REQUEST FOR PROPOSALS

PUBLIC NOTICE

Irvington Housing Authority

NOTICE IS HEREBY GIVEN that proposals will be received by the Irvington Housing Authority, County of Essex, State of New Jersey until June 17, 2026 at 2:00 pm prevailing time at the Authority offices, 50 Union Avenue, Suite 702, Irvington, NJ 07111 for:

RFP #2026-23 Elevator Upgrades at 81 Union Avenue

The scope of work includes, but may not be limited to, elevator upgrades as per the technical specifications and drawings outlined in Section II of this Request for Proposals (RFP). Project location: 81 Union Avenue, Irvington, NJ.

Proposals will not be publicly opened. All proposals received by the deadline will be evaluated by the Authority in accordance with the evaluation criteria and scoring set forth in Section 00 22 13 of the Project Manual. Award will be made to the responsible proposer whose proposal represents the best overall value to the Authority, considering price and the other factors identified in Section 00 22 13, and not solely on the basis of the lowest price.

A pre-proposal site visit is scheduled for May 20, 2026 at 10:00 am at 81 Union Avenue, Community Room, Irvington, NJ. Attendance at the pre-proposal site visit is not mandatory. Proposers shall submit questions no later than June 3, 2026 at 5:00 pm.

Specifications and other proposal documents may be obtained at the following link: **https://clarkecatonhintz.sharefile.com/d-s6d817a31df4e44c09f01b341bafa4c5d**

Or by sending a request to Mr. Doug Helmann at **dhelmann@ihanj.org**.

A proposal guarantee in the form of a proposal bond executed by the proposer and acceptable sureties, certified check, or bank draft, payable to the Irvington Housing Authority shall be submitted with each proposal. The proposal guarantee shall be in an amount equal to but not less than ten percent (10%) of the total proposed amount (not to exceed $20,000). Proposal bonds must be obtained from a New Jersey licensed company that appears on the latest edition of the US Treasury Circular Number 570, List of Approved Sureties. The requirement for a proposal guarantee is imposed pursuant to N.J.S.A. 40A:11-21 and 2 CFR 200.326.

Proposers must be registered with the New Jersey Department of Treasury, Division of Revenue, and with the New Jersey Department of Labor as a Public Works contractor at the time proposals are received.

The Authority does not discriminate on the basis of race, religion, sex, national origin, creed, color, ancestry, age, marital status, affectional or sexual orientation, familial status, liability for service in the Armed Forces of the United States, or nationality.

The Authority invites the participation of Minority-Owned Business Enterprises in this solicitation and reserves the right to reject any or all proposals or to waive any informality in the proposal process. Proposers must also make positive efforts to offer employment, training, and contracting opportunities in accordance with Section 3 of the Housing and Urban Development

Act of 1968. Attention of proposers is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the contract.

Proposers are required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27-1 et seq.

BY ORDER OF THE IRVINGTON HOUSING AUTHORITY

Corey Franklin
Chief Executive Officer / Executive Director

Publication Date: April 30, 2026