suspension has resulted from no fault of the Consultant, the Parties shall amend this Agreement to cover the remaining Services to be performed. Such Amendment shall provide a compensation adjustment in an amount deemed proper by the Authority and Consultant after review of the Consultant's submissions relating to the increased costs actually incurred by the Consultant as a direct result of the suspension. No such Amendment will change other Contractual Documents terms.

- 6.3.3 When the Authority has determined that a suspension is the fault of the Consultant, the Authority may, at its sole option, suspend all payments to the Consultant. Payment may be reinstated by the Authority upon completion of the Services in accordance with the other provisions of this Agreement and the other Contractual Documents provided, however, that there shall be no upward adjustment in direct or indirect costs or in any other costs. Alternatively, the Authority may terminate this Agreement pursuant to Section 6.2, above, or carry out the Services as provided for in Section 6.4, below.

6.4 Authority's Right to Carry Out the Services

- 6.4.1 If the Consultant fails to perform any obligation imposed under the Contractual Documents, and fails within seven (7) Days after receipt of written notice to commence and continue correction of such failure with diligence and promptness, the Authority may take steps to remedy such failure without prejudice to any other remedy the Authority may have. In such case, an appropriate written notice shall be issued deducting from the payments then or thereafter due the Consultant the cost of correcting such failure, including compensation for other Professional Services Consultant additional services made necessary by such failure. If the payments then or thereafter due the Consultant are not sufficient to cover such amount, the Consultant shall pay the difference to the Authority upon demand.
- 6.4.2 Any action by the Authority under this Section 6.4 shall be without prejudice to the Authority's rights under the Contractual Documents and shall not operate to release the Consultant from any of its obligations under the Contractual Documents.

6.5 Unacceptable Services; Duty to Cure Errors and Omissions

- 6.5.1 The Authority shall give the Consultant written notice as soon as practicable after it becomes aware of an error or omission by the Consultant. If the Authority determines that any Service delivered is unacceptable, in quality, timeliness, or any other condition, due to error, omission or failure to comply with requirements of the Contractual Documents, the Consultant shall correct and revise the unacceptable Services under the Authority's direction at no cost to the Authority. The corrected and revised Services shall be resubmitted to the Authority for approval.
- 6.5.2 The Consultant shall be liable to Authority for all damages to Authority caused by Consultant errors or omissions. The Consultant shall reimburse Authority for all costs incurred by Authority as a result of such errors and omissions, including interest and other expenses.

7.0 CLAIMS

All Claims by the Consultant against the Authority shall be governed by the following provisions.

General. The parties agree that this contract shall be deemed to be governed by and in accordance with the New Jersey Tort Claims Act, N.J.S.A. 59:1.1, et seq., the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1, et seq. and the New Jersey False Claims Act, N.J.S.A. 2A:32, et seq. (collectively "the Acts"), such that a claim against the NJSDA shall be treated in the same manner as a claim against the State of New Jersey under the Acts. All

notice, claims and limitations periods set forth in the Acts shall apply to claims by the Consultant against the NJSDA

Notice of Claim. The Consultant shall file notice of its Claim on a form provided by the Authority, which form shall be completed in its entirety and signed by the Consultant. Incomplete forms will be rejected and have no effect. Submission of completed notice forms shall constitute compliance with the notice provisions of the New Jersey Contractual Liability Act if such notices are provided within the time limits established by N.J.S.A. 59:13-5.

Review of Claims. The administrative process for review of Claims is sequential in nature and mandatory. The Authority's Claims procedure is composed of the following steps:

Step One: Review by the Authority
Step Two: Non-binding Mediation

Completion of the two (2) steps of Claims review is a mandatory prerequisite to the initiation of litigation by either Party.

Compliance with Claim Review Procedure. Each Claim will begin its review at Step One. A Claim will not proceed to the next step unless the Consultant submits a written objection to the prior step and requests that its Claim proceed to the next step. If at any step in the process a Claim is resolved, the Consultant must sign a full and final release as to any and all matters arising from the Claim.

Step One: The Authority's Review.

The Consultant must provide to the Authority the required forms as required by this Section to comply with the New Jersey Contractual Liability Act in order to begin the Authority's administrative process for the review of Claims. The Consultant shall also submit to the Authority all documentation supporting the Consultant's Claim. The documentation provided to the Authority will serve as the basis for evaluation of the Consultant's position regarding the Claim throughout Step One of the administrative process. The Consultant shall submit additional information upon request of the Authority. No formal action will be taken by the Authority unless and until the Authority receives complete Claim documentation from the Consultant.

Authority Review and Decision. At the option of the Authority, a meeting may be scheduled with the Consultant and the Authority to discuss the Claim. The Authority shall render its decision regarding the Claim in writing within sixty (60) Days of the receipt of the complete supporting documentation or within sixty (60) Days of any meeting with the Consultant and the Authority, whichever is later. This time limit may be extended by mutual agreement of the Parties or by the Authority, when additional time is required by the Authority to properly review and respond to the Claim. The Consultant, within fifteen (15) Days of the receipt of the decision by the Authority, shall accept or reject the Authority's decision in writing. If the Consultant neither accepts nor rejects in writing the Authority's decision within fifteen (15) Days, the Claim will be considered withdrawn from

the administrative process and there will be no further administrative remedy available to the Consultant for the subject Claim.

Step Two: Non-Binding Mediation. If the Consultant rejects in writing the decision of the Authority, there is no further automatic administrative review of the Claim. Within fifteen (15) Days after issuance of the Authority's decision, the Consultant may request in writing that any or all outstanding Claims, which include any or all Claims that have been processed through Step One of the Claim resolution process, and that were neither withdrawn nor considered withdrawn from the process be submitted to Step Two and proceed to non-binding mediation. Such request shall be sent to the Authority. No Claim will proceed automatically to Step Two and the Consultant must make a specific written request that the Claim be elevated to Step Two for review. The cost of non-binding mediation shall be shared equally by the Consultant and the Authority. The mediator shall be selected by the Authority, with the concurrence of the Consultant. The rules for the mediation shall be agreed to by the Authority, the Consultant and the mediator prior to the start of the mediation. If the Parties fail to agree on the rules for the non-binding mediation, the mediation will not proceed and Step Two review will be deemed completed.

8.0 REPRESENTATIONS

The Consultant hereby represents as follows:

- 8.1** The Consultant is financially solvent, able to pay its debts as they become due and possessed of sufficient working capital to complete the services required and perform its obligations under this Agreement.
- 8.2** The Consultant is able to furnish the workplace, tools, materials, supplies, equipment and labor necessary to complete the Services and perform all of its obligations under the Contractual Documents, and has sufficient experience and competence to do so.
- 8.3** The Consultant is authorized to do business in the State of New Jersey and is properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over the Consultant and the Services it will be performing.
- 8.4** The Consultant's execution of and performance under this Agreement are within its duly authorized powers.
- 8.5** The Consultant certifies that it has satisfied itself, from its own investigation, of the conditions to be met, and that it fully understands its obligations and agrees that it will not make any Claim for, or have right to, cancellation or relief from the Contractual Documents without penalty because of its misunderstanding or lack of information.
- 8.6** The Consultant certifies that all representations made by it in any of the Contractual Documents are true, subject to penalty of law. The Consultant understands and agrees that its knowing or intentional violation of any statute or regulation related to public contracts and/or its misrepresentation or concealment of any material fact may be cause for termination of this Agreement. The Consultant understands and agrees that the Consultant's violation of any statute or regulation related to public contracts and/or its misrepresentation or concealment of any material fact shall serve as a legal bar to the Consultant's enforcement of its rights under the

Contractual Documents, including any and all Claims at law or equity.

- 8.7** The Consultant and any firm it has subcontracted has provided to the Authority proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury, pursuant to L. 2001, c. 134, as set forth in Appendix E, and the Consultant shall not enter into any subcontract with a firm that has not provided it and the Authority with proof of such valid business registration.

9.0 AUTHORITY'S RIGHTS AND RESPONSIBILITIES

9.1 Authority's Rights

- 9.1.1 The Authority shall have the right to perform Services and to award contracts in connection with same that are not part of the Consultant's responsibilities under this Agreement.
- 9.1.2 The Authority shall have the right, in its sole discretion, to accept or reject personnel provided by the Consultant. The Consultant shall make a timely and prompt resubmittal to provide other personnel to replace any that are rejected by the Authority, both at the initial submittal or upon any subsequent rejection or substitution of personnel.
- 9.1.3 The Authority shall have the right to establish and maintain a Consultant Performance Evaluation Policy and Procedure. The Consultant's performance under this Agreement shall be evaluated by the Authority and shall be a factor used in the technical scoring of the Consultant with respect to any future submission by the Consultant in response to a Request for Proposals by the Authority. This evaluation shall consider, among other things, the Consultant's ability to provide all required Services.
- 9.1.4 The Authority's approval, acceptance, use of or payment for all or any part of Consultant's Services hereunder shall in no way alter the Consultant's obligations hereunder.
- 9.1.5 The Authority and the State Police reserve the right to audit the records of the Consultant and its SubConsultants in connection with all matters related to the Contractual Documents. If, as a result of such audit, the Consultant is discovered for any reason to owe any money or refund to the Authority, the Authority may reduce the Consultant's invoice amount to an amount considered commensurate with the actual services provided.
- 9.1.6 The Authority and their agents have the right to request, and the Consultant agrees to furnish free of charge, all information and copies of all records, documents or books relating to the provision of Service, which the Authority, or their agents may request. The Consultant shall allow representatives of the Authority and their agent(s) to visit the office(s) of the Consultant periodically, upon reasonable notice, in order to review any information, records, documents or books related to the Contractual Documents or to otherwise monitor any Services being performed.

9.2 Authority's Responsibilities

The Authority shall, on a timely basis, provide the Consultant with such information in its possession and/or control as may reasonably be necessary for the performance of the Services

within the agreed upon time frame.

10.0 MISCELLANEOUS

- 10.1 Notices.** All notices or other communications required under this Agreement shall be in writing and sent by certified mail, return receipt requested, postage prepaid or by FedEx or similar guaranteed overnight courier and shall be deemed to have been given on the Day after depositing in the mail or with such overnight courier. Notices shall be addressed as directed in Appendix A (Special Conditions). Electronic transmission of information may be required, as may be set forth in the Scope of Services.
- 10.2 Incorporation by Reference.** This Agreement incorporates by reference, as if set forth herein, all of the Contractual Documents in their entirety, including but not limited to this Agreement and its appendices; the Request for Proposals and the responses thereto; and any Amendments and any addenda.
- 10.3 Conflict in Terms.** In the event of a conflict in terms among the Contractual Documents, the following order shall prevail for purposes of interpretation:
- 10.3.1 Appendix A (Special Conditions)
 - 10.3.2 Appendix B (Scope of Services)
 - 10.3.3 Agreement (excluding Appendices)
 - 10.3.4 Proposals
- 10.4 No Waiver of Warranties or Legal/Equitable Remedies.** Nothing in the Contractual Documents shall be construed to be a waiver by the Authority of any warranty, expressed or implied, or any remedies at law or equity, except as specifically and expressly stated in a writing executed by the Authority.
- 10.5 Procedural Requirements.** The Consultant shall comply with all written procedural instructions that may be issued from time to time by the Authority.
- 10.6 Governing Law.** This Agreement and all other Contractual Documents, and any and all litigation arising therefrom or related thereto, shall be governed by the applicable laws, regulations and rules of the State of New Jersey without reference to conflict-of-laws principles.
- 10.7 Time of the Essence.** All time limits as stated in the Contractual Documents are of the essence.
- 10.8 Entire Agreement and Amendments.** This Agreement and the other Contractual Documents represent the entire and integrated agreement between the Consultant and the Authority and supersede all prior negotiations, representations or agreements, either written or oral. This Agreement and all other Contractual Documents may be amended only by written instrument signed by both the Consultant and the Authority. Should the Consultant at any time find existing conditions that would make modification in requirements desirable, it shall promptly report such matters to the Authority for consideration.
- 10.9 Severability.** In the event that any provision of any Contractual Document shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof.

- 10.10 Waiver of Breach.** In the event that any provision of any Contractual Document should be breached by any party and thereafter waived by any party, such waiver shall be limited to the particular breach so waived by any party and shall not be deemed to waive any other breach. Any consent by the Authority to a delay in Consultant's performance of any obligation shall apply only to the particular transaction to which it relates, and it shall not apply to any other obligation or transaction. And any delay in the Authority's enforcement of any remedy in the event of a breach by the Consultant of any term or condition of the Contractual Documents or any delay in the Authority's exercise of any right under the Contractual Documents shall not be construed as a waiver.
- 10.11 Execution in Counterparts.** This Agreement and any other Contractual Document, where applicable, may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.
- 10.12 Office of Fiscal Integrity.** The New Jersey State Police (or its agents) may, at its discretion, investigate, examine and inspect the activities of the Consultant and all other parties involved with the Services. The State Police (or its agents) may require the Consultant or any other party involved with the Services to submit duly verified reports, which shall include such information and be in such form as the State Police (or its agents) may require. In addition to the foregoing, the State Police (or its agents) may investigate, examine, inspect, or audit in any manner and at such times as the State Police deems necessary. The Consultant shall include in any and all contracts with SubConsultants a provision requiring such SubConsultants to permit the State Police (or its agents), in its discretion, to investigate, examine, inspect or audit in any manner and at such times as the State Police (or its agents) deems necessary.
- 10.13 Entry Clearance.** The Consultant and its personnel and Subconsultants shall be subject to such entry clearance at School Facilities Projects and other locations as may be required, if any, in order to fulfill obligations under the Contractual Documents.

APPENDIX A

SPECIAL CONDITIONS

A.1 Notices shall be addressed as follows:

Authority:	New Jersey Schools Development Authority 1West State Street Trenton, NJ 08608 Attention: Jacqueline Howard
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Consultant:

APPENDIX B

SCOPE OF SERVICES

A. INTRODUCTION

The following Scope of Services sets forth responsibilities, obligations, and project deliverables required of the Property Management and Maintenance Consultant (the “Consultant”) for the term of the proposed two-year contract and any extensions of said contract. The Scope of Services represents an Appendix to the Agreement between the New Jersey Schools Development Authority (the “Authority”) and the Property Management and Maintenance Consultant for property management and maintenance services (pursuant to “Project Assignments”) for school facilities projects.

Organizational Meeting

The Consultant shall attend a meeting (the “Organizational Meeting”) with the Authority as may be necessary within 10 business days of the Effective Date, to review the Authority’s procedures for the Services. At the Organizational Meeting, the Authority and the Consultant shall, at a minimum, review the following: field procedures, use of forms and the data management format to be used by the Consultant to collect, maintain and update data regarding each Project Assignment.

Project Assignments

At any time during the two (2) year period following the Effective Date, and at any time during any extension of such period granted pursuant to Section 4 of this Agreement, the Authority may from time to time, at its sole option, add or reduce Project Assignments requiring Services. It is not anticipated that Project Assignments will be increased to a point that additional personnel equivalents or hours will be required. The Consultant shall be responsible for completing all required Services for any such Project Assignment, even when such completion will not occur until after the end of such two (2) year period and any such extension thereof. The list of Project Assignments as of September 15, 2011 including property locations and descriptions is included herewith as Appendix B-1.

Notice of Conflicts

If at any time during the performance of the Services, the Consultant determines that there may be a conflict between this Scope of Services and any applicable law or regulation, the Consultant shall immediately notify the Authority.

Notice of Hazards

The Consultant is responsible at all times for notifying the Authority, as soon as possible, of any dangerous, unhealthy or unsafe conditions observed at any of the School Facilities Project that is the subject of a Project Assignment, such as, but not limited to, the presence of hazardous materials.

B. PROPERTY MANAGEMENT AND MAINTENANCE PROCESS OVERVIEW

Implementation of NTP

Upon receipt of a Notice to Proceed with respect to a Project Assignment or as of the implementation date specified therein, the Consultant shall begin property management and maintenance of the site.

Information Required for Each Project Assignment

The Consultant shall submit to the Authority the following information for each Project Assignment:

- a. The number, size and nature of the properties to be maintained;
- b. A working plan for handling utilities and disconnects; and
- c. A short narrative description of any property that poses an issue outside of the normal management and maintenance problem, with the Consultant's proposed solution to the problem.

Within fifteen (15) days of issuance of the Notice to Proceed and Project Assignment, or of such other implementation date as may be specified therein, the Consultant must submit completed required information for the Project Assignment to the Authority for review. The Consultant shall make revisions to the required information as directed by the Authority.

Relocation Database

The Authority maintains an internet-based database for recording information pertaining to relocation services, including property management and maintenance (the "Relocation Database".) With respect to each Project Assignment, the Consultant shall be responsible for the inputting in Real Time the required information on all property management and maintenance into the Relocation Database which shall be accessible at any time to the Authority and the Consultant. Such information to be entered shall include, but not be limited to, setting up property maintenance modules, inputting data on all property sites, utility information, violation notices, day-to-day maintenance incidents, etc.

The Consultant shall also be responsible for generating all forms and letters utilized by the Authority through the Relocation Database, and any necessary updates or corrections thereof, for all Project Assignments, in accordance with the Authority's programming requirements. In addition, the Consultant shall be responsible for maintaining a Work-Log Status Report for every Project Assignment and updating the Relocation Database in Real Time as necessary.

Records

The Consultant shall be responsible for keeping up-to-date records on each Project Assignment. The records shall contain all data relating to the Services performed, including the nature and dates thereof, copies of all paperwork involved in obtaining the required three bids for any Work Order and the final award of such bid. At the conclusion of each completed Project Assignment, the Consultant shall deliver to the Authority, a complete file for use by the Authority in confirming that all required steps have been completed in accordance with the relevant statutes, regulations and Authority procedures, and that all required documentation has been provided in the file.

Access to Consultant's Files and Records

During the Term of the Agreement, all of the Consultant's files, including those in paper and electronic formats, for all the Project Assignments shall be maintained at the Consultant's main or satellite Field Office, and such files shall at all times be open for inspection by the Authority.

Upon expiration of the Term, the Consultant shall offer to provide all such materials to the Authority, at no expense to the Authority. In the event the Authority elects not to house such materials, the materials

shall be maintained by the Consultant for a period of no less than six (6) years, in a manner and at a cost to be negotiated by the Parties.

Schedules

The Consultant shall continue to perform any required Services for each Project Assignment until directed to terminate such Services by the Authority.

Progress Meetings

The Consultant shall meet with the Authority and any other appropriate representatives of the Authority for regular progress meetings on or about the conclusion of the first month after the Effective Date and the first Monday of every month thereafter for the Term, unless otherwise changed by the Authority. At the progress meetings, the Authority shall review the Consultant's performance, identify any problems with such performance and suggest any corrective actions to remedy such problems. The progress meeting shall be scheduled at a mutually convenient date and time at the Trenton Regional Office of the Authority located at 1 West State Street, Trenton, New Jersey 08625, or as otherwise chosen by the Authority.

C. GENERAL DESCRIPTION OF SCOPE OF SERVICES

Approved Vendor List

No later than thirty (30) calendar days following the Effective Date, the Consultant shall provide the Authority for review and approval a list of vendors and subconsultants, including hourly rates for each, that it proposes to use in support of its Services under the Agreement. For each occupation included in the list (including, but not limited to, plumber, electrician, carpenter, locksmith, fence installation consultant, window and door boarding consultant) the Consultant shall provide at least four (4) vendors for every trade. When applicable, vendors shall possess required licenses or certifications. The list, as approved by the Authority, shall be the "Approved Vendor List" and shall be the Consultant's exclusive resource, unless otherwise approved in writing by the Authority, for engaging outside vendors and consultants to assist the Consultant in providing Property Management Services.

Bid Process & Threshold

Upon authorization by the Authority, the Consultant will be required to obtain three bids for any single Work Order before hiring a vendor to perform the work, unless otherwise directed and approved in writing by the Authority. If the Consultant or one of its subsidiaries desires to self-perform the work, they will be required to be the fourth bidder. The lowest qualified and responsible vendor will be awarded the work. The winning bidder will be required to hold any required NJ license or certification, as deemed necessary, to accomplish the work.

The Consultant may not spend more than the bid advertisement threshold amount identified in the Operating Authority (currently \$29,000) in response to any one Work Order without first contacting the Authority and securing Authority approval. If the Consultant spends more than the bid advertisement threshold amount in response to any one Work Order without Authority's prior approval, the Authority reserves the right not to reimburse the Consultant for any amount spent over the bid advertisement threshold amount.

Property Management Services - Pre-Acquisition

Upon request by the Authority, the Consultant will accompany the Relocation Consultant and/or Appraiser to conduct a survey of the inventory and conditions of the mechanical equipment and site conditions, such as the condition of roofs, windows, etc. The Consultant will provide a written report to the Authority.

Property Management Services – Occupied Properties

The Consultant shall perform certain Services for those properties acquired by the Authority, but not yet vacated by the parties in occupancy at the time of acquisition. Upon receipt of notice from the Authority of a scheduled date for the purchase of the property (“Closing” or “Closing Date”), the Consultant will perform a pre-closing inspection of the property. Said inspection will be performed immediately prior to the Closing Date in order to confirm that the property is in “broom clean” condition, unless the Agreement of Sale allows the displacee, whether it be the owner or owner’s tenant, to abandon certain specified items in place or an approved Notice of Abandonment has been executed by the displacee. The Consultant will immediately notify the Authority if the property is found to be in satisfactory condition, so that the scheduled settlement may proceed. If the property is found to be in unsatisfactory condition, the Consultant will notify the Authority, stating the specifics of the problem.

Immediately following the Closing Date, the Consultant will perform a Habitability Inspection (if required) to determine and verify that the property is in a decent, safe and sanitary state for any Occupant(s) who remain on the property after the Closing Date. The Consultant shall arrange for the installation of child protection window guards at the property if the Occupant meets the requirements as set forth in accordance with the applicable statutes.

All the Services required herein are to be provided at the minimum level necessary to keep the property in question in conformance with any applicable rules, regulations and ordinances and to maintain the properties in a decent, safe, and sanitary state. These properties are only being maintained until such time as the existing structure(s) on the property are demolished to make way for a new School Facility or until the structure(s) on the property are renovated and converted into a School Facility.

Property Management Services – Vacated Properties

Acting on behalf of the Authority, the Services to be provided by the Consultant for vacated properties shall be such minimum services as are necessary to conform with any and all applicable laws and/or local ordinances and shall include, but not be limited to, the following:

1. Performing a pre- and post-walk-through at the time of Closing of any property acquired by the Authority;
2. Obtaining all building keys from the displacee(s);
3. Providing building key storage and control in a secure location;
4. Confirming that electric, telephone, water and sewer services have been canceled and final bills have been paid by the displacee(s);
5. Coordinating the removal of electric and water meters (ordering such removal being the responsibility of the displacee(s)) prior to the acceptance of the building by the Consultant;
6. Winterizing of plumbing where appropriate;

7. Providing building fire protection as required by Department of Community Affairs Fire Protection Division policies and procedures;
8. Providing an emergency contact's name and telephone number to local police and emergency services, with alternates if necessary, in order to allow 24-hour coverage, seven days a week, including holidays;
9. Boarding up of all points of access;
10. Installing temporary or permanent fencing to enclose specific Vacated Property, which shall have a lockable gate to provide access for vehicles and equipment; and
11. Installing and erecting signs on the vacated property. The signs will be provided by the Authority.

Property Management Services – All Properties

Services shall include, but not be limited to, the following:

1. **Preventive Maintenance**

The Consultant shall develop and implement a preventive maintenance program designed to minimize the need for emergency service. This preventive maintenance program will include, but will not be limited to, periodic inspection of all properties subject to a Project Assignment. These inspections should include both safety and aesthetic elements, particularly as they relate to debris and snow removal, and ground maintenance, such as weed control.

2. **Emergency Services**

The Consultant shall provide, as necessary, emergency maintenance and repair services. The Consultant must provide 24 hour per day, 7 days per week, emergency security, fire and safety services. The Consultant must be able to respond and begin to correct or make necessary repairs within one hour of an emergency Work Order being reported to the Consultant.

3. **Snow Removal Services**

For each Project Assignment, the Consultant shall remove any snow and/or ice, as required by the local ordinance. The Consultant shall provide all necessary manpower, supplies and equipment for snow and ice removal. In the case of properties located proximate to schools, snow and ice removal shall take place before the school opening is scheduled.

4. **Debris and Trash Removal**

The Consultant shall provide on a regular basis for the removal of debris and trash that may accumulate on or around any of the Project Assignments and such services will be provided in a manner so as to ensure that all the Project Assignments are in compliance with any and all state, county and local governmental requirements pertaining to debris and trash removal.

5. **Landscape/Ground Maintenance**

The Consultant shall provide services related to landscape and ground maintenance, for all Project Assignment sites. Particular attention should be given, but not limited to, the following: weed control, raking of leaves, mowing of grass and pruning overgrown trees and shrubs. All of the Project Assignment sites are to be maintained in compliance with any and all applicable state, county and local requirements for upkeep and maintenance of real estate.

6. **Extermination of Pests**

The Consultant will be responsible for providing extermination services for all the Project Assignment sites so as to ensure the properties are free of pests, insects and other vermin. The methods and chemicals used for extermination of any property are to be in compliance with any federal, state, county and local regulations, laws and ordinances.

7. **Security**

When the Authority deems it necessary, the Consultant shall provide security guard service for specified Project Assignments at the times and days agreed upon by the Authority.

8. **Utilities**

The Consultant will be responsible for coordination of utility cut-offs, meter removals, notification to utility companies, etc. The Consultant will also be responsible for investigating and providing a report to the Authority on disputed utility bills.

9. **Utility Turn-Over Documents**

The Consultant will be responsible for preparing and providing all utility turn-over documents for phase transitions to the demolition contractor, general contractor or the School District, as necessary.

10. **Court Appearances**

The Consultant will be responsible to appear in Municipal Court, Superior Court or any other necessary appearances to represent Authority as its property management and maintenance Consultant.

These Services shall remain in effect until the buildings are released by the Authority to the demolition and/or construction firm engaged by the Authority to perform services on the Project Assignment site. The Consultant shall provide, at a kickoff meeting to be scheduled by the Authority, keys for all buildings located on the site and a report outlining the status of the utilities/disconnects to the demolition and/or construction firm engaged by the Authority.

Property Management Services – During Construction

Upon the issuance of a Work Order by the Authority, the Consultant shall provide Services on sidewalks outside of the construction fence and not under the control of the demolition or general contractor. Services shall include, but not be limited to, the following:

1. The Consultant is to remove any snow and/or ice, as required by the local ordinance. The Consultant shall provide all necessary manpower, supplies and equipment for snow and ice removal.
2. The Consultant will provide on a regular basis for removal of debris and trash that may accumulate on or around any of the Project Assignments and such services will be provided in a manner so as to ensure that all the Project Assignments are in compliance with any and all state, county and local governmental requirements pertaining to debris and trash removal.

D. PAYMENTS

Timely Payments

The Consultant shall be responsible to disburse timely payments for the operation and maintenance of acquired properties, to include:

1. Fire alarm and security systems, when required by municipal, county or state code;
2. On-site security manning, when deemed necessary;
3. Boarding and securing of all vacant buildings;
4. Fencing of properties, when deemed necessary;
5. Vermin extermination, when necessary;
6. Maintenance of grounds, to include lawn cutting, landscape trimming and snow removal, as appropriate;
7. Emergency repairs to occupied residential and commercial buildings, as necessary for maintaining health and safety standards;
8. Repairs to a building prior to turnover of an acquired property to the construction contractor, when requested by the Authority;
9. Expenses, including permits required by governmental authorities, incurred by the Consultant in the process of removing and shutting off utilities to an acquired property, prior to turnover of the acquired property to the construction or demolition contractor by the Consultant; and
10. Other payments incidental to the operation and maintenance of the property, as approved by the Authority.

Reimbursement

The Authority shall reimburse the Consultant for payments made by the Consultant for the operation and maintenance of acquired properties in accordance with Section 3 of the Agreement.

Real Estate Taxes

The Consultant shall have no responsibility for the payment of ad valorem real estate taxes on properties acquired by the Authority.

E. ADDITIONAL SERVICES

The Consultant is to provide such additional Services as the Authority may request or require from time to time upon authorization by the Authority, at the rates specified for Services as provided in Appendix C (Compensation) and the completed forms attached thereto.

Appendix B-1 (4 pages) follows.

NJSDA Maintained Properties

District	Project	DOE Number	Description of Property	Notes	Size of Property
Asbury Park	Asbury Park ECC	0100-x02-01-0630-00	1200 Memorial Drive. Vacant Commercial building.	Walk thru entire building to be sure it is secure. Pick up glass & trash.	2 story 52,100 sq ft office building
Camden	Coopers Poynt	0680-165-03-0513-00	Houses on N. Front, 3rd, and York Streets. Houses are stenciled. Vacant land on Bailey and 2nd.	Dangerous neighborhood. Windows and doors can be seen from vehicle. Trash and weeds. Enter houses only with another person.	Seven (7) one family dwellings; One (1) 2 Family dwelling. All houses are vacant. Vacant Land: Approximately 0.232 Acres
Camden	Creative and Performing Arts	0680-240-01-0926	707 and 709 Market St. plus parking lot adjacent to 709 and 108 N. 7th St.	Relatively safe. Thorough check behind building is necessary. Sidewalks heavily traveled.	1 vacant Commercial Bldg approx. 10,590 sq feet plus parking lot; 1 vacant Commercial Bldg (medical offices) approx. 2,954 sq ft
Camden	Lanning Square	0680-215-03-0509	Outside of construction fence. Broadway.	Look for dumping, high grass and weeds, Glass on sidewalks and check windscreen.	Vacant Land. Size of property unknown.
Gloucester	New Middle School	1770-N01-03-0188	Large vacant lot. Borders are Hunter St, Powell St., Market St., 5th St., Division St., Jersey Ave.	Look for dumping, high grass and weeds. Glass on sidewalks.	Vacant Land Approx. 3.185 Acres
Irvington	New MS	2330-N02-02-0945	Various fenced vacant lots. Borders 19th Ave., 20th St., 21st St., 22nd St., Nelson Place, Standard Place.	Look for dumping, trash, fence damage, high weeds and broken locks.	Total square footage of all fenced lots: 2.461 Acres. Individual fenced lot square footage unknown
Jersey City	ECC #03	2390-x03-01-0587	Large fenced vacant lot bordering Jefferson and Laidlaw Avenues	Look for dumping, fence damage, high weeds, broken locks.	Vacant fenced lot 2.83 acres
Jersey City	ECC #13	2390-x13-01-0593	383 and 391-393 MLK Drive plus fenced lot behind both buildings.	Look for dumping, fence damage, high weeds, broken locks and building break-ins.	Approx, 1.467 Acres Total
Jersey City	PS #20	2390-190-01-0581	Vacant fenced lot bordering Cator, Ocean and New Streets.	Look for dumping, fence damage, high weeds, broken locks.	Approx. 1.313 Acres
Keansburg	Joseph Caruso ES	2400-e01-02-0116	161 Ramsey Ave, Keansburg Vacant VFW building	Pick up trash & glass on sidewalks. Make sure unit secure. Exterior of building deteriorating. Stucco facade falling off.	Vacant Commercial Bldg. approx. 9,668 sq ft
Keansburg	Lorraine Place ES	2400-S01-02-0567	Very large fenced lot bordering Highway 36 and Lorraine Place	Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced lot approx. 6.54 Acres

District	Project	DOE Number	Description of Property	Notes	Size of Property
New Brunswick	A. Chester Redshaw	3530-060-03-1032	Large Fenced Lot. Bordering 216 Livingston Ave	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Lot size unknown
Newark	East Side HS	3570-x04-01-0689	371 -395 Ferry St.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced in paved lot. Size unknown.
Newark	Elliott St ES	3570-390-04-00BJ	Vacant lot bordering Elliott, Grafton and Summer Streets.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Vacant lot approx. 0.847 Acres
Newark	Franklin ES	3570-x08-01-0694	Fenced vacant lot bordering Summer St, 7th Ave, MLK Blvd. And Crane Sts.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced vacant lot approx. 1.856 Acres
Newark	Gladys Hillman-Jones ES	3570-437-01-0696	Fenced vacant lot bordering 7th Ave and MLK Blvd.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced vacant lot approx. 0.446 Acres
Newark	Harriet Tubman ES	3570-455-03-1002	Vacant Lot bordering 10th St, Holland, Blum and Gold.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Vacant approx. 0.741 Acres
Newark	NE Hernandez Campus ES	3570-x06-01-0691	Vacant Lot boarding Ogden and Pleasant Ave.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Vacant lot approx. 0.643 Acres
Newark	Oliver St ES	3570-590-02-0315	123-127 E Kinney and 195-205 Mc Whorter St	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Sidewalks only. Size of area unknown.
Newark	Ridge St	3570-X09-01-0695	Fenced vacant lot bordering Montclair Ave, Clifton Ave, and Ridge St	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced vacant lot approx. 1.610 acres
Newark	South St	3570-640-02-0311	Fenced vacant lot bordering 241, 243, 245-253 McWhorter and 146-146-162 Pennington	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced vacant lot approx. 0.779 acres
Newark	University HS	3570-057-01-0692	Very large vacant fenced lot bordering Hobson, Dewey, Demerest, Nye Sts and Hawthorne Ave.	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Large vacant fenced lot. Size unknown

District	Project	DOE Number	Description of Property	Notes	Size of Property
Newark	West Side HS	3570-080-02-0184	11th, 12th and S. Orange Ave, Buildings	Gates/ buildings secure. Look for dumping, high grass and weeds. Glass on sidewalks. Heat on in JH and Pharmacy at Westside Plaza.	Commercial Building approx. 20,038 sq ft. Strip shopping center. Two stores occupied by Papa John's and Ambassador Chicken
Passaic	Dayton Ave MS	3970-x03-01-0776	Very large lot bordering Parker Ave and Dayton Ave and large TCU site.	Look for dumping, fence damage, high weeds, broken locks.	Approx. 2.814 acres
Passaic	ECC Leonard Place	3970-N11-07-ODAY	Sidewalk around Hotel Passaic along MainSt, Henry St and Leonard Place.	Look for sidewalk litter and glass.	Sidewalks only. Size of area unknown.
Passaic	New ES at Henry St.	3970-x01-01-x760	Vacant lot with temporary fence	Look for dumping, fence damage, high weeds, broken locks.	Vacant lot with temporary fence. Size of lot unknown.
Passaic	Number 10, Roosevelt E.S.	3970-130-03-0088	Fenced vacant lot at the corner of Parker Ave and Sherman St.	Look for dumping, fence damage, high weeds, broken locks.	Fenced vacant lot approx.0.410 acres
Passaic	Number 1, Thomas Jefferson E.S.	3970-080-03-0087	Fenced vacant lot 375 Van Houten Ave.	Look for dumping, fence damage, high weeds, broken locks.	Fenced vacant lot approx. 0.143 acres
Paterson	PS #16	4010-N09-04-00HP	Fenced properties on East 20th and 21st Sts, and 22nd St.	Look for dumping, fence damage, high weeds, broken locks and building break-ins.	Vacant Commercial Bldg. approx 21,526 sq ft; Six (6) vacant 2 family dwellings; Two (2) vacant 1 family dwellings' One (1) vacant 3 family dwelling
Paterson	Marshal Gorney	4010-N01-02-0169	Fenced site on corner of Marshall and Hazel Streets. Partial construction started.	Look for dumping, fence damage, high weeds, broken locks.	Fenced site. Size of area unknown.
Trenton	Trenton ECC	5210-N06-04-00LU	Fenced Vacant land Pennington and S. Warren Streets	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Fenced land. Size of area unknown.
Trenton	Roebbling School	5210-N01-01-0910	650 S. Clinton Ave	Gates secure. Look for dumping, high grass and weeds. Glass on sidewalks.	Vacant warehouse approx. 307,100 sq ft
Union City	Gilmore ES #2	5240-X06-01-0570	Fenced vacant lot on the corner of 16th and Karrigan.	Look for dumping, fence damage, high weeds, broken locks.	Fenced vacant lot. Approx. 0.203 acres
Union City	Magnet K-8	5240-X04-01-0561	Large fenced lot corner of Summit and 5th and 6th. Lot at Palisades and Summit and 5th. Building at corner of 5th and Summit.	Look for dumping, fence damage, high weeds, broken locks. Walk the inside of the building and look for any irregularities.	Vacant commerical building approx. 7,125 sq ft; Lot size unknown

District	Project	DOE Number	Description of Property	Notes	Size of Property
West New York	PS #6	5670-100-02-0330	6400 Broadway. Vacant Industrial Building.	Building has full-time security guard on-site. Walk perimeter of building and check for glass on sidewalk, lights out on scaffolding.	Vacant commerical building approx. 95,800 sq ft

APPENDIX C

COMPENSATION – PRICE PROPOSAL

{See Attached Sheets}

**DISCLOSURE TO OFFICE OF FISCAL INTEGRITY
GENERAL CONSENT AND WAIVER**

STATE OF NEW JERSEY }
COUNTY OF } ss.
}

A. I am _____ of the firm of _____, (the “Consultant”), which has been awarded the referenced contract (the “Agreement”) for the School Construction Program, and that I execute said Agreement with full authority to do so; that said Consultant agrees to and hereby consents to permit the New Jersey State Police and or such other office designated by the Attorney General to perform the functions of the Office of Fiscal Integrity in School Construction in the Office of the State Attorney General, established pursuant to Public Law 2000, Chapter 72, Section 70, as amended (the “State Police”), access as described below, to:

All documents related to the Agreement, which are required to be kept by the Consultant, including but not limited to contracts, specifications, drawings, deliverables, change orders, alternate submissions, approvals/rejections, unit prices, product data, time of performance schedules, construction photographs, quality control management and reports, value engineering information, up-to-date project accounting system, intermediate and final audits, as-builts, close-out documentation.

B. The Consultant agrees to allow the State Police upon request, at all reasonable times, to inspect and photocopy any and all of the documents described above that are in its possession or custody,

or are subject to its control. The Consultant agrees to make the requested documents available for inspection and photocopying within the State of New Jersey regardless where those documents are located prior to inspection.

- C. The Consultant further certifies that there have been no changes in circumstance, conditions or status of the Consultant's prequalification with the Authority since the latest prequalification application was filed by the Consultant with the Authority.
- D. The Consultant certifies that, if applicable, any change in the information provided by the Consultant in its prequalification application currently on file with the Authority will be immediately reported to the Authority.
- E. The Consultant certifies that, if applicable, it shall immediately notify the Authority and the State Police if any director, partner, officer, employee of the Consultant or any shareholder owning 5% or more of the Consultant's stock:
1. Is the subject of investigation involving any violation of criminal law or other federal, state, or local law or regulation by any governmental agency; or
 2. Is arrested, indicted or named as an unindicted co-conspirator in any indictment or other accusatory instrument; or
 3. Is convicted of any crime under state or federal law, or of any disorderly persons offense or misdemeanor involving a business-related offense.
- F. The Consultant hereby waives any objection it might otherwise raise permitting the State Police to investigate, examine and inspect all activities related to the Agreement pursuant to Public Law 2000, Chapter 72, Section 70, as amended. The Consultant further releases and holds harmless the State Police, the Authority, and the State of New Jersey. All statements contained in the Consultant's Technical Proposal and Fee Proposal and in this waiver and consent are true and correct, and made with full knowledge that the Authority and the State of New Jersey rely upon the truth of the statements contained in this affidavit in awarding the Agreement.

Sworn and subscribed to before me

this _____ day of _____, 20____.

Signature of Principal

Notary Public of

Print Name of Principal

My commission expires: _____, 20_____.

INTEGRITY AFFIDAVIT

STATE OF NEW JERSEY }
COUNTY OF _____ } ss.

(NO GRATUITIES)

Prop Mgmt & Maint Agreement
GP-0175-R01
9/20/2011

(NO COLLUSION)

I SWEAR AND AFFIRM that the Consultant has not directly or indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free, competitive bidding in connection with the Program; that the prices in the Fee Proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition; that the prices have not been knowingly disclosed directly or indirectly by the Consultant to any other firm submitting a Proposal, unless otherwise required by law; that no attempt has been made by the Consultant to induce any other person or business entity to submit or not submit a Proposal for the purpose of restricting competition; AND

(NO DISCRIMINATION)

I SWEAR AND AFFIRM that the Consultant will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, gender or sexual orientation and has complied and will continue to comply with all State and Federal laws and Executive Orders respecting non-discrimination; AND

(PREVAILING WAGE)

If applicable, I SWEAR AND AFFIRM that the Consultant shall or has complied with the New Jersey Contractor Registration Act, Public Laws 1999, Chapter 238 and the New Jersey Prevailing Wage Act, Laws of 1963, Chapter 150, and all amendments thereto, with respect to the Program and any contracts related to school construction entered into on behalf of the State of New Jersey, except those contracts not within the contemplation of these acts; AND

I SWEAR AND AFFIRM that all statements contained in the Consultant's Technical Proposal and Fee Proposal and this Affidavit are true and correct; and all such statements have been made with full knowledge that the Authority and the State of New Jersey rely upon the truth of the statements contained in this Affidavit in awarding the Agreement.

Sworn and subscribed to before me

this _____ day of _____, 20__.

Signature of Principal

Notary Public of

Print Name of Principal

My commission expires: _____, 20__.

APPENDIX E

INSURANCE CERTIFICATE(S)

{See Attached Sheets}

APPENDIX F

OTHER DOCUMENTATION

{See Attached Sheets}

- 1. BUSINESS REGISTRATION**
- 2. PL 2005, CHAPTER 51 APPROVAL**
- 3. EO129 CERTIFICATION**
- 4. SBE APPROVAL**
- 5. ADDENDA (if any)**

ATTACHMENT B

KEY TEAM MEMBER LIST AND RESUME FORMS

NJSDA FORM 201

KEY TEAM MEMBER LIST

FIRM NAME	KEY TEAM MEMBER NAME & TITLE	% OF TIME ON JOB

NJSDA FORM 202

KEY TEAM MEMBERS' RESUMES

{This form should be photocopied as necessary}

KEY TEAM MEMBER NAME: _____

PROJECT NAME; CLIENT NAME; PRIME FIRM NAME	CLIENT CONTACT; PERSON NAME & PHONE #	DESCRIPTION OF PROJECT (including its size and scope) ; DESCRIPTION OF KEY TEAM MEMBER'S ROLE	MONTHS INVOLVED IN PROJECT
1.			
2.			
3.			
4.			
5.			

*** It is on this form that a firm must set forth all of the licenses, registrations, certifications, and other qualifications of any kind, State, Federal, or private, that are necessary for the provision of all of the services required pursuant to this RFP.**

ATTACHMENT C

SBE FORM B

(Please see attached sheet)

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
SBE FORM B (Relo) - SCHEDULE OF SBE PARTICIPATION FOR RELOCATION SERVICES CONSULTANT
NJSDA PROCUREMENT ANALYST: _____

PRIME FED ID NO: _____

DATE OF AWARD:

Name of SBE Consultant	Category (see below)	** MBE	** WBE	Address, Telephone Number & Contact Person	Type of Work Performed (Discipline)	Subconsultant Amount	Projected		% of Total Contract
							Start Date	End Date	
TOTALS									

VENDOR'S SBE LIAISON (Print Name)

TELEPHONE (Include Area Code)

NOTE: As the Prime Contractor of this contract you have a responsibility to meet the following SBE goals: A minimum of 25% (5% Category 1, 5% Category 2, 5 % Category 3 and the remaining 10% to be allocated among Categories 1, 2, and 3).

NJ STATE GOALS:

Category 1:	SBE's with gross revenue not exceeding \$500,000
Category 2:	SBE's with gross revenues exceeding \$500,000, but not greater than \$5,000,000
Category 3:	SBE's with gross revenue exceeding \$5,000,000, but not greater than 12,000,000

Pursuant to Executive Order #34, NJSDA is currently monitoring minority/woman-owned participation on all construction and goods and services contracts.

Please note, if any of the named subcontractors are a minority or woman owned firm, as well as an SBE, indicate this where appropriate.

**** MBE/WBE B: Black H: Hispanic A: Asian N: Native American W: Woman ***Identity of race and gender is voluntary and not required**

ATTACHMENT D

PRICE PROPOSAL FORM

LOADED HOURLY STAFF RATES*

Firm: _____

The Project Team shall consist of three (3) full time equivalents as follows:

Job Title	Loaded Hourly Staff Rate In \$/Hour
Project Manager	
Project Manager	
Administrative Assistant	

The lump sum amount is calculated by adding the three loaded hourly staff rates together, then multiplying that sum by 40 hours per week, then multiplying that product by 52 weeks per year and then multiplying by two years.

LUMP SUM AMOUNT*: _____

* **NOTE:** The Lump Sum Amount is the amount that the Authority shall pay for services rendered as set forth in the Agreement, and should, therefore, include all costs the Consultant intends to recoup through compensation under the Agreement, including, but not necessarily limited to, the following: employee base salary and vacation, holiday, other leave pay, social security contributions, unemployment taxes, workers' compensation, and any other fringe benefits, payroll burden, mileage, tolls, parking, travel, lodging, per diem, postage, shipping and delivery as well as a proportionate amount of company overhead and profit.

In the event that the Authority requires services in addition to those required to be provided by the Consultant as set forth in the Scope of Services attached to the Consultant Services Agreement, the Consultant shall be compensated for such Additional Services based on the Loaded Hourly Staff Rates proposed.

I am duly authorized to sign this Price Proposal on behalf of the named firm.

Signature: _____

Print Name: _____

Title: _____

Date: _____

ATTACHMENT E

MORAL INTEGRITY QUESTIONNAIRE

NEW JERSEY STATE POLICE/SDA QUESTIONNAIRE NEW JERSEY SCHOOL DEVELOPMENT AUTHORITY PROCUREMENT & CONTRACT SERVICES 1 WEST STATE STREET, P.O. BOX 991 TRENTON, N.J. 08625-0991		
<u>CHECK ALL THAT APPLY:</u> ☐ CONTRACTOR ☐ PROFESSIONAL SERVICES ☐ VENDOR/SUPPLIER	CHECK ONE: ☐ INITIAL ☐ RENEWAL	<u>FEDERAL TAX</u> <u>ID #</u> _____ _____
BUSINESS LEGAL NAME AND ADDRESS: “DOING BUSINESS AS” NAME(S):	<u>TELEPHONE #</u> 	DUNS # (if known) _____ _____
	<u>FAX #</u> 	TYPE OF BUSINESS: ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ CORPORATION ☐ L.L.C. ☐ OTHER (SPECIFY) _____ _____
	<u>E-MAIL ADDRESS</u> 	
	WEB ADDRESS 	
If the books and accounts of the Applicant Business Concern are not at the above address, disclose the address of the location where the books and accounts are kept:	NEW JERSEY COMMERCE & ECONOMIC GROWTH COMMISSION ☐ SBE REGISTRATION (Attach copy) ☐ MBE REGISTRATION (Attach copy) ☐ WBE REGISTRATION (Attach copy)	

CONTACT PERSON

Name: _____ Title: _____

Telephone: _____ Fax: _____ E-Mail Address: _____

NOTE: Accurate, truthful and complete information will help speed the review of your questionnaire and expedite action on your Business Concern's application to be FISC Bureau approved. If there is not enough space on this form to give a complete answer, attach additional sheets of paper. Please be sure that each additional sheet includes the Applicant Business Concern's name and Federal Tax ID Number to identify the page as yours and that you clearly identify the question you are answering. This application will not be sufficient to merit prequalification if you fail to provide additional information if requested to resolve questions about any of the disclosures made in this questionnaire.

**FOR CORPORATIONS, LIMITED LIABILITY COMPANIES AND LIMITED PARTNERSHIPS
ONLY**

Name of Registered Agent in New Jersey: _____

Address of Registered Office in New Jersey: _____

If the Applicant Business Concern is a corporation, provide the following:

Date Incorporated: _____ State in which incorporated: _____

NJ Corporate ID: _____

IF NOT A N.J. CORPORATION, SUBMIT A COPY OF THE CERTIFICATE OF AUTHORITY TO PERFORM WORK IN N.J. AS ISSUED BY THE N.J. DEPARTMENT OF THE TREASURY, DIVISION OF REVENUE, COMMERCIAL RECORDING.

1. How long has the Applicant Business Concern done business under its present name? _____ years
2. List each other name the Applicant Business Concern has done business under in the past ten (10) years:
D/b/a: _____ Dates Name
Used: _____
D/b/a: _____ Dates Name
Used: _____
D/b/a: _____ Dates Name
Used: _____

3. At any time during the past five (5) years, has the Applicant Business Concern shared office space, warehouse space, yard, plant or shop facilities, staff, equipment, telecommunications or other assets with any other business concern? (If yes, disclose the name of the other business concern and provide a description of the sharing arrangement, including the location of the facilities.)
☐ Yes ☐ No

DISCLOSURE OF OWNERS AND KEY PERSONS

“Key Person” means any individual employed by the Applicant Business Concern in a supervisory capacity or empowered to make discretionary decisions with respect to bids and/or contracts within the State of New Jersey. “Key Person” also means any person who owns a beneficial interest of **10%** or more in the business concern, and the managing members of limited liability companies and corporate directors and officers (e.g., president, vice presidents, secretary and treasurer).

For purposes of this questionnaire, “supervisory capacity or empowered to make discretionary decisions” means able to bind the Applicant Business Concern to New Jersey bids and/or contracts of \$50,000 or more and/or authorized to sign checks to make payments of \$50,000 or more in connection with New Jersey contracts.

4. Use this table to enter identifying information for each individual who is a “Key Person” of the Applicant Business Concern. **Identify any entity or business concern that owns a beneficial interest of 10% or more as well. For entities or business concerns, disregard birth date and provide federal tax identification number instead of social security number.**

Name (Last, First, Middle)	Address	Birth Date (MM/DD/YYYY)	Social Security Number*	Position	Ownership %

*Disclosure of Social Security Number is voluntary. However, disclosure will help speed review and action on your application to be prequalified.

AT ANY TIME DURING THE PAST TEN (10) YEARS, HAS THE APPLICANT BUSINESS CONCERN:

5. Been indebted to an individual or entity, other than a bank or other commercial lending institution, in the cumulative amount of \$100,000 or more? (If yes, give details, including the name of each party to the transaction, the date and the amount of indebtedness.) ☐ Yes ☐ No
6. Loaned monies generated by this business concern, in the cumulative amount of \$100,000 or more, to another business concern or individual? (If yes, give details, including the name of each party to the transaction, the date and the amount of the indebtedness.) ☐ Yes ☐ No

7. Had an injunction, order or lien entered against it in favor of any government agency including, but not limited to, judgments or liens based on taxes assessed or fines and penalties imposed by any government agency? (If yes, give details, including name of the government agency, caption, date, case number or docket number, and disposition. Be sure to note any judgments or liens that have not been fully satisfied.) ☐ Yes ☐ No
8. Been a party in any civil litigation or administrative proceeding alleging violation of any of the following: antitrust statutes; racketeering statutes; environmental laws; laws banning workplace discrimination; laws governing wages, hours or labor standards; laws governing the conduct of occupations, professions or regulated industries; or any other law indicating a lack of business integrity or honesty? (If yes, give details, including the nature of the claims and defenses, the caption, date, case number or docket number, and name of the court or agency before which the case is pending or before which it was heard and current status.) ☐ Yes ☐ No
9. Paid a fine or otherwise paid to settle any of the allegations listed in Question 8, whether with or without an admission of responsibility? (If yes, give details, including the caption, date, case number or docket number, and name of the court or agency before which the case was brought.) ☐ Yes ☐ No
10. Been denied any license, permit or other similar authorization required to engage in the business concern's trade(s) or professional discipline(s), or has any such license, permit or similar authorization been suspended or revoked by any agency of federal, state or local government? (If yes, give details, including name of the licensing or permitting agency, caption, date, case number or docket number, and disposition.) ☐ Yes ☐ No
11. Been suspended, debarred, disqualified, denied a classification rating or prequalification or otherwise been declared not responsible to bid on or to perform work on any public contract or subcontract? (If yes, give details, including name of the contracting agency, caption, date, case number or docket number, and disposition.) ☐ Yes ☐ No
12. Been required by an agreement or settlement with any governmental agency (including any school board) to refrain from bidding or proposing on any public contract? (If yes, describe the agreement and give the name of the government agency, date, caption and case number or docket number, if any.) ☐ Yes ☐ No
13. Been required to engage a monitor or independent private sector inspector general (IPSIG) as a condition of being classified or prequalified, or as a condition of any contract award, or as a condition for being permitted to complete a contract? (If yes, describe the agreement and give the name of the government agency, date and the name of the monitor or IPSIG.) ☐ Yes ☐ No
14. Been indicted or otherwise charged as a defendant, or named as an unindicted co-conspirator, alleged to have committed any crime or offense other than a motor vehicle offense? (If yes, give details, including the conduct alleged, the caption,

- date, case number or docket number, and name of the court before which the case is pending or before which it was heard.) ☐ Yes ☐ No
15. Been convicted, after trial or by plea, of any crime or offense other than a motor vehicle offense? (If yes, give details, including the crime or offense, the caption, date, case number or docket number, and name of the court before which the case was heard.) ☐ Yes ☐ No
16. Filed with, or submitted to, a government agency, or to any employee or representative thereof, any document which contained a false statement or false information? Filing or submission could be by any means, including telefax, e-mail, and any other form of electronic communication. (If yes, explain. Your explanation should include a description of the document(s), the date and the name of the government agency.) ☐ Yes ☐ No
17. Paid anyone other than its own key persons or its own employees commissions or finders fees to obtain contracts or work? (If yes, give details, including a description of the transaction, the name of each party to the transaction, the date and the amount of the commission or finders fee paid.) ☐ Yes ☐ No
18. Given, or offered to give, money, gifts or anything of value, or any other benefit, to a labor official, public official, public employee or public servant with whom the Applicant Business Concern, or any affiliated entity disclosed in this questionnaire, conducted business? (If yes, give details, including the date(s), location(s), a description of the benefit(s) and the name(s) of the individual(s) to whom the benefits were given or offered.) ☐ Yes ☐ No
19. Agreed with another business concern or representative thereof to submit identical or complementary bids, prices or proposals or to otherwise not bid competitively or to withdraw or abstain from bidding or proposing? (If yes, give details, including the date(s), location(s), description(s) of the contract(s) that were the subject of the bid(s), who put the contract(s) out to bid and the name(s) of the other individual(s) with whom the Applicant Business Concern or any affiliated entity disclosed in this questionnaire agreed.) ☐ Yes ☐ No

REQUIRED SUBMITTALS CHECKLIST

- ☐ Any additional attachments necessary to support disclosures made in answer to any questions above.
- ☐ Notarized affidavit (see page 4 attached) of the individual submitting this FISC Bureau Questionnaire on behalf of the Applicant Business Concern.

AFFIDAVIT

State of _____:
SS

County of _____:

I, _____, hereby represent and state as follows:
(full name)

That I am _____ of _____, that I
am duly authorized to
(title) (business concern name and Federal Tax ID
Number)

submit this FISC Bureau Questionnaire ("Questionnaire") on behalf of the Applicant Business Concern,
and that I have read and understood the nineteen (19) questions asked in the previous three (3) pages..

I represent and state that the information given in response to each question is full, complete and
truthful. Further, I represent and state that truthfully answering this Questionnaire is an event
entirely within my control.

I recognize that all the information submitted is for the express purpose of inducing the State of
New Jersey to award a contract and/or allow the Applicant Business Concern to participate in
school facilities projects financed through the Educational Facilities Construction and Financing
Act as a prime contractor or subcontractor. I understand and agree that the Questionnaire and any
attachments filed with the State of New Jersey shall become the property of the State.

I acknowledge that the State of New Jersey may, by means it deems appropriate, determine the
accuracy, truth and completeness of the statements made in this Questionnaire and any
attachments submitted with it and the statements made in any application or request for
classification or prequalification made to the Department of Treasury, Division of Property
Management and Construction and the attachments thereto. Therefore, I authorize the State of
New Jersey to contact any entity or person named in this Questionnaire for purposes of
determining the accuracy, truth and completeness of the information supplied by me on behalf of
the Applicant Business Concern. If required, a photocopy of this affidavit shall be considered as
effective and valid as the original as evidence of the permission given by the Applicant Business
Concern for others to release information to the State for purposes of verifying the accuracy, truth
and completeness of the information supplied by me.

I represent that the foregoing statements made by me are true. I am aware that if any of the foregoing
statements made by me are willfully false, I am subject to punishment. Further, I am aware that a false
statement or omission made in connection with this application may subject me to civil and criminal
penalties available at law and is sufficient cause for denial of the application, revocation of a prior
approval or termination for cause of any school facilities project contract that may be awarded to the
Applicant Business Concern.

Sworn and subscribed to before me

on this _____ day of _____
20__

(Notary Public: Not an officer of the
firm)

SIGNATURE

Name: _____
(PRINT OR TYPE)

SSN: _____
(or Alien Registration Number or Date of Birth)

Affix Corporate
Seal
if Applicable