



Request for Proposal #2021-RFP-078-REBID

Final: 6-7-2021

FOR: Title Services – On An As Needed Basis

Event	Date	Time
Bidder's Electronic Question Due Date (Refer to Section 1.3.1 of this RFP for more information.)	07/20/2021	2:00 PM EST
{Mandatory}{Optional} Pre-Proposal Conference (Refer to Section 1.3.2 of this RFP for more information.)	NA	NA
{Mandatory}{Optional} Site Visit (Refer to Section 1.3.3 of this RFP for more information.)	NA	NA
Proposal Submission Date (Refer to Section 1.3.6 of this RFP for more information.)	08/10/2021	2:00 PM EST

Dates are subject to change. All changes will be reflected in Addenda to the RFP posted on the New Jersey Economic Development Authority's website.

	Status	Category
Small Business Set-Aside	<input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Entire Contract <input type="checkbox"/> Partial Contract <input type="checkbox"/> Subcontracting Only	<input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> I. <input type="checkbox"/> II <input type="checkbox"/> III

RFP Issued By:

New Jersey Economic Development Authority
Internal Process Management-Procurement
36 West State Street, PO Box 990
Trenton, New Jersey 08625-0990
Main Reception Desk–Telephone: 609-858-6700

Table of Contents

1.0	INFORMATION FOR BIDDERS	4
1.1	PURPOSE AND INTENT	4
1.2	BACKGROUND	5
1.3	KEY EVENTS	5
1.3.1	ELECTRONIC QUESTION AND ANSWER PERIOD	5
1.3.1.1	EXCEPTIONS TO THE AUTHORITY'S CONTRACT FOR PROFESSIONAL SERVICES	6
1.3.2	PRE-PROPOSAL CONFERENCE – NOT APPLICABLE	6
1.3.3	SITE VISIT-NOT APPLICABLE	6
1.3.4	PROJECTED MILESTONE DATES	6
1.3.5	TIMELY SUBMISSION OF PROPOSALS	6
1.3.6	SUBMISSION OF PROPOSAL – ELECTRONIC OR HARD COPY	7
1.3.6.1	ELECTRONIC PROPOSAL SUBMISSION (STRONGLY PREFERRED)	7
1.3.6.2	ELECTRONIC SIGNATURE	7
1.3.6.3	HARD COPY PROPOSAL SUBMISSION	8
1.4	ADDITIONAL INFORMATION	8
1.4.1	ADDENDA: REVISIONS TO THIS RFP	8
1.4.2	PROPOSER RESPONSIBILITY	9
1.4.3	COST LIABILITY	9
1.4.4	CONTENTS OF PROPOSAL – OPEN PUBLIC RECORDS ACT	9
1.4.5	PROPOSAL SUBMISSION ANNOUNCEMENT	10
1.4.6	PROPOSAL ERRORS – BEFORE & AFTER BID OPENING	10
1.4.7	JOINT VENTURE	11
1.4.8	SUBCONTRACTORS/SUBCONSULTANTS	11
1.4.9	CONFLICT OF INTEREST	11
1.4.10	PROPOSAL ACCEPTANCES AND REJECTIONS	12
2.0	DEFINITIONS	12
2.1	GENERAL DEFINITIONS	12
2.1.1	CONTRACT-SPECIFIC DEFINITIONS	14
3.0	SCOPE OF WORK – REQUIREMENTS OF THE VENDOR {CONTRACTOR}	16
3.1	GENERAL REQUIREMENTS	17
3.2	PROJECT FUNDING	17
3.3	PRELIMINARY TITLE REPORT/COMMITMENT	17
3.3.1	REPORTS MAY BE ON OWNED AND/OR UN-OWNED PROPERTY	17
3.3.2	INTERESTS TO BE REPORTED	18
3.3.3	DOCUMENTS TO BE PROVIDED	18
3.3.4	LOTS IN COMMON OWNERSHIP	18
3.3.5	DELIVERY WITHIN TEN (10) DAYS	18
3.4	CONTINUATIONS/BRING-DOWNS	19
3.5	CLOSINGS	19
3.5.1	ADMINISTRATION OF CLOSING	19
3.5.2	SCHEDULE OF CLOSING	19
3.5.3	BUYER/GRANTEE	19
3.6	DELIVERY OF TITLE INSURANCE POLICIES	19
3.6.1	PROPERTY PURCHASED BASED ON TITLE AGENT'S COMMITMENT	20
3.6.2	PROPERTY ACQUIRED OTHERWISE	20
3.6.3	AUTHORIZED INSURERS AND PROVISIONS	20
3.7	MISCELLANEOUS	20
3.8	OTHER TITLE SERVICES	21
3.9	TASK ORDER REQUEST (TOR) PROCESS	21
3.10	REPORTING	21
3.11	INVOICING	22
4.0	PROPOSAL PREPARATION AND SUBMISSION – REQUIREMENTS OF THE PROPOSER	22
4.1	GENERAL	22

4.1.1	NON-COLLUSION.....	22
4.2	PROPOSAL CONTENT AND SUBMISSION ORDER.....	23
4.2.1	SECTION A-COVER LETTER.....	24
4.2.2	SECTION B-TECHNICAL PROPOSAL, ORGANIZATIONAL QUALIFICATIONS, EXPERIENCE AND MISCELLANEOUS INFORMATION (MANDATORY SUBMISSION WITH BID PROPOSAL).....	24
4.2.2.1	POTENTIAL PROBLEMS.....	27
4.2.3	SECTION C – FEE SCHEDULE (MANDATORY SUBMISSION WITH BID PROPOSAL-SIGNED).....	27
4.2.3.1	DELIVERY TIME AND COSTS.....	28
4.2.3.2	COLLECT ON DELIVERY (C.O.D.) TERMS.....	28
4.2.3.3	PRICE ADJUSTMENT.....	28
4.2.4	SECTION D – REQUIRED COMPLIANCE DOCUMENTATION PRE- AND POST-PROPOSAL SUBMISSION.....	28
4.2.4.1	SIGNATORY PAGE (MANDATORY FORM WITH BID PROPOSAL-SIGNED).....	28
4.2.4.2	OWNERSHIP DISCLOSURE FORM (MANDATORY FORM WITH BID PROPOSAL).....	29
4.2.4.3	DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM (SHOULD BE FULLY COMPLETED AND SUBMITTED WITH BID PROPOSAL).....	29
4.2.4.4	DISCLOSURE OF INVESTIGATIONS AND OTHER ACTIONS INVOLVING BIDDER FORM (SHOULD BE FULLY COMPLETED AND SUBMITTED WITH BID PROPOSAL).....	29
4.2.4.5	BUSINESS REGISTRATION CERTIFICATION (BRC).....	29
4.2.4.6	SOURCE DISCLOSURE CERTIFICATION (SHOULD BE SUBMITTED WITH THE BID PROPOSAL).....	30
4.2.4.7	AFFIRMATIVE ACTION EMPLOYEE INFORMATION.....	31
4.2.4.8	SMALL BUSINESS SET ASIDE.....	31
4.2.4.9	DISABLED VETERANS' BUSINESS SET-ASIDE.....	31
4.2.4.10	REQUIREMENTS OF PUBLIC LAW 2005, CHAPTER 51, N.J.S.A. 19:44A-20.13 - N.J.S.A. 19:44A-20.25 (FORMERLY EXECUTIVE ORDER NO. 134) AND EXECUTIVE ORDER NO. 117 (2008).....	32
4.2.4.11	POLITICAL CONTRIBUTION DISCLOSURE.....	32
4.2.4.12	PUBLIC LAW 2018, CHAPTER 9 – DIANE B. ALLEN EQUAL PAY ACT.....	32
4.2.4.13	NEW JERSEY STATE W-9.....	33
4.2.4.14	INSURANCE CERTIFICATE(S).....	33
4.2.4.15	SUBCONTRACTOR UTILIZATION PLAN.....	33
4.2.4.16	BID SECURITY-NOT APPLICABLE.....	33
5.0	SPECIAL CONTRACTUAL TERMS AND CONDITIONS.....	33
5.1	PRECEDENCE OF SPECIAL CONTRACTUAL TERMS AND CONDITIONS.....	34
5.2	CONTRACT TERM AND EXTENSION OPTION.....	34
5.3	CONTRACT TRANSITION.....	34
5.4	CONTRACT AMENDMENT.....	34
5.5	CONTRACTOR RESPONSIBILITIES.....	34
5.6	SUBSTITUTION OF STAFF.....	35
5.7	SUBSTITUTION OR ADDITION OF SUBCONTRACTOR(S)/SUBCONSULTANT(S).....	35
5.8	OWNERSHIP OF MATERIAL.....	35
5.9	SECURITY AND CONFIDENTIALITY.....	36
5.9.1	DATA CONFIDENTIALITY.....	36
5.9.1.1	CONTRACTOR'S CONFIDENTIAL INFORMATION.....	37
5.9.2	DATA SECURITY STANDARDS-NOT APPLICABLE.....	38
5.9.3	SECURITY PLAN-NOT APPLICABLE.....	38
5.10	NEWS RELEASES.....	38
5.11	ADVERTISING.....	38
5.12	LICENSES AND PERMITS.....	38
5.13	CLAIMS AND REMEDIES.....	38
5.13.1	CLAIMS.....	38
5.13.2	REMEDIES.....	38
5.13.3	REMEDIES FOR FAILURE TO COMPLY WITH MATERIAL CONTRACT REQUIREMENTS.....	38
5.13.4	LIQUIDATED DAMAGES-- NOT APPLICABLE.....	38
5.14	ADDITIONAL WORK AND/OR SPECIAL PROJECTS.....	39
5.15	INDEMNIFICATION.....	39
5.16	MAINTENANCE OF RECORDS.....	39
5.17	FORM OF COMPENSATION - INVOICING/PAYMENT.....	39
6.0	PROPOSAL EVALUATION.....	40
6.1	RIGHT TO WAIVE.....	40
6.2	RIGHT OF FINAL PROPOSAL ACCEPTANCE.....	40

6.3	RIGHT TO INSPECT PROPOSER'S FACILITIES.....	40
6.4	RIGHT TO REQUEST FURTHER INFORMATION	41
6.5	PROPOSAL EVALUATION COMMITTEE	41
6.6	ORAL PRESENTATION AND/OR CLARIFICATION OF PROPOSAL	41
6.7	EVALUATION CRITERIA.....	41
6.7.1	QUALIFICATIONS/EXPERIENCE EVALUATION CRITERIA.....	41
6.7.2	PROPOSER'S FEE SCHEDULE	42
6.7.3	PROPOSAL DISCREPANCIES	42
6.7.4	EVALUATION OF THE PROPOSALS	42
6.8	NEGOTIATION AND BEST AND FINAL OFFER (BAFO)	42
6.9	PROTEST OF RECOMMENDED AWARD.....	43
7.0	CONTRACT AWARD.....	44
8.0	CONTRACT ADMINISTRATION.....	45
8.1	AUTHORITY'S DESIGNATED CONTRACT MANAGER.....	45
8.1.1	AUTHORITY'S DESIGNATED CONTRACT MANAGER'S RESPONSIBILITIES	45

1.0 INFORMATION FOR BIDDERS

This Request for Proposals (RFP) is issued by the New Jersey Economic Development Authority (“Authority”, “EDA”) to solicit Proposals for the Title Services on an As Needed Basis, including Title Insurance and Closing Services.

1.1 PURPOSE AND INTENT

The purpose of this RFP is to solicit Proposals to engage up to six (6) title agents to provide Title Services, on an as-needed, rotating basis for real property located in the State of New Jersey, as projects come up. Acquisitions may occur by purchase and/or condemnation through the exercise of the Authority’s power of eminent domain. The Authority may also require services related to its leasehold interest in real property. The required services are described more specifically in the Scope of Work, Section 3.0 of this RFP.

Proposers should note that awarded Contractors resulting from this RFP will be engaged through Task Order Requests (TOR), as detailed in Section 3.9. Neither the number nor the identification of properties for which Title Services will be required is known at this time. The Authority makes no representation as to: (i) the actual number or identity of the parcels for which Title Services will be required, or (ii) the timing and sequence of the need for title services.

Additionally, other Authority departments who handle various types of loan programs may have a need for non-policy and/or policy Title Services, which can also include Out of State searches, on occasion. Therefore, the Authority is seeking individual pricing for a menu of various Title Services and/or Title Insurance/Closing Services, per the RFP and the Fee Schedule.

The RFP requires Proposers to submit all licensing and any other standard industry certifications that are required to provide these services.

The intent of this RFP is to award a three (3) year contract with two (2), one (1) year extension options, per Section 3.0, Scope of Work, to be exercised at the discretion of the Authority and dependent upon availability of funding, up to six (6) responsible Proposer(s) whose Proposal(s) conforming to this RFP is(are) most advantageous to the Authority, price and other factors considered.

Title Services on an As Needed Basis, including Title Insurance and Closing Services, will assist the Authorities Real Estate Division as well as other Authority staff in analyzing real estate property information on project investments to be made by the Authority. Services may include conducting

closings and issuance of title insurance policies when necessary. There may also be a need by the Authority to use these services for various types of title and/or record searches.

Bidders Please Note: The Authority, as a State instrumentality, is exempt from the regulated rate structure provided for by the Title Insurance Act of 1974 (“Title Act”) and may purchase title insurance for the Authority through a bid process. The Manual of Rates and Charges as published by the New Jersey Land Title Association (NJLTA) is not relevant in this solicitation.

The Authority reserves the right to award in total or in part and reject any and all Proposals when it is determined to be in the best interest of the Authority, price and other factors considered.

The Authority’s Contract for Professional Services, please refer to Exhibit A, are in addition to the Terms and Conditions set forth in this RFP and should be read in conjunction with them unless the RFP specifically indicates otherwise.

1.2 BACKGROUND

The New Jersey Economic Development Authority serves as the State’s principal agency for driving economic growth. The Authority is committed to making New Jersey a national model for inclusive and sustainable economic development by focusing on key strategies to help build strong and dynamic communities, create good jobs for New Jersey residents and provide pathways to a stronger and fairer economy. Through partnerships with a diverse range of stakeholders, the Authority creates and implements initiatives to enhance the economic vitality and quality of life in the State and strengthen New Jersey’s long-term economic competitiveness.

Since its inception in 1974, the Authority has provided just over \$28.4 billion dollars in assistance, to over 13,500 projects. These projects have created an estimated 376,387 jobs within the State. In 2019, the Authority provided over \$495 million dollars in assistance to 383 projects and created more than 2,200 new full-time jobs. In fact, since 1979, we’ve developed over 10 million square feet of new and renovated space, valued at more than \$1.5 billion dollars.

This Solicitation is a Re-Procurement of the Title Services, Title Insurance and Closing Services provided under the Title Services on an As Needed Basis contract, presently due to expire on June 14, 2021.

1.3 KEY EVENTS

1.3.1 ELECTRONIC QUESTION AND ANSWER PERIOD

The Authority will electronically accept written questions and inquiries from all potential Proposers via the web at EDAProcurementQA@njeda.com by the date and time shown on Page 1 of this RFP. Phone calls and/or faxes shall not be accepted.

The subject line of the e-mail should state:

QUESTIONS-2021-RFP-078 -REBID – Title Services on an As Needed Basis

- A. Questions should be directly tied to the RFP and asked in consecutive order, from beginning to end, following the organization of the RFP and should begin by referencing the RFP page number and section number to which it relates;

- B. A Proposer must not contact the Authority’s requesting department or any other staff/board member directly, in person, by telephone or by e-mail concerning this RFP prior to the final award;
- C. All Questions received and Answers given in response to this RFP will be answered in the form of an Addendum. Addenda, if any, will be posted on the Authority’s website, <https://www.njeda.com/bidding/#IPM3> as a separate file attachment, or incorporated into a revised, posted RFP, after the posted cut-off date for electronic questions and inquiries indicated on the RFP cover sheet; and
- D. Any Amendment to this RFP will become part of this Solicitation and part of any Contract awarded as a result of this RFP.

1.3.1.1 EXCEPTIONS TO THE AUTHORITY’S CONTRACT FOR PROFESSIONAL SERVICES

Questions regarding the Authority’s Contract for Professional Services, please refer to Exhibit A, and exceptions or modifications to its mandatory requirements must be requested by the Proposer during this Electronic Question and Answer Period and should contain the Proposer’s suggested changes and the reason(s) for the suggested changes. The Authority shall be under no obligation to grant or accept any requested changes (i.e., exceptions taken) to the specimen form of the Contract during the Question and Answer Period and will post all answers in the Addendum. Exceptions and/or modifications to the terms of the RFP and/or Contract submitted with the Proposal, subsequent to the expiration of the Question and Answer Period, will result in the rejection of the Proposer’s Proposal.

1.3.2 PRE-PROPOSAL CONFERENCE – NOT APPLICABLE

1.3.3 SITE VISIT-NOT APPLICABLE

1.3.4 PROJECTED MILESTONE DATES

The following dates are provided to Interested Proposers for planning purposes only. These are estimated timeline dates and do not represent a firm date commitment by which the Authority will take action:

Pre-Proposal Conference:	N/A
Q&A Period Ends:	Tuesday, July 20, 2021 at or before 2:00p.m. EST
If required, Addendum:	Tuesday, July 27, 2021 at or before 2:00p.m. EST
Proposals Due:	Tuesday, August 10, 2021 at or before 2:00p.m. EST
Estimated Recommendation for Award:	Wednesday, November 10, 2021 via Scheduled Authority Board Meeting
Estimated Contract Execution:	On or about Friday, December 3, 2021

1.3.5 TIMELY SUBMISSION OF PROPOSALS

In order to be considered for award, the Proposal must be received by the Authority at the appropriate location by the required time. Proposals not received prior to the Proposal opening deadline, as indicated on the RFP cover sheet, shall be rejected. If the Proposal opening deadline has been revised, the new RFP opening deadline will be shown on a posted RFP Amendment.

1.3.6 SUBMISSION OF PROPOSAL – ELECTRONIC OR HARD COPY

In order to be evaluated and considered for award, the Proposal must be received by the Authority at the appropriate location and by the required time indicated on the cover sheet, either electronically or hard copy.

1.3.6.1 ELECTRONIC PROPOSAL SUBMISSION (STRONGLY PREFERRED)

Proposers should submit a complete, ELECTRONIC Proposal, in “read only” PDF file format using Adobe Acrobat Reader software that must be viewable by Authority evaluators.

The subject line of the RFP submission and any attachments are all to be clearly labeled.

EACH electronically uploaded file (Proposal, Attachment Submittals, etc.) submission, should follow the following format:

“(Proposer’s Company Name) – Bid Submission-2021-RFP-078-Rebid Title Services and the “file/document title” (Section A, Section B, Section C, Section D) as listed in Section 4.2.2 of this RFP.

All RFP electronic Proposal documents must be uploaded to the Authority’s ShareFile system via:

<https://njeda.sharefile.com/r-r4330f1f0011b4c9f8499e95e9b47aba2>

It is highly recommended that you initiate the upload of your bid Proposal/submission a minimum of four (4) hours prior to the Proposal Submission due date/time on the front cover to allow some time to identify and troubleshoot any issues that may arise when using the Sharefile application. Technical inquiries may be directed to EDAProcurementQA@njeda.com.

NOTE: Any bids received after the date and time specified shall not be considered. All Proposal submissions, once opened, become the property of the Authority and cannot be returned to the Proposer.

1.3.6.2 ELECTRONIC SIGNATURE

Electronic signature as indicated below may be deemed to be valid execution and delivery as though an original ink. The parties explicitly consent to the electronic delivery of the terms of the transaction evidenced by this Agreement and affirm that their electronic signatures indicate a present intent to be bound by the electronic signatures and the terms of the Agreement. Proposers submitting Proposals electronically may sign the forms listed in Section 4.0 Proposal Preparation and Submission – Requirements of the Proposer (Required Compliance Documentation Pre- and Post-Proposal Submission). The Authority will accept the following types of electronic signatures: (1) Within Microsoft Word, an individual can go to the “Insert” ribbon at the top of the screen, then within the “Text” section go to the “Signature Line” and enter the information, or; (2) Within Adobe Acrobat DC, go to the “Fill & Sign” “Stamps- Dynamics” or “Certificates” within the “Tools” ribbon and enter the information, which creates a security procedure/record attributable to the person signing when transmitted via email or other electronic transfer; (3) Digital signatures from Adobe Acrobat DC or produced via similar signature authenticating program (e.g., DocuSign or similar software), which creates a security procedure/record attributable to the person signing.

By submitting an electronic signature, the Proposer is agreeing to be bound by the electronic signature.

Physical signatures will also be accepted, provided that the forms are otherwise properly completed, printed, manually signed and scanned.

This practice applies only to Proposals submitted electronically and the forms listed above. Both electronic signatures and scanned physical signatures will be accepted, provided that the forms are otherwise properly completed.

Proposers submitting Proposals in hard copy format must provide forms with original, physical signatures; otherwise the Proposal may be deemed non-responsive per Hard Copy Proposal Submission, Section 1.3.6.3.

1.3.6.3 HARD COPY PROPOSAL SUBMISSION

If submitting a hard copy Proposal, a sealed Proposal must be delivered by the required date and time indicated on the cover sheet, in order to be considered for award to the following:

KIM HOWELL-PETERSON
SR. TECHNICAL PROCUREMENT OFFICER
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
36 WEST STATE STREET
P.O. BOX 990
TRENTON NEW JERSEY 08625-0990

The exterior of all Proposal packages is to be clearly labeled with the Proposal title, bid opening date and time, and the Proposer's Name and Address:

2021-RFP-078-Rebid – Title Services on an As Needed Basis
TUESDAY, AUGUST 10, 2021 AT 2:00PM EST

Submit one (1) ink signed, original hard copy Proposal with all the required documentation and signatures in ink, and four (4) copies marked "COPY".

Proposals submitted by facsimile will not be considered.

ANY PROPOSAL NOT RECEIVED ON TIME AT THE LOCATION INDICATED, WILL BE AUTOMATICALLY REJECTED. THE AUTHORITY WILL NOT BE RESPONSIBLE FOR LATE POSTAL OR DELIVERY SERVICE. THE POSTMARK DATE WILL NOT BE CONSIDERED IN HONORING THE BID DATE RECEIPT AND TIME.

The Authority shall not be responsible for any delivery/postal service's failure to deliver in a timely manner. A Proposer using U.S. Postal Service regular or express mail services should allow additional time to ensure timely receipt of Proposals since the U.S. Postal Service does not deliver directly to the Authority.

Directions to the Authority's Trenton location can be found at the following web address: <https://www.njeda.com/about/> at the bottom of the screen under the "Locations" section of the website.

Any Proposal received after the date and time specified shall not be considered, whether submitted electronically or in hard copy.

1.4 ADDITIONAL INFORMATION

1.4.1 ADDENDA: REVISIONS TO THIS RFP

In the event that it becomes necessary to clarify or revise this RFP, such clarification or revision will be by Addendum. Any Addendum to this RFP will become part of this RFP and part of any contract awarded as a result of this RFP.

ALL RFP ADDENDA WILL BE ISSUED ON THE AUTHORITY'S WEB SITE. TO ACCESS ADDENDA, THE PROPOSER MUST SELECT THE PROPOSAL NUMBER OF INTEREST AT <https://www.njeda.com/bidding/#IPM3> - "Business Support Administrative Goods and Services - Bidding Opportunities".

There are no designated dates for release of Addenda. Therefore, all interested Proposers should check the Authority's "Bidding Opportunities" website on a daily basis from time of RFP issuance through the Proposal submission opening.

It is the sole responsibility of the Proposer to be knowledgeable of all addenda related to this procurement.

1.4.2 PROPOSER RESPONSIBILITY

The Proposer assumes sole responsibility for the complete effort required in submitting a Proposal in response to this RFP. No special consideration will be given after Proposals are opened because of a Proposer's failure to be knowledgeable as to all requirements of this RFP Solicitation.

1.4.3 COST LIABILITY

The Authority assumes no responsibility and bears no liability for costs incurred by a Proposer in the preparation and submittal of a Proposal in response to this RFP Solicitation.

1.4.4 CONTENTS OF PROPOSAL – OPEN PUBLIC RECORDS ACT

The Authority, as an instrumentality of the State of New Jersey, is subject to the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1.1 et seq.), as amended and including all applicable regulations and policies and applicable case law, including the common law right to know. Subsequent to the Proposal submission opening, all information submitted by Proposer in response to a solicitation is considered public information, notwithstanding any disclaimers to the contrary submitted by a Bidder. When the RFP contains a negotiation component, the Proposal will not be subject to public disclosure until a conditional Notice of Award is issued.

As part of its Proposal, a Bidder may designate any data or materials it asserts are exempt from public disclosure under OPRA and/or the common law, explaining the basis for such assertion. The location in the Proposal of any such designation should be clearly stated in a cover letter.

A Bidder shall not designate any price lists and/or catalogs submitted as exempt from public disclosure.

Any proprietary and/or confidential information in the Bidder's Proposal will be redacted by the Authority. A Bidder may designate specific information as not subject to disclosure pursuant to the exceptions to OPRA found at N.J.S.A. 47:1A-1.1, when the Proposer has a good faith legal and/or factual basis for such assertion. The Authority reserves the right to make the determination as to what is proprietary or confidential, and will advise the Proposer accordingly. **The Authority will not honor any attempt by a Proposer to designate its entire Proposal as proprietary, confidential and/or to claim copyright protection for its entire Proposal.** Copyright law does not prohibit access to a record which is otherwise available under OPRA. In the event of any challenge to the Proposer's assertion of confidentiality with which the Authority does not concur, the Proposer shall be solely responsible for defending its designation, but in doing so, all costs and

expenses associated therewith shall be the responsibility of the Bidder. The Authority assumes no such responsibility or liability.

1.4.5 PROPOSAL SUBMISSION ANNOUNCEMENT

On the date and time Proposals are due under the RFP, only the names and addresses of the Proposer(s) submitting Proposals will be publicly announced and the contents of the Proposals shall remain proprietary and/or confidential, pursuant to Negotiation and Best and Final Offer (BAFO) Section 6.8, until the Conditional/Notice of Intent to Award is issued.

NOTE: All Proposal submissions, once publicly opened, become the property of the Authority and cannot be returned to the Proposer.

1.4.6 PROPOSAL ERRORS – BEFORE & AFTER BID OPENING

A Proposer may request that its Proposal be withdrawn prior to the proposal opening. Such request must be submitted in writing, via e-mail to EDAProcurementQA@njeda.com, and reference the company name, RFP number, Title and how the Proposal was submitted (i.e. electronic or hard copy). The written withdrawal request must be signed and submitted by a duly authorized representative of the Proposing entity to be valid.

If the withdraw request is granted, the Proposer may submit a revised hard copy or upload a revised Proposal to the ShareFile link provided in Section 1.3.6.1, as long as the proposal is received prior to the announced submission due date and time as indicated on the Cover Page of the RFP. Hard copy Proposals granted withdrawal will be returned to the Proposer unopened. Electronically submitted proposals granted withdrawal will not be opened and will not be evaluated by the Authority.

If, after the proposal submission opening but before contract award, a Proposer discovers an error in its proposal, the Proposer may make a written request to EDAProcurementQA@njeda.com, referencing the Company Name, RFP Number and Title, and how the proposal was submitted (i.e. electronic or hard copy) for authorization to withdraw its proposal from consideration for award. The written withdrawal request must be signed and submitted by a duly authorized representative of the Proposing entity to be valid. Evidence of the Proposer's good faith in making this request shall be used in making the determination. The factors that will be considered are that the mistake is so significant that to enforce the contract resulting from the proposal would be unconscionable; that the mistake relates to a material feature of the Contract; that the mistake occurred notwithstanding the Proposer's exercise of reasonable care; and that the Authority will not be significantly prejudiced by granting withdrawal of the proposal. After the proposal submission opening, pursuant to the provisions of this section, the Proposer may request to withdraw its Proposal from consideration and the Authority may, in its sole discretion, grant the withdrawal request. The Authority may also take note of repeated or unusual withdrawal requests by a Proposer and take those prior requests to withdraw into consideration when evaluating that Proposer's future bids or proposals.

If during a Proposal evaluation process an obvious pricing error made by a potential contract awardee is found, the Authority shall issue written notice to the Proposer(s). The Proposer(s) will have five (5) days after receipt of the notice to confirm its pricing. If the Proposer fails to respond, its Proposal shall be considered withdrawn, and no further consideration shall be given it.

If it is discovered that there is an arithmetic disparity between the unit price and the total extended price, the unit price shall prevail. If there is any other ambiguity in the pricing other than a disparity between the unit price and extended price and the Proposer's intention is not readily discernible from other parts of the Proposal, the IPM Procurement Department may seek clarification from the Proposer(s) to ascertain the true intent of the Proposal.

1.4.7 JOINT VENTURE

The Authority will **NOT** consider Proposals submitted by joint ventures, in the performance of the Work for this RFP.

Proposers shall note that any and all reference to “joint venture(s)”, “joint venture partner(s)”/“joint venture partnership(s)” in any documents included as a part of the RFP specifications, exhibits or attachments shall be read as though the words are stricken and removed.

1.4.8 SUBCONTRACTORS/SUBCONSULTANTS

For purposes of this RFP, the Authority will consider Proposals submitted which may employ the use of Subcontractors and/or subconsultants to satisfy the requirements and deliverables required of the resulting contract.

See Proposer’s Checklist – Subcontractor Utilization Form, complete & submit, if applicable.

The Contractor shall be fully responsible to the Authority for the acts and omissions of its Subcontractors and/or subconsultants, and of persons either directly or indirectly employed by them, as the Contractor is responsible for the acts and omissions of persons directly employed by the Contractor.

The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to the Contractor by the terms of the Contracts Documents in so far as applicable to the Work of Subcontractors and to give the Contractor the same power as regards terminating any subcontract that the Authority may exercise over the Contractor under any provision of the Contract Documents.

Proposers should note that the Contractor retains the sole and absolute responsibility for the management and supervision of all Subcontractors to a high quality of service. Such Subcontractors must possess a valid “Business Registration Certificate”, as further detailed in “Section 4.2.4.5 Compliance – Business Registration Certificate” of this RFP. Additionally, the Contractor assumes sole and absolute responsibility for all payments and monies due to its Subcontractors.

Nothing contained in this RFP and subsequent Contract shall create any contractual relation between any Subcontractor and the Authority.

1.4.9 CONFLICT OF INTEREST

Proposer must indicate and detail any Conflict of Interest that exists with either their personnel or any Subcontracting personnel being utilized for these services. Such conflicts include a direct, familial, or personal monetary interest or any previous or existing personal/professional relationships with the Authority and any personnel assigned to work on the Authority’s account, regarding these requisite services.

If such a Conflict of Interest exists with any vendor personnel or any Subcontracting personnel being utilized for these services, the Proposer must disclose such possible conflicts in the Proposal. Should a conflict(s) be found to exist, whether real or perceived, the Authority, in its sole discretion, shall determine whether it is a conflict(s) and the individual(s) involved are to be immediately removed.

1.4.10 PROPOSAL ACCEPTANCES AND REJECTIONS

The Authority's staff reserves the right to reject any and all Proposals, if deemed to be in the best interest of the Authority, to request redefined Proposals from any entity responding to this RFP, to schedule interviews with no Proposers, all Proposers, or only the most highly qualified Proposers, as determined by the Authority; or to request clarifications of any portion of the Proposal received. Further, the Authority's staff reserves the right, at its sole discretion, to waive minor elements of non-compliance of any entity's Proposal, regarding the requirements outlined in this RFP. The Authority retains the discretion to modify, expand or delete any portion of this RFP or terminate this RFP process at any time.

2.0 DEFINITIONS

2.1 GENERAL DEFINITIONS

The following definitions will be part of any contract awarded or order placed as a result of this RFP.

Addendum – Written clarification or revision to this RFP issued by the Authority.

All-Inclusive Hourly Rate – An hourly rate comprised of all direct and indirect costs including, but not limited to: overhead, fee or profit, clerical support, travel expenses, per diem, safety equipment, materials, supplies, managerial support and all documents, forms, and reproductions thereof. This rate also includes portal-to-portal expenses as well as per diem expenses such as food.

Amendment – An alteration or modification of the terms of a contract between the Authority and the Contractor(s). An amendment is not effective until approved in writing by the Authority.

Authority – The New Jersey Economic Development Authority.

Best and Final Offer or BAFO – Pricing submitted by a Proposer upon invitation by the Authority after Proposal opening, with or without prior discussion or negotiation.

Bid or Proposal – Proposer's timely response to the RFP including, but not limited to, the technical Proposal, fully completed Fee Schedule, and any licenses, forms, certifications, or other documentation required by the RFP.

Bidder – An individual or business entity submitting a Proposal in response to this RFP.

Board of Directors – Responsible for the management of all New Jersey Economic Development Authority operations.

Business Day – Any weekday, excluding Saturdays, Sundays, Authority legal holidays, and State-mandated closings unless otherwise indicated.

Calendar Day – Any day, including Saturdays, Sundays, State legal holidays, and State-mandated closings unless otherwise indicated.

Contract – The Contract for Professional Services – Exhibit A, this RFP, any addendum to this RFP, and the Bidder's Proposal submitted in response to this RFP, as accepted by the Authority.

Contractor – The Bidder/Proposer awarded a contract resulting from this RFP.

Chief Executive Officer (CEO) – The Individual, or his/her designee, who has authority as the Chief Contracting Officer for the New Jersey Economic Development Authority.

Designated Contract Manager – Individual responsible for the overall management and administration of the contract and Contractor relationship.

Director – The Director of Internal Process Management Department, New Jersey Economic Development Authority.

Disabled Veterans' Business – means a business which has its principal place of business in the State, is independently owned and operated and at least 51% of which is owned and controlled by persons who are disabled veterans or a business which has its principal place of business in this State and has been officially verified by the United States Department of Veterans Affairs as a service disabled veteran-owned business for the purposes of department contracts pursuant to federal law. N.J.S.A. 52:32-31.2.

Disabled Veterans' Business Set-Aside Contract – means a contract for goods, equipment, construction or services which is designated as a contract with respect to which bids are invited and accepted only from disabled veterans' businesses, or a portion of a contract when that portion has been so designated. N.J.S.A. 52:32-31.2.

Evaluation Committee – A committee established, or Authority staff member assigned by the requesting department, to review and evaluate Proposals submitted in response to this RFP and to recommend a contract award to the CEO and/or the Board of Directors.

Firm Fixed Price – A price that is all-inclusive of direct cost and indirect costs, including, but not limited to, direct labor costs, overhead, fee or profit, clerical support, equipment, materials, supplies, managerial (administrative) support, all documents, reports, forms, travel, reproduction and any other costs. No additional fees or costs shall be paid by the Authority unless there is a change in the scope of work.

Internal Process Management Procurement (IPM Procurement) – The Department of the New Jersey Economic Development Authority responsible for the tasks and activities associated with procurement.

Joint Venture – A business undertaking by two or more entities to share risk and responsibility for a specific project.

May – Denotes that which is permissible, not mandatory.

Must – Denotes that which is a mandatory requirement. Failure to meet a mandatory material requirement will result in the rejection of a Proposal as non-responsive

No Charge – The Proposer will supply an item on a price line free of charge.

Proposer - An individual or business entity submitting a Proposal in response to this RFP.

Project – The undertaking or services that are the subject of this RFP.

Request for Qualification/Proposal (RFP) – This series of documents, which establish the bidding and Contract requirements and solicits Proposals to meet the needs of the Authority, as identified herein, and includes the Request for Qualifications/Proposal, Sample Contract, fee/price schedule, attachments and addenda.

Retainage – The amount withheld from the Contractor's payment that is retained and subsequently released upon satisfactory completion of performance milestones by the Contractor.

Revision – A response to a BAFO request or a requested clarification of the Proposal.

Shall – Denotes that which is a mandatory requirement. Failure to meet a mandatory material requirement will result in the rejection of a Proposal as non-responsive.

Should – Denotes that which is recommended, not mandatory.

Small Business – Pursuant to N.J.A.C. 17:13-1.2, “small business” means a business that meets the requirements and definitions of “small business” and has applied for and been approved by the New Jersey Division of Revenue and Enterprise Services, Small Business Registration and M/WBE Certification Services Unit as (i) independently owned and operated, (ii) incorporated or registered in and has its principal place of business in the State of New Jersey; (iii) has 100 or fewer full-time employees; and has gross revenues falling in one (1) of the three (3) following categories: For goods and services – (A) 0 to \$500,000 (Category I); (B) \$500,001 to \$5,000,000 (Category II); and (C) \$5,000,001 to \$12,000,000, or the applicable federal revenue standards established at 13 CFR 1221.201, whichever is higher (Category III); For construction services: (A) 0 to \$3,000,000 (Category IV); (B) gross revenues that do not exceed 50 percent of the applicable annual revenue standards established at 13 CFR 121.201 (Category V); and (C) gross revenues that do not exceed the applicable annual revenue standards established at CFR 121.201 (Category VI).

Small Business Set-Aside Contract – means (1) a contract for goods, equipment, construction or services which is designated as a contract with respect to which bids are invited and accepted only from small businesses, or (2) a portion of a contract when that portion has been so designated. N.J.S.A. 52:32-19.

State – The State of New Jersey.

Subtasks – Detailed activities that comprise the actual performance of a task.

Subcontractor/Subconsultant – An entity having an arrangement with an Authority Contractor, where by the Authority Contractor uses the products and/or services of that entity to fulfill some of its obligations under its Authority contract, while retaining full responsibility for the performance of all of its (the Contractor's) obligations under the contract, including payment to the Subcontractor/Subconsultant. The Subcontractor/Subconsultant has no legal relationship with the Authority, only with the Contractor.

Task – A discrete unit of work to be performed.

Transaction - The payment or remuneration to the Contractor for services rendered or products provided to the Authority pursuant to the terms of the contract, including but not limited to the following: purchase orders, invoices, hourly rates, firm fixed price, commission payments, progress payments and contingency payments.

Unit Cost or Unit Price – All inclusive, firm fixed price charged by the Proposer for a single unit identified on a price line.

Vendor - An individual or business entity submitting a Proposal in response to this RFP.

Will – Denotes that which is permissible or recommended, not mandatory.

2.1.1 CONTRACT-SPECIFIC DEFINITIONS

American Land Title Association (ALTA) – The national trade organization of land title companies established to encourage uniformity and quality in title insurance policies.

Chain of Title – The history of all owners and lien holders of real property together with the dates of their acquisition and the nature to their title, going all the way back to the first deed out of the government.

Engagement Acknowledgement Acceptance – the Contractor returns this form to acknowledge receipt of the task order.

Examination Charge – The charge made for the process of abstracting and searching or causing an abstract or search to be made of the appropriate public records for those matters affecting title to a specific parcel of land, examining the results thereof, and issuing a commitment to insure based on such title examination.

Full Coverage Title Search – Performed when creating a title report for sale/resale transactions, leasehold transactions, and construction loan transactions. Includes, but is not limited to searches related to property liens, easements, covenants, conditions and restrictions (CC&Rs), agreements, resolutions and ordinances that will affect the real property in question.

Fully-Loaded Premium – Price Vendor shall charge the Authority that Includes all necessary services and charges associated with issuing a Title Insurance Policy.

Lease Hold Policy – Insurance policy guaranteeing that the leasehold in a parcel of real property is clear and properly in the name of the tenant.

Limited Coverage Search – Performed when making title reports for refinance transactions that involves ownership equity loans and for making simple title guarantee reports.

Judgement Lien Search – Is a certified search of judgements, liens, and bankruptcies filed in the NJ Superior Court, the U.S. District Court for N.J. and the U.S. Bankruptcy Court for N.J. A judgement search also includes a search of child support judgements filed in New Jersey and CERCLA liens (also known as “Superfund” liens).

Non-Insured Reports – Provide customer with an informational report, but no title insurance.

Owner’s Policy - Title insurance that protects the owner against loss if there is an adverse claim against the owner’s property and that provides legal counsel to defend against adverse claimants.

Record Owner Search – Title search of public records indicating the chain of title by which current owner obtained subject property.

Respondent – Individual or Company responding to an RFP.

Task Order Request (TOR) – Order sent from the Using Agency to the Contractor to convey work assignments to begin a specific title project.

Title Commitment – A commitment to issue a title insurance policy after payment of a premium, which occurs at closing. The commitment includes any necessary searches, reports, and adjustments, required to provide such policy.

Title Insurance – Is an insurance policy guaranteeing that the title to a parcel of real property is clear and properly in the name of the title owner, and that the owner has the right to deed the property (convey or sell) to another. Should a problem later arise with the title (such as an inaccurate description), the insurance company will pay the damages to the new title holder or secured lender, or take steps to correct the problem. It is required if the property is under mortgage.

Title Preparer – The Contractor’s personnel performing the title work.

Title Reports – The written analysis of the status of title to real property, including a property description, names of titleholders and how title is held (joint tenancy, etc.), tax rate, encumbrances (mortgages, liens, deeds of trusts, recorded judgements), and real property taxes due. A title report made when the report is ordered is called a “preliminary report,” or a “prelim,” and at the time of recording an up-to date report is issued which is the final title report.

Title Rundown – The last search and report conducted within the time frame stipulated by the Title Insurer prior to the real estate closing. It covers the time from the date of the title commitment to the date of closing in order to disclose recent or new items that may have been recorded since the initial search was conducted. The title rundown may also be referred to as a “bringdown” or a “continuation” search, although “continuation search” is also the phrase used to describe the search from the rundown through the day after the recording of the deed for the property to be insured.

New Jersey Title Insurance Act of 1974 - Statutory provisions governing title insurance companies and the provision of title insurance in the State of New Jersey. The Authority, as a State instrumentality, is exempt from the regulated rate structure provided for by the Title Insurance Act of 1974 and may purchase title insurance through the bid process.

Title or Property Title Search – The examination of county records for the property’s title history by a title company, an abstractor, attorney, or escrow officer to determine the “chain of title”, and the current status of title, including owner, legal description, easements, property taxes due, encumbrances (mortgages or deeds of trust”, long term leases, judgements or other liens. When a title search is completed, a “preliminary report” on title will be issued which will make it possible to obtain title insurance guaranteeing against any problems with the title. Sometimes the title search will turn up some “cloud on the title” which reveals something is wrong such as a break in the chain of title, inaccurate property description in a previous deed, or some old secured loan which has not been released. Such clouds can be a reason to cancel a contract for purchase of real property.

Title Update – A report requested prior to closing to bring the title search up to date when there has been a known change to the proposed acquisition to be insured (e.g. a change in the lands to be acquired or a change in ownership of the proposed acquisition), and/or the title commitment is beyond the 180-day commitment period.

Underwriter – The title insurance professional who ensures that the title is insurable by the title insurance company and that, based on current public records, there are no defects that will cause a claim to be raised against the current owner of the property. This requires validation of ownership and checking for outstanding liens against the property that may result in exclusions to the title insurance policy.

Underwriting Rate – Charge made by an insurer or title insurance agent for the liability undertaken under the policy. The rate charge is based on the amount of insurance shown in the policy.

Uniform Commercial Code (UCC) Lien Search – A notice that a lender has a security interest in an asset. Liens are placed on certain personal property that normally can’t be titled or deeded.

Upper Court Name Search – A certified search of judgments, liens, and bankruptcies filed in the N.J. Superior Court, the U.S. District Court for N.J., and the U.S. Bankruptcy Court for N.J. against a name and spelling variations of that name for a given time frame up to 20 years.

3.0 SCOPE OF WORK – REQUIREMENTS OF THE VENDOR {CONTRACTOR}

The Proposer shall provide costs for various Title Services – On an as needed basis, which may or may not be required for various individual Authority projects (purchase/closing of properties, loans,

foreclosures, etc.), for both Title Insurance/Closing Services as well as non-policy title services, primarily for New Jersey properties.

The Authority, as a State instrumentality, is exempt from the regulated rate structure provided for by the Title Insurance Act of 1974 ("Title Act") and may purchase title insurance for the Authority through a bid process. The Manual of Rates and Charges as published by the New Jersey Land Title Association (NJLTA) is not relevant in this solicitation.

3.1 GENERAL REQUIREMENTS

The Contractor(s) shall furnish the necessary personnel, material, equipment services, and facilities required to perform the Title Services in the Scope of Work. The Contractor(s) shall work under this contract, as directed by the Authority.

The Authority seeks to retain licensed Title company(s), rated "A" or better by a Fannie Mae-approved credit rating service for all Title Services/Insurance/Closing requirements in this RFP.

All title insurance producers, underwriters, and examiners performing work under this contract must have the following:

- A. A minimum of five (5) years of real estate/title experience, knowledge and familiarity with precedents from curing past title defects.
- B. The producer and underwriter shall also have a strong understanding of real estate law.
- C. Proof that title producers (i.e. Underwriters, Examiners, Settlement/Closing Agents) have a NJ State license in good standing, throughout the term of the contract.

The Authority's Real Estate department, who will be the primary user of this agreement, requires fully-loaded rates for complete searches on the property(s), together with commitments to issue, at the discretion of the Authority, Title Insurance policies for the purchase or lease and/or conduct the closing of property in New Jersey.

At times, other departments may need to utilize this contract for various types of Title Services, primarily for loan approvals and foreclosures, which do not generally require Title Insurance.

The Authority will issue a Task Order Request (TOR) Exhibit B for the Title Services/Title Insurance required and will correspond with the Contractor(s) via e-mail.

The Authority reserves the right, in its sole discretion, to determine the amount of coverage it will purchase. In the event a project is abandoned, or title insurance is not required by the Authority, the Authority will compensate the Contractor for reasonable and customary search costs actually incurred.

3.2 PROJECT FUNDING

Funding for projects requiring Title Services could come from a variety of sources with no guarantee of any volume levels.

3.3 PRELIMINARY TITLE REPORT/COMMITMENT

3.3.1 REPORTS MAY BE ON OWNED AND/OR UN-OWNED PROPERTY

The Authority may order a "title report" on property that it may or may not own; and it may order a "commitment to insure" its ownership of property which (at the time of the request) it may or may not yet own; and it may order a "title insurance policy" for property which it does own. Additionally, the Authority may order a title report on property for which it may have a leasehold interest and it may order a "commitment to insure" its leasehold interest of property (at the time of the request) which it may or not yet lease; and the Authority may order a "leasehold title insurance policy" for property in which it has a leasehold interest. Upon receiving any such order, the Title Agent, unless it has already done so, shall perform a 60-year search of the record of title for the property.

3.3.2 INTERESTS TO BE REPORTED

Based on the 60-year search, the Title Agent shall furnish a comprehensive report of title for the property. The title report shall show, without limitation: the property description; the names of current record owner(s); how title is held; the taxes levied on the property, the tax rate; all restrictions, limitations, and/or conditions of record regarding use of the property; all reversions, remainders, and/or other future interests of record; all easements and/or rights of way of record; all contracts and/or leases of record; all mortgages, state and/or federal judgment liens, state and/or federal tax liens, municipal liens and/or assessments (e.g., property tax, demolition liens, sewer and/or water liens) of record; and any other current encumbrance or other interest of record which affects the ownership of the property.

3.3.3 DOCUMENTS TO BE PROVIDED

The title report shall also include a complete copy of the last recorded deed, and a copy of any document which the Title Agent asserts to contain any interest which would need to be addressed in order to convey insurable title to the property at regular rates, such as, but not limited to restrictions, limitations, and/or conditions regarding use of the property; reversions, remainders, and/or other future interests; easements and/or rights of way; contracts and/or leases; and/or mortgages. The title report shall also include a copy of the results of every search for judgments and other liens of records, identifying such liens. The title agent shall provide a complete electronic version of any title report or document search requested.

3.3.4 LOTS IN COMMON OWNERSHIP

The Title Agent shall conduct a separate search and issue a separate report for each tax lot identified in the Authority's order. However, with the Authority's prior approval, lots which are in common ownership and contiguous can be combined in one report. If the lots are not contiguous, but of common ownership, separate title reports shall be issued. When lots that are in common ownership and combined in one report, the Authority shall reimburse the Title Agent for only one of each search based on the common owner's name. For example, if "John Doe" owns three lots, the Title Agent should search the record ownership for each lot, and search for municipal liens on each lot, and will be compensated for those searches on those three lots; but the Title Agent should order only one judgment search against the name of "John Doe," and will be compensated for only one such search.

3.3.5 DELIVERY WITHIN TEN (10) DAYS

Unless otherwise negotiated, the Title Agent will provide its title report/commitment or document search to the Authority within ten business days of receipt of the order

for it. If the Authority orders from the Title Agent commitments for more than twenty (20) tax lots during a period of two (2) calendar weeks, a reasonable extension of time will be allowed to deliver the reports.

3.4 CONTINUATIONS/BRING-DOWNS

The Title Agent will perform such "bring-down" (also known as "continuation"), as part of the fully-loaded rates for title searches at closing, which are necessary for the Title Agent's purposes to insure the title, and as otherwise may be requested by the Authority. Commonly this involves a "bring-down" search at or immediately prior to closing of title in a purchase transaction; and in condemnation actions, it involves (at least) one "bring-down" search after the filing of the Notice of Lis Pendens. The "bring-down" shall include, without limitation, an update of ownership, encumbrances, all judgment searches, franchise tax searches, and municipal assessment searches (e.g. property tax, demolition liens, sewer and water). The Title Agent shall provide the Authority with a copy of the source documents evidencing any new interests not previously reported to the Authority, within four business days following the request for the search. In condemnation cases, at closing, the requests may be made by the Authority's legal counsel handling the case, in which event the searches will be provided directly to that counsel, and the fee therefore will be included in the fully loaded premium amount or, for non-policy continuations, invoiced to the Authority.

3.5 CLOSINGS

3.5.1 ADMINISTRATION OF CLOSING

The Title Agent shall administer the closing of title for the Authority's purchases of property (and/or other similar transactions such as sales and/or mortgage transactions) including the recordation and other appropriate disposition of documents, and the acceptance and disbursement of funds at such closings. Unless otherwise agreed by the Authority, all closings will be held at the Authority's offices, and the Authority will provide facilities (at no charge) to copy relevant documents as necessary. The Authority shall cooperate as appropriate in order to see that all of the Requirements in the Title Agent's commitment are met. At the closing, the Title Agent shall provide the Authority with a "marked-up" version of the commitment to insure the Authority's title, which should be included in the fully-loaded premium per \$1,000 of title insurance required.

3.5.2 SCHEDULE OF CLOSING

The Authority will try to schedule closings with the Title Agent at least fifteen (15) days in advance. In such case, the Title Agent will provide to the Authority a HUD-1 settlement sheet completed at least as to the Authority's side at least three (3) business days prior to the scheduled closing, so that the Authority can process a check or wire transfer for funds it needs at the closing in a timely manner. If closings are scheduled on less than fifteen (15) days' advance notice, the Title Agent shall provide the HUD-1 as soon as practicable.

3.5.3 BUYER/GRANTEE

When the Authority is the buyer/grantee, unless otherwise directed by the Authority in a particular case, the entire settlement fee is to be included in the fully loaded title insurance premium.

3.6 DELIVERY OF TITLE INSURANCE POLICIES

3.6.1 PROPERTY PURCHASED BASED ON TITLE AGENT'S COMMITMENT

For property purchased by the Authority at a closing conducted by the Title Agent and based on a commitment issued by the Title Agent, within 30 calendar days after completion of the closing, the Title Agent shall provide a title insurance policy insuring the Authority's ownership of the purchased property in fee simple absolute, subject only to the Exceptions stated in the Title Agent's commitment as finally negotiated with and approved by the Authority. The fully loaded title insurance premium and any unpaid fees payable to the Title Agent with respect to the transaction shall be paid at closing.

3.6.2 PROPERTY ACQUIRED OTHERWISE

For some properties, the Authority may request the Title Agent to provide title insurance on property that the Authority acquired other than by a closing which involved the Title Agent. (For example, property acquired by condemnation or by donation, or by leasehold, or property as to which no title insurance was obtained in some previous transaction.) In such a case, the Authority will provide the Title Agent with the available information regarding the acquisition, and will request title insurance coverage in such amount as the Authority deems appropriate, up to the market value (or as-if-remediated value, in the case of environmentally-contaminated property) of the property as determined by the Authority's appraiser. Within 30 days of receipt of the notice, the Title Agent shall provide a title insurance commitment to the Authority for the amount of coverage requested, stating any Requirements or Exceptions. Along with the commitment, the Title Agent shall also submit an invoice separately stating: (1) the fully loaded title insurance premium and (2) a line item of any related fees in the event the transaction is terminated, consistent with the pricing set out in the Title Agent's Fee Proposal. The charge for the fees will be paid; but before paying the insurance premium, the Authority shall have the right to resolve any remaining Requirements and/or Exceptions stated in the commitment, and a revised commitment shall then be issued with a revised invoice. When the issues are resolved to the satisfaction of the Authority, the Authority may elect to pay the insurance premium. Within 30 days of payment of the insurance premium, the Title Agent shall provide the Authority with the title insurance policy, subject to any Requirements or Exceptions that were not resolved and are acceptable to the Authority.

3.6.3 AUTHORIZED INSURERS AND PROVISIONS

All title insurance policies shall be issued by insurance companies which are duly licensed and authorized by the State of New Jersey to issue title insurance for the respective transaction and rated "A" or better by a Fannie Mae-approved credit rating service. The provisions of the policies shall conform to standard provisions in ALTA title insurance policies authorized in New Jersey, except as specifically agreed to by the Authority.

3.7 MISCELLANEOUS

The Authority may request the Title Agent to assist in responding to issues raised during negotiations for the purchase, sale, lease, or other disposition of property. Representatives of the Title Agent shall respond to any title-related questions raised by property owners during negotiations with the Authority, by the Authority or by its counsel. The foregoing list

of services is not exclusive; the Authority and the successful respondent may agree in writing to amend or augment the services set forth above. Please refer to Section 3.9 for the Task Order Request (TOR) Process.

3.8 OTHER TITLE SERVICES

There may be times when additional services are required beyond the initial request for services. These may include (but are not limited to) pursuing wills or death certificates filed in counties other than the one in which the searched property is located, additional searching requested by the Authority or consultations. These charges shall conform to those set forth in the Title Agent's Fee Schedule.

3.9 TASK ORDER REQUEST (TOR) PROCESS

The Authority will issue, via email, a Task Order Request (TOR), Exhibit B1, to the Title Agent on an as needed Basis, identifying the title services needed on (purchase/closing of properties, loans, foreclosures, etc.), for both Title Insurance/Closing Services as well as non-policy title services, primarily for New Jersey properties. The Authority will use vendors' initial evaluation ranking to determine the order of rotation, with TOR's issued in order of rank, from highest to lowest and continuing to rotate in that order.

- A. The TOR will specify any required deadlines (e.g. report submission by a certain date).
- B. The TOR will state which other parties may rely on the title services report.
- C. The TOR will state to whom at the Authority the title services report should be addressed.
- D. The Contractor must review the TOR to determine that no conflict of interest exists for the subject title services, then return a signed Task Order Request (TOR) – Conflict of Interest Certification Statement, Exhibit B2, to the Authority's Designated Contract Manager within one (1) to three (3) business days.
- E. If no conflict exists, the Contractor must return a completed TOR Vendor Response Form, Exhibit B3, to the Authority's Designated Contract Manager within five (5) business days. The TOR Vendor Response Form, Exhibit B3, shall include a cost estimate in accordance with the Contractor's submitted Fee Schedule. The Authority will approve the cost estimate or revise the estimate as it sees fit.
- F. If mutual agreement on the cost estimate cannot be reached, the Authority will issue a TOR to the next Contractor. If the secondary Contractor's cost estimate is the same as or more than that of the Contractor to which the initial TOR was issued, the Authority will go back to the initial Contractor. If the secondary Contractor's cost is below that of the initial Contractor, the TOR will be issued to the secondary Contractor.
- G. No work may begin until the Authority issues a written notice to proceed to the Contractor.

3.10 REPORTING

For most non-policy types of searches, a Summary Report is acceptable, however, for searches that will result in a title insurance policy, a full report, in title commitment form, will be required.

3.11 INVOICING

Individual invoices are to be sent to the attention of the person ordering the Title Services/Insurance, referencing the order confirmation number for Title Services completed. The invoice should detail the list of Title Services provided with the contracted pricing indicated.

4.0 PROPOSAL PREPARATION AND SUBMISSION – REQUIREMENTS OF THE PROPOSER

Failure to submit information as indicated below may result in your Proposal being deemed non-responsive.

4.1 GENERAL

Proposals that conflict with those terms and conditions contained in this RFP or the Authority's Contract for Professional Services, Exhibit A, as may be amended by addenda, or that diminish the Authority's rights under any contract resulting from the RFP will result in the entire Proposal being rejected. The Authority is not responsible for identifying conflicting terms and conditions before issuing a contract award. In the event that prior to the notice of intent to award, the Authority notifies the Proposer of any such term or condition and the conflict it poses, the Authority may require the Proposer to either withdraw it or withdraw its Proposal.

After award of contract:

- A. if a conflict arises between a supplemental term or condition included in the Proposal and a term or condition of the RFP, the term or condition of the Authority's Contract for Professional Services, Exhibit A and/or the Authority's RFP will prevail; and
- B. if the result of the application of a supplemental term or condition included in the Proposal would diminish the Authority's rights, the supplemental term or condition will be considered null and void.

The Proposer is advised to thoroughly read and follow all instructions contained in this RFP, including the instructions on the RFP's Signatory Page, in preparing and submitting its Proposal.

Use of URLs in a Proposal should be kept to a minimum and may not be used to satisfy any material term of an RFP.

4.1.1 NON-COLLUSION

By submitting a Proposal and signing the Signatory Page, the Proposer certifies as follows:

- A. The price(s) and amount of its Proposal have been arrived at independently and without consultation, communication or agreement with any other Contractor, Proposer or potential Proposer;
- B. Neither the price(s) nor the amount of its Proposal, and neither the approximate price(s) nor approximate amount of this Proposal, have been disclosed to any other entity or person who

is a Proposer or potential Proposer, and they will not be disclosed before the Proposal submission;

- C. No attempt has been made or will be made to induce any entity or person to refrain from bidding on this contract, or to submit a Proposal higher than this Proposal, or to submit any intentionally high or noncompetitive Proposal or other form of complementary Proposal;
- D. The Proposal of the entity is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any entity or person to submit a complementary or other noncompetitive Proposal; and
- E. The Proposer, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four (4) years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

The forms discussed herein for Business Support Administrative Services Bidding Opportunities and required for submission of a Proposal in response to this RFP are available on the Authority's website at <https://www.njeda.com/bidding/#forms> see RFP Proposer Checklist – 2021-RFP-078-REBID Title Services on an As Needed Basis, unless noted otherwise.

4.2 PROPOSAL CONTENT AND SUBMISSION ORDER

A Proposal must contain the following documentation, as noted and should be submitted in one (1) volume and that volume divided into four (4) separate sections with the content of the material labeled and located behind each tab, as indicated below:

One Volume

Section A (4.2.1) (NOT A MANDATORY SUBMISSION WITH BID PROPOSAL)

Cover Letter

Section B*(4.2.2) (MANDATORY SUBMISSION WITH BID PROPOSAL)

Technical Proposal;
Organizational Qualifications;
Experience; Licenses and Designations; and
Miscellaneous Information.

Section C* (4.2.3) (MANDATORY SUBMISSION WITH BID PROPOSAL)

Fee Schedule

Section D (4.2.4)

Required Compliance Documentation

(MANDATORY SUBMISSION WITH BID PROPOSAL ARE DENOTED *)

(MANDATORY SUBMISSION BEFORE CONTRACT AWARD ARE DENOTED **)

Signatory Page*;
Ownership Disclosure*;
Disclosure of Investment Activities in Iran**;
Disclosure of Investigations and Other Actions Involving the Bidder**;
New Jersey Business Registration Certificate (BRC)**;
Source Disclosure Certification**;
Employee Information Report (Form AA302)/Affirmative Action**;
Small Business Set Aside:
 Set-Aside Information Form**;
 Set-Aside Compliance Certificate**;
 Small Business Subcontracting Set-Aside**;
Two-Year Chapter 51/Executive Order 117 Vendor Certification**;
New Jersey Taxpayer W-9 Form**;
Insurance Certificate(s)**; and
Subcontractor Utilization Form**.

4.2.1 SECTION A–COVER LETTER

It is highly preferred all Respondents submit a cover letter, which includes the full company name and address of the entity performing the services described in this RFP, and the name, e-mail address and telephone number for the individual who will be the primary contact person for the responding Proposer for this engagement. If a cover letter is submitted, also indicate the state of incorporation, whether the Proposer is operating as an individual proprietorship, partnership, or corporation, including the identification of any and all Subcontractors/Sub-consultants.

4.2.2 SECTION B–TECHNICAL PROPOSAL, ORGANIZATIONAL QUALIFICATIONS, EXPERIENCE AND MISCELLANEOUS INFORMATION (MANDATORY SUBMISSION WITH BID PROPOSAL)

In this section, the Proposer must set forth its understanding of the requirements of this RFP and its ability to successfully complete the contract. The Proposer shall describe its approach and plans for accomplishing the work outlined in the Scope of Work, Section 3.0. The Proposer must include information relating to its organization, personnel, and experience, including, but not limited to,

references, together with contact names and telephone numbers, evidencing the Proposer's qualifications, and capabilities to perform the services required by this RFP.

This section of the Proposal must, at a minimum, contain the information identified below:

Submit your Technical Proposal as Section B in the following order:

- I. Description & Documentation of Proposer's Prior Experience and Qualifications;
- II. Management Overview and Technical Approach to Achieve the Scope of Work;
- III. Organization Chart, if applicable and not a sole proprietor;
- IV. Key Team Member List, if applicable and not a sole proprietor;
- V. Resumes/Narratives of Key Team Members;
- VI. References (minimum of three references are required); and
- VII. Licenses and Designations

The Proposer should include the level of detail it determines necessary to assist the evaluation committee in its review of Bidder's Proposal.

I. Description & Documentation of Proposer's Prior Experience and Qualifications

- A. The Proposer to clearly describe or explain its skills and experience in a manner that demonstrates its capability to complete the Scope of Services, Section 3.0. If applicable, highlight projects in which members of your proposed project team have worked together. Please indicate for each project that you list, the scope, the location of the project(s), and the beginning and end dates of the project(s).
 1. Describe the firm's experience working with title issues specific to properties owned by public entities. The proposal should describe, (i) the firm's public entity engagement, (ii) the title policy value or acquisition value, (iii) whether any title issues arose, how long it took to resolve and how they were resolved;
 2. Describe the staff's experience working with title issues specific to properties owned by public entities. The proposal should describe, (i) firm employee's name, (ii) public entity engagement (iii) title policy or acquisition value, (iv) whether any title issue arose and how employee resolved it;
 3. Describe the firm's experience working with a public entity acquiring properties by condemnation. The proposal should describe (i) the firm's public entity engagement, (ii) title policy or acquisition value, (iii) condemnation acquisition issue, how long it took to resolve and the resolution;
 4. NOTE: The New Jersey Department of Banking and Insurance website will be used to verify the firm's experience and whether issues are on file at https://www.state.nj.us/dobi/division_insurance/.
 5. Describe the firm's and staff's experience working on complex title issues. The proposal should describe (i) firm employee's name, (ii) client or engagement, (iii) title policy or acquisition value, (iv) complex title issue(s), how long it took to resolve and how employee resolved it.

- B. Provide information from projects you or your organization {have}{has} previously worked on, and in what role/capacity; and
- C. If applicable, submit any information/examples of services provided or demonstrated experience working with municipal, county or state entities in New Jersey or other states.

If the Proposer is submitting a Proposal that includes a Subcontractor(s), detail the Subcontractor's specific role for this project, how they will interface with the Proposer's staff and complete a Subcontractor/Subconsultant Utilization Form. See Proposer's Checklist.

II. Management Overview and Technical Approach to Achieve the Scope of Work

- A. The Proposer shall set forth its overall technical approach and plans to meet the requirements of the RFP in a narrative format, in order to convince the Authority that the Proposer understands the objectives that the engagement is intended to meet, the nature of the required work and the level of effort necessary to successfully complete the engagement. This narrative should convince the Authority that the Proposer's general approach and plans to undertake and complete the engagement are appropriate to the tasks and subtasks involved.

III. Organization Chart, if applicable (not required for a sole proprietor)

The Proposer should provide an organization chart to include all key team members, their labor category, and titles for this engagement. For the purposes of this engagement, a "key team member" is identified as having a responsible role in the successful completion of the services requested pursuant to this RFP and who generally spends or is expected to spend twenty (20) percent or more of his/her time on this engagement.

If the Proposer has access to additional professional resources, such as Subject Matter Experts (SMEs), who are technically and/or professionally qualified, the Proposer should list these additional resources in its Proposal, and include the individual(s) on the Organization Chart.

Note: If the Proposal submission includes a "key team member that is a Subcontractor(s) and/or Subconsultant(s)", the "Organization Chart" must clearly indicate that they are a Subcontractor(s) and/or Subconsultant(s), and submit a completed Subcontractor/ Subconsultant Utilization form (See Proposer's Checklist).

IV. Key Team Member List, if applicable (not required for a sole proprietor)

The Proposer must list each key team member who will be utilized for this contract by name and title.

Note: If the Proposal submission includes a "key team member that is a Subcontractor(s) and/or Subconsultant(s)", the "Organization Chart" must clearly indicate that they are a Subcontractor(s) and/or Subconsultant(s), and submit a completed Subcontractor/ Subconsultant Utilization form (See Proposer's Checklist).

V. Resumes/Bios of Key Team Members

Provide for each key team member, a narrative description or resume (if a sole proprietor), detailing {your} {your organization's} experience as a title services provider, or experience working with title services. Information in the narrative description or resume should be supported by evidence or information that can be independently verified by the Authority.

VI. References

Provide a listing of three (3) references, which includes contact names, titles, and telephone numbers for which you or your firm has provided services. The beginning and ending dates of the provided services must be included.

VII. Licenses and Designations

The Contractor must provide proof of current valid New Jersey licensure, including but not limited to any Title Insurance Producers License, with their proposal for the following:

- a. The underwriter;
- b. The company of the title producer; and
- c. The title producer as an individual.

Failure to provide proof with the proposal will result in rejection of the proposal from further consideration. Anyone who sells, solicits, or negotiates title insurance must be licensed in good standing with the State of New Jersey. The Contractor must use title insurance underwriter(s) who are included on the NJ Department of Banking and Insurance list, which can be found at https://www.state.nj.us/dobi/division_insurance/insurerlists.htm .

The Contractor must use a New Jersey-licensed title insurance producer (in good standing with the State of New Jersey) who is under its employ. The Proposer shall submit a copy of the producer's license(s) with the bid. The title producer must be affiliated with at least one title insurance underwriter authorized to write title in the State of New Jersey, as verifiable via the NJ Department of Banking and Insurances list.

If any licenses as noted above in this Section (VII) will expire during the term of the contract, then the Contractor shall provide proof of renewal to the Authority to show continued good standing.

4.2.2.1 POTENTIAL PROBLEMS

The Proposer must set forth a summary of any and all problems that the Proposer anticipates during the term of the contract. For each problem identified, the Proposer should provide its proposed solution.

4.2.3 SECTION C – FEE SCHEDULE (MANDATORY SUBMISSION WITH BID PROPOSAL-SIGNED)

The Proposer must submit its pricing using the format set forth on the Fee Schedule accompanying this RFP. Proposers are NOT permitted to alter or change the provided Fee Schedule format/category designations, except to add additional lines in a category heading, if applicable. Any additional or supplemental versions of the Authority-supplied Fee Schedule will not be accepted and may result in the Proposer's Proposal deemed non-responsive.

Proposers must complete and submit the accompanying Fee Schedule as part of the Proposal submission. The Authority requires that each proposer submit a rate to insure per thousand (\$1,000.00) of title insurance purchased. The Fee quote(s) listed as part of the Fee Schedule must be fully-loaded and include all direct and indirect costs including, but not limited to: search charges, overhead, fee or profit, clerical support, travel expenses, materials, supplies, managerial support and all documents, forms, and reproductions thereof.

If the Proposer will supply an item on a price line free of charge, the Proposer must indicate "No Charge" on the Authority-supplied Fee Schedule accompanying this RFP Solicitation. The use of any other identifier may result in the Proposer's Proposal being deemed non-responsive.

4.2.3.1 DELIVERY TIME AND COSTS

- A. Unless otherwise noted elsewhere in the RFP, all prices for items in Proposals shall be submitted Freight on Board (F.O.B.) Destination. Proposals submitted other than F.O.B. Destination may not be considered. Regardless of the method of quoting shipments, the Contractor shall assume all costs, liability and responsibility for the delivery of merchandise in good condition to the Authority; and
- B. F.O.B. Destination does not cover "spotting" but does include delivery inside the Authority unless otherwise specified. No additional charges will be allowed for any additional transportation costs resulting from partial shipments made at the Contractor's convenience when a single shipment is ordered.

4.2.3.2 COLLECT ON DELIVERY (C.O.D.) TERMS

C.O.D. terms are not acceptable as part of a Proposal and will be cause for rejection of a Proposal.

4.2.3.3 PRICE ADJUSTMENT

Pricing shall remain firm throughout the term of the contract and any extensions, thereto.

4.2.4 SECTION D – REQUIRED COMPLIANCE DOCUMENTATION PRE- AND POST-PROPOSAL SUBMISSION

Unless otherwise specified, forms must contain an original, physical signature, or an electronic signature pursuant to Section 1.3.6.2 of this RFP Solicitation.

SEE BELOW and PROPOSER's CHECKLIST for Compliance Documentation required to be submitted WITH the Bid Proposal (**MANDATORY FORM WITH BID PROPOSAL-SIGNED**) and ALL other documents required, prior to contract award. *NOTE: Proposers are encouraged to submit ALL compliance documents listed below, with the Bid Proposal.*

4.2.4.1 SIGNATORY PAGE (MANDATORY FORM WITH BID PROPOSAL-SIGNED)

The Proposer shall complete, including signature of an authorized representative of the Proposer, and submit the Signatory Page accompanying this RFP. If the Proposer is a limited partnership, each Signatory Page must be signed by a general partner. Failure to comply will result in rejection of the Proposal.

Note: A Proposer's written signature on the Signatory Page will NOT serve as a certifying signature on any other Mandatory Compliance forms required. Each mandatory compliance document must be individually signed.

4.2.4.2 OWNERSHIP DISCLOSURE FORM (MANDATORY FORM WITH BID PROPOSAL)

Pursuant to N.J.S.A. 52:25-24.2, in the event the Proposer is a corporation, partnership or sole proprietorship, the Proposer must complete an Ownership Disclosure Form. A current completed Ownership Disclosure Form must be received prior to or accompany the submitted Proposal. A Proposer's failure to submit the completed form with its Proposal will result in the rejection of the Proposal as non-responsive and preclude the award of a contract to said Proposer. If any ownership change has occurred within the last six (6) months, a new Ownership Disclosure Form must be completed and submitted with the Proposal.

NOTE: If the Proposer is a partnership or a limited liability corporation, each Ownership Disclosure form must be completed by a general partner. Failure to comply may result in rejection of the Proposal.

4.2.4.3 DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM (SHOULD BE FULLY COMPLETED AND SUBMITTED WITH BID PROPOSAL)

Pursuant to N.J.S.A. 52:32-58, the Proposer must utilize this Disclosure of Investment Activities in Iran form to certify that neither the Proposer, nor one of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32-56(e)(3)), is listed on the Department of the Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither the Proposer, nor one of its parents, subsidiaries, and/or affiliates, is involved in any of the investment activities set forth in N.J.S.A. 52:32-56(f). If the Proposer is unable to so certify, the Proposer shall provide a detailed and precise description of such activities as directed on the form. A Proposer's failure to submit the completed and signed form before contract award will be deemed non-responsive and preclude the award of a contract to said Proposer.

NOTE: If the Proposer is a partnership or a limited liability corporation partnership, each Disclosure of Investment Activities in Iran form must be signed by a general partner. Failure to comply may preclude the award of a contract.

4.2.4.4 DISCLOSURE OF INVESTIGATIONS AND OTHER ACTIONS INVOLVING BIDDER FORM (SHOULD BE FULLY COMPLETED AND SUBMITTED WITH BID PROPOSAL)

It is highly recommended the Proposer submit the Disclosure of Investigations and Other Actions Involving Bidder Form, with its Proposal, to provide a detailed description of any investigation, litigation, including administrative complaints or other administrative proceedings, involving any public sector clients during the past five (5) years, including the nature and status of the investigation, and, for any litigation, the caption of the action, a brief description of the action, the date of inception, current status, and, if applicable, disposition. If a Bidder does not submit the form with the Proposal, the Bidder must comply within seven (7) business days of a request by the Authority or the Authority may deem the Proposal non-responsive.

The Proposer should identify all adverse determinations against the respondent or any of its employees or persons acting on its behalf, with respect to actions, proceedings, claims or complaints of any kind under any local, state, or federal laws or regulations.

4.2.4.5 BUSINESS REGISTRATION CERTIFICATION (BRC)

In accordance with N.J.S.A. 52:32-44(b), a Proposer and its named Subcontractors must have a valid Business Registration Certificate (“BRC”) issued by the Department of Treasury, Division of Revenue and Enterprise Services, prior to the award of a contract. To facilitate the Proposal evaluation and contract award process, the Proposer should submit a copy of its valid BRC and those of any named Subcontractors with its Proposal.

A Proposer otherwise identified by the Authority as a responsive and responsible Bidder, inclusive of any named Subcontractors, but that was not business registered at the time of submission of its Proposal must be so registered and in possession of a valid BRC by a deadline to be specified in writing by the Authority. A Bidder who fails to comply with this requirement by the deadline specified by the Authority will be deemed ineligible for contract award. Under any circumstance, the Authority will rely upon information available from computerized systems maintained by the State as a basis to verify independently compliance with the requirement for business registration. <http://www.state.nj.us/treasury/revenue/busregcert.shtml>.

A Proposer receiving a contract award as a result of this procurement and any Subcontractors named by that Proposer will be required to maintain a valid business registration with the Division of Revenue and Enterprise Services for the duration of the executed contract, inclusive of any contract extensions.

Pursuant to N.J.S.A. 54:49-4.1, a business organization that fails to provide a copy of a business registration as required pursuant to section 1 of P.L. 2001, c.134 (N.J.S.A. 52:32-44 et al.) or subsection e. or f. of section 92 of P.L. 1977, c. 110 (N.J.S.A. 5:12-92), or that provides false information of business registration under the requirements of either those sections, shall be liable for a penalty of \$25 for each day off violation, not to exceed \$50,000 for each business registration copy not properly provided under a contract with a contracting agency or under a casino service industry enterprise contract.

4.2.4.6 SOURCE DISCLOSURE CERTIFICATION (SHOULD BE SUBMITTED WITH THE BID PROPOSAL)

It is highly recommended that Source Disclosure Certification be submitted with the Bid Proposal. Pursuant to N.J.S.A. 52:34-13.2, all of the Authority’s contracts, prior to an award of Contract primarily for services, shall be performed within the United States. Pursuant to the statutory requirements, the intended Contractor of an Authority contract must disclose the location by country where services, including subcontracted services, will be performed. The Proposer must complete and submit the Source Disclosure Form accompanying this RFP. The Proposer’s inclusion of the completed Source Disclosure Form with the Proposal is requested and advised. If a Proposer does not submit the form with the Proposal, the Proposer must comply within seven (7) business days of a request by the Authority or the Authority may deem the Proposal non-responsive.

If any of the services cannot be performed within the United States, the Proposer shall state with specificity the reasons why the services cannot be so performed. The Authority shall determine whether sufficient justification has been provided by the Proposer to form the basis of his or her certification that the services cannot be performed in the United States.

The Source Disclosure Form is located on the Authority’s website at <https://www.njeda.com/bidding/#forms>.

4.2.4.6.1 BREACH OF CONTRACT

A SHIFT TO PROVISION OF SERVICES OUTSIDE THE UNITED STATES DURING THE TERM OF THE CONTRACT SHALL BE DEEMED A BREACH OF CONTRACT. If, during the term of the

contract, the Contractor or Subcontractor, who had on contract award declared that services would be performed in the United States, proceeds to shift the performance of any of the services outside the United States, the Contractor shall be deemed to be in breach of its contract. Such contract shall be subject to termination for cause, unless such shift in performance was previously approved by the Authority.

4.2.4.7 AFFIRMATIVE ACTION EMPLOYEE INFORMATION

The intended awardee must submit a copy of a New Jersey Certificate of Employee Information Report, or a copy of Federal Letter of Approval verifying it is operating under a federally approved or sanctioned Affirmative Action program. Intended awardee(s) not in possession of either a New Jersey Certificate of Employee Information Report or a Federal Letter of Approval must complete the Affirmative Action Employee Information Report (AA-302) located at:

https://www.nj.gov/treasury/purchase/forms/AA_Supplement.pdf

4.2.4.8 SMALL BUSINESS SET ASIDE

In accordance with the requirements of N.J.A.C. 17:13 and N.J.A.C. 17:14, as amended, the Authority is required to develop a Set-Aside business plan for Small Business Enterprises (SBEs). The Authority encourages the participation of SBE firms as registered with the New Jersey Department of Treasury, Division of Revenue and Enterprise Services – Business Services Bureau for the services subject to this RFP. Information regarding SBE registration and/or a Minority/Women Business Enterprise (MWBE), a Veteran-Owned Business (VOB) and/or a Disabled Veteran-Owned Business Enterprise (DVOB) certification can be obtained by contacting the Office of Business Services at (609) 292-2146 or at their offices at 33 West State Street, P.O. Box 820, Trenton, NJ 08625-0820 or on-line, via the State’s Business website at:

<https://www.njportal.com/DOR/SBERegistry/>

There are two (2) related forms listed in the RFP Proposer Checklist to be completed and submitted, prior to contract award. These forms include: Set Aside Information Form-Goods & Services; and Set-Aside Compliance Certificate-Goods & Services Contracts. The Proposer may submit the Proposer’s Small Business Enterprise (SBE) Certificate, if applicable.

4.2.4.9 DISABLED VETERANS’ BUSINESS SET-ASIDE

Pursuant to the Set-Aside provisions of N.J.S.A. 52:32-31, Disabled Veterans’ Businesses are encouraged to submit a response. To receive the Disabled Veterans’ Business designation for this Contract, the business must be registered as a qualifying Disabled Veterans’ Business with the Division of Revenue and Enterprise Services, Small Business Registration and M/WBE Certification Services Unit by the date the Proposal is received and opened. Evidence that the Business has registered as a Disabled Veterans’ Business should be submitted with the Proposal. Proposers should verify its Small, Minority, Veteran, Women and Disabled Veterans’ Business Certification status. The Business should provide, as part of its response, proof of its current registration as a qualifying Disabled Veterans’ Business with the New Jersey Division of Revenue and Enterprise Services, Small Business Registration and M/WBE Certification Services Unit. Information, registration requirements and application are available by contacting the agency at:

A downloadable paper application is available at:

<https://www.nj.gov/njbusiness/documents/contracting/DVOB%20Web%20Application.pdf>

**** IF THE BUSINESS HAS PREVIOUSLY REGISTERED OR BEEN CERTIFIED AS A DISABLED VETERANS' BUSINESS, THE VENDOR {BIDDER} SHOULD ENSURE IT IS REGISTERED AND THAT ITS REGISTRATION IS ACTIVE WITH THE DIVISION OF REVENUE AND ENTERPRISE SERVICES, SMALL BUSINESS REGISTRATION AND M/WBE CERTIFICATION SERVICES UNIT, PRIOR TO THE PROPOSAL OPENING DATE, TO BE ELIGIBLE FOR AWARD.**

4.2.4.10 REQUIREMENTS OF PUBLIC LAW 2005, CHAPTER 51, N.J.S.A. 19:44A-20.13 - N.J.S.A. 19:44A-20.25 (FORMERLY EXECUTIVE ORDER NO. 134) AND EXECUTIVE ORDER NO. 117 (2008).

a) The Authority shall not enter into a contract to procure from any Business Entity services or any material, supplies or equipment, or to acquire, sell or lease any land or building, where the value of the transaction exceeds \$17,500, if that Business Entity has solicited or made any contribution of money, or pledge of contribution, including in-kind contributions, to a candidate committee and/or election fund of any candidate for or holder of the public office of Governor or Lieutenant Governor, to any State, county, municipal political party committee, or to any legislative leadership committee during certain specified time periods.

b) Prior to awarding any contract or agreement to any Business Entity, the Business Entity proposed as the intended awardee of the contract shall submit the Two-Year Chapter 51/Executive Order 117 Vendor Certification and Disclosure of Political Contributions form, certifying that no contributions prohibited by either Chapter 51 or Executive Order No. 117 have been made by the Business Entity and reporting all qualifying contributions the Business Entity or any person or entity whose contributions are attributable to the Business Entity.

The required form and instructions shall be provided to the intended awardee for completion and submission. Upon receipt of a Notice of Intent to Award a Contract, the intended awardee shall submit to the Authority, in care of the Internal Process Management Procurement department, the Certification and Disclosure(s) within five (5) business days of the Authority's request. Failure to submit the required forms will preclude award of a contract under this RFP, as well as future contract opportunities. The form is also available at: <https://www.njeda.com/bidding/#forms>.

c) Further, the Contractor is required, on a continuing basis, to report any contributions it makes during the term of the contract, and any extension(s) thereof, at the time any such contribution is made.

4.2.4.11 POLITICAL CONTRIBUTION DISCLOSURE

The Contractor is advised of 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, 3 as amended) if in a calendar year the Contractor receives one (1) or more contracts valued at \$50,000.00 or more. It is the Contractor's responsibility to determine if filing is necessary. Failure to file can result in the imposition of penalties by ELEC. Additional information about this requirement is available from ELEC by calling 1(888) 313-3532 or on the internet at <https://www.elec.state.nj.us/>.

4.2.4.12 PUBLIC LAW 2018, CHAPTER 9 – DIANE B. ALLEN EQUAL PAY ACT

Effective July 1, 2018, Bidders and Contractors are advised that pursuant to the Diane B. Allen Equal Pay Act, (P.L. 2018, Ch. 9), any employer entering into a contract with the State of New Jersey or an instrumentality of the State (such as the Authority) providing “qualifying services” or “public works” within the meaning of that Act is required to file the report required therein, with the New Jersey Department of Labor and Workforce Development upon commencement of the contract. Information about the Act and the reporting requirement is available at: <https://nj.gov/labor/equalpay/equalpay.html>. Construction projects that are subject to the Prevailing Wage Act are affected by this statute (falling within the definition of “public work”). Additionally, any contract that the Authority enters into for “services” imposes reporting requirements by awarded Bidders and contractors (falling within the definition of “qualifying services”). Information on the reporting requirement for such “qualifying services” is also available at: <https://nj.gov/labor/equalpay/equalpay.html>. **Goods/Products contracts are not impacted by the statute.**

4.2.4.13 NEW JERSEY STATE W-9

Prior to an Award of Contract, the Contractor shall provide the Authority with a properly completed New Jersey State W-9 form available at <https://www.njeda.com/bidding/#forms>.

4.2.4.14 INSURANCE CERTIFICATE(S)

The Contractor shall provide the Authority with current certificate(s) of insurance for all coverages required by the terms of this contract, naming the Authority (NJEDA) as an Additional Insured and specify the insurance certificate is identified with the unique contract awarded as a result of this RFP. Refer to Section 7 of the Authority's Standard Contract, Exhibit A, accompanying this RFP.

4.2.4.15 SUBCONTRACTOR UTILIZATION PLAN

All Proposers intending to use a Subcontractor(s) must submit a completed Subcontractor Utilization Form available at: <https://www.njeda.com/bidding/#forms>.

If the Contract is a small business subcontracting set-aside, the Proposer certifies that in engaging Subcontractors and/or Subconsultants, it shall make a good faith effort to achieve the subcontracting set-aside goals, and shall attach to the Subcontractor Utilization Plan documentation of such efforts.

For a Proposal that does NOT include the use of Subcontractors and/or Subconsultants, by signing the Signatory Page, the Contractor is automatically certifying that in the event the award is granted to the Contractor's firm and the Contractor later determines at any time during the term of the Contract to engage Subcontractors and/or Subconsultants to provide certain goods and/or services, the Contractor shall submit a Subcontractor Utilization Form for approval by the Authority in advance of any such engagement of Subcontractors and/or Subconsultants.

Please see the Proposer Checklist for additional information, which includes the Subcontractor Utilization Form.

4.2.4.16 BID SECURITY-NOT APPLICABLE

5.0 SPECIAL CONTRACTUAL TERMS AND CONDITIONS

5.1 PRECEDENCE OF SPECIAL CONTRACTUAL TERMS AND CONDITIONS

The contract awarded as a result of this RFP shall consist of this RFP, addenda to this RFP, the Proposer's Proposal, any best and final offer and the Authority's Contract for Professional Services-Exhibit A.

Unless specifically stated within this RFP, any Special Contractual Terms and Conditions of the RFP take precedence over the Authority's Standard Contract – Exhibit A, accompanying this RFP.

In the event of a conflict between the provisions of this RFP, including the Authority's Standard Contract – Exhibit A, and any addendum to this RFP, the addendum shall govern.

In the event of a conflict between the provisions of this RFP, including any addendum to this RFP, or the Authority's Contract for Professional Services – Exhibit A and the Proposer's Proposal, the RFP and/or the addendum and the Authority's Contract for Professional Services – Exhibit A shall govern.

5.2 CONTRACT TERM AND EXTENSION OPTION

The term of the contract shall be for three (3) years with the possibility of two (2), one (1) year extension options, which is at the sole discretion of the Authority and dependent upon funding, at the same terms, conditions, and pricing in effect during the contract term or rates more favorable to the Authority.

5.3 CONTRACT TRANSITION

In the event that a new contract has not been awarded prior to the contract expiration date, as may be extended herein, the Authority reserves the right, in its sole discretion, to extend the Agreement on a month-to-month basis beyond the expiration or termination, until a replacement Contractor is engaged to provide the requisite services. It shall be incumbent upon the Contractor to continue the contract under the same terms and conditions until a new contract can be completely operational. At no time shall this transition period extend more than 180 days beyond the expiration date of this Agreement, including any extensions exercised.

5.4 CONTRACT AMENDMENT

Any changes or modifications to the terms of the contract shall be valid only when they have been reduced to writing and signed by both the Authority's designated representative and the Contractor.

5.5 CONTRACTOR RESPONSIBILITIES

The Contractor shall have sole responsibility for the complete effort specified in the contract. If the RFP permits subcontracting, payment will be made only to the Contractor. The Contractor shall have sole responsibility for all payments due any Subcontractor.

The Contractor is responsible for the professional quality, technical accuracy and timely completion and submission of all deliverables, services or commodities required to be provided under the contract. The Contractor shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in its deliverables and other services. The approval of deliverables furnished under this contract shall not in any way relieve the Contractor of responsibility for the technical adequacy of its work. The review, approval, acceptance or payment for any of the services

shall not be construed as a waiver of any rights that the Authority may have arising out of the Contractor's performance of this contract.

5.6 SUBSTITUTION OF STAFF

The Contractor shall forward all requests to substitute staff to the Authority for consideration and approval. The request may be as simple as naming an alternate/back-up individual for each position / individual identified in the Proposer's organization chart which is designated to perform work against the resulting contract. No substitute personnel are authorized to begin work until the Contractor has received written approval to proceed from the Authority's Designated Contract Manager.

If it becomes necessary for the Contractor to substitute any management, supervisory or key personnel, the Contractor shall identify the substitute personnel and the work to be performed. The Contractor must provide detailed justification documenting the necessity for the substitution. Resumes must be submitted evidencing that the individual(s) proposed as substitute(s) have qualifications and experience equal to or better than the individual(s) originally proposed or currently assigned. No substitute personnel are authorized to begin work until the Contractor has received verbal/written approval to proceed from the Authority's Designated Contract Manager.

The Authority reserves the right, in its sole discretion, to recommend and make changes to the Contractor's overall approach to address these advisory needs, if deemed necessary. For instance, the Authority's Designated Contract Manager may determine that the Contractor's staff employee assigned to perform the requisite services may not be meeting the acceptable levels of performance and a replacement staff employee is needed to better meet the needs of the Authority.

5.7 SUBSTITUTION OR ADDITION OF SUBCONTRACTOR(S)/SUBCONSULTANT(S)

The Contractor shall forward a written request to substitute or add a Subcontractor/Subconsultant or to substitute its own staff for a Subcontractor/Subconsultant to the Authority's Designated Contract Manager for consideration. If the Designated Contract Manager approves the request, the Designated Contract Manager will forward the request to the IPM Procurement Department for final approval. No substituted or additional Subcontractor(s)/Subconsultant(s) are authorized to begin work until the Contractor has received written approval from the IPM Procurement Department.

If it becomes necessary for the Contractor to substitute a Subcontractor/Subconsultant, add a Subcontractor/Subconsultant, or substitute its own staff for a Subcontractor/Subconsultant, the Contractor will identify the proposed new Subcontractor/Subconsultant or staff member(s) and the work to be performed. The Contractor must provide detailed justification documenting the necessity for the substitution or addition.

The Contractor must provide detailed resumes of its proposed replacement staff or of the proposed Subcontractor's/Subconsultant's management, supervisory, and other key personnel that demonstrate knowledge, ability and experience relevant to that part of the work which the Subcontractor/Subconsultant is to undertake.

The qualifications and experience of the replacement(s) must equal or exceed those of similar personnel proposed by the Contractor in its Proposal.

5.8 OWNERSHIP OF MATERIAL

All data, technical information, materials gathered, originated, developed, prepared, used or obtained in the performance of the contract, including, but not limited to, all reports, surveys, plans,

charts, literature, brochures, mailings, recordings (video and/or audio), pictures, drawings, analyses, graphic representations, software computer programs and accompanying documentation and print-outs, notes and memoranda, written procedures and documents, regardless of the state of completion, which are prepared for or are a result of the services required under this contract shall be and remain the property of the Authority and shall be delivered to the Authority upon thirty (30) Days' notice by the Authority. With respect to software computer programs and/or source codes developed for the Authority, except those modifications or adaptations made to the Proposer's or Contractor's Background IP as defined below, the work shall be considered "work for hire", i.e., the Authority, not the Contractor or Subcontractor, shall have full and complete ownership of all software computer programs and/or source codes developed. To the extent that any of such materials may not, by operation of the law, be a work made for hire in accordance with the terms of this Contract, Contractor or Subcontractor hereby assigns to the Authority all right, title and interest in and to any such material, and the Authority shall have the right to obtain and hold in its own name and copyrights, registrations and any other proprietary rights that may be available.

Should the Proposer anticipate bringing pre-existing intellectual property into the project, the intellectual property must be identified in the Proposal. Otherwise, the language in the first paragraph of this section prevails. If the Proposer identifies such intellectual property ("Background IP") in its Proposal, then the Background IP owned by the Proposer on the date of the contract, as well as any modifications or adaptations thereto, remain the property of the Proposer. Upon contract award, the Proposer or Contractor shall grant the Authority a nonexclusive, perpetual royalty free license to use any of the Proposer's/Contractor's Background IP delivered to the Authority for the purposes contemplated by the contract.

5.9 SECURITY AND CONFIDENTIALITY

5.9.1 DATA CONFIDENTIALITY

All financial, statistical, personnel, customer and/or technical data supplied by the Authority to the Contractor are confidential (Authority Confidential Information). The Contractor must secure all data from manipulation, sabotage, theft or breach of confidentiality. The Contractor is prohibited from releasing any financial, statistical, personnel, customer and/or technical data supplied by the Authority that is deemed confidential. Any use, sale, or offering of this data in any form by the Contractor, or any individual or entity in the Contractor's charge or employ, will be considered a violation of this Contract and may result in Contract termination and the Contractor's suspension or debarment from Authority contracting. In addition, such conduct may be reported to the State Attorney General for possible criminal prosecution.

The Contractor shall assume total financial liability incurred by the Contractor associated with any breach of confidentiality.

When requested, the Contractor and all project staff including its Subcontractor(s) must complete and sign confidentiality and non-disclosure agreements provided by the Authority. The Contractor may be required to view yearly security awareness and confidentiality training modules, or other training methods provided by the Authority. Where required, it shall be the Contractor's responsibility to ensure that any new staff sign the confidentiality agreement and complete the security awareness and confidentiality training modules within one month of the employees' start date.

The Authority reserves the right to obtain, or require the Contractor to obtain, at the Contractor's expense, criminal history background checks from the New Jersey State Police for all Contractor and project staff (to protect the Authority from losses resulting from Contractor employee theft, fraud or dishonesty). If the Authority exercises this right, the results of the background check(s) must be made available to the Authority for consideration before the employee is assigned to work on the Authority's project. Prospective employees with positive criminal backgrounds for cyber-crimes will

not be approved to work on Authority Projects. Refer to the National Institute of Standards and Technology (NIST) Special Publication (SP) 800-12, An Introduction to Computer Security: The NIST Handbook, Section 10.1.3, Filling the Position – Screening and Selecting.

5.9.1.1 CONTRACTOR'S CONFIDENTIAL INFORMATION

- A. The obligations of the Authority under this provision are subject to the New Jersey Open Public Records Act ("OPRA"), N.J.S.A. 47:1A-1 et seq., the New Jersey common law right to know, and any other lawful document request or subpoena;
- B. By virtue of this contract, the parties may have access to information that is confidential to one another. The parties agree to disclose to each other only information that is required for the performance of their obligations under this contract. Contractor's Confidential Information, to the extent not expressly prohibited by law, shall consist of all information clearly identified as confidential at the time of disclosure and anything identified in Contractor's Proposal as Background IP ("Contractor Confidential Information"). Notwithstanding the previous sentence, the terms and pricing of this contract are subject to disclosure under OPRA, the common law right to know, and any other lawful document request or subpoena;
- C. A party's Confidential Information shall not include information that: (a) is or becomes a part of the public domain through no act or omission of the other party; (b) was in the other party's lawful possession prior to the disclosure and had not been obtained by the other party either directly or indirectly from the disclosing party; (c) is lawfully disclosed to the other party by a third party without restriction on the disclosure; or (d) is independently developed by the other party;
- D. The Authority agrees to hold Contractor's Confidential Information in confidence, using at least the same degree of care used to protect its own Confidential Information;
- E. In the event that the Authority receives a request for Contractor Confidential Information related to this contract pursuant to a court order, subpoena, or other operation of law, the Authority agrees, if permitted by law, to provide Contractor with as much notice, in writing, as is reasonably practicable and the Authority's intended response to such order of law. Contractor shall take any action it deems appropriate to protect its documents and/or information;
- F. In addition, in the event Contractor receives a request for Authority Confidential Information pursuant to a court order, subpoena, or other operation of law, Contractor shall, if permitted by law, provide the Authority with as much notice, in writing, as is reasonably practicable and Contractor's intended response to such order of law. The Authority shall take any action it deems appropriate to protect its documents and/or information; and
- G. Notwithstanding the requirements of nondisclosure described in these Sections 5.9.1 and 5.9.1.1, either party may release the other party's Confidential Information (i) if directed to do so by a court or arbitrator of competent jurisdiction, (ii) pursuant to a lawfully issued subpoena or other lawful document request, (iii) in the case of the Authority, if the Authority determines the documents or information are subject to disclosure and Contractor does not exercise its rights as described in Section 5.9.1.1(E), or if Contractor is unsuccessful in defending its rights as described in Section 5.9.1.1(E), or (iv) in the case of Contractor, if Contractor determines the documents or information are subject to disclosure and the Authority does not exercise its rights described in Section 5.9.1.1(F), or if the Authority is unsuccessful in defending its rights as described in Section 5.9.1.1(F).

5.9.2 DATA SECURITY STANDARDS-NOT APPLICABLE

5.9.3 SECURITY PLAN-NOT APPLICABLE

5.10 NEWS RELEASES

The Contractor is not permitted to issue news releases pertaining to any aspect of the services being provided under this contract without the prior written consent of the Authority.

5.11 ADVERTISING

The Contractor shall not use the Authority's name, logos, images, or any data or results arising from this contract as a part of any commercial advertising without first obtaining the prior written consent of the Authority.

5.12 LICENSES AND PERMITS

The Contractor shall obtain and maintain in full force and effect all required licenses, permits, and authorizations necessary to perform this contract. The Contractor shall supply the Authority with evidence of all such licenses, permits and authorizations. This evidence shall be submitted subsequent to the contract award. All costs associated with any such licenses, permits and authorizations must be considered by the Proposer in its Proposal.

5.13 CLAIMS AND REMEDIES

5.13.1 CLAIMS

All claims asserted against the Authority by the Contractor shall be subject to the New Jersey Tort Claims Act, N.J.S.A. 59:1-1, et seq. and/or the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1, et seq.

5.13.2 REMEDIES

Nothing in the contract shall be construed to be a waiver by the Authority of any warranty, expressed or implied, of any remedy at law or equity, except as specifically and expressly stated in a writing executed by the Chief Executive Officer (CEO).

5.13.3 REMEDIES FOR FAILURE TO COMPLY WITH MATERIAL CONTRACT REQUIREMENTS

In the event that the Contractor fails to comply with any material contract requirements, the Authority may take steps to terminate the contract in accordance with the Authority's Contract For Professional Services, Exhibit A, authorize the delivery of contract items by any available means, with the difference between the price paid and the defaulting Contractor's price either being deducted from any monies due the defaulting Contractor or being an obligation owed the Authority by the defaulting Contractor, or take any other action or seek any other remedies available at law or in equity.

5.13.4 LIQUIDATED DAMAGES-- NOT APPLICABLE

5.14 ADDITIONAL WORK AND/OR SPECIAL PROJECTS

The Contractor shall not begin performing any additional work or special projects without first obtaining the Designated Contract Manager's recommendation and written approval from the IPM Procurement Department.

In the event of additional work and/or special projects, the Contractor must present a written Proposal to perform the additional work to the Designated Contract Manager. The Proposal should provide justification for the necessity of the additional work. The relationship between the additional work and the base contract work must be clearly established by the Contractor in its Proposal.

The Contractor's written Proposal must provide a detailed description of the work to be performed broken down by task and subtask. The Proposal should also contain details on the level of effort, including hours, labor categories, etc., necessary to complete the additional work.

The written Proposal must detail the cost necessary to complete the additional work in a manner consistent with the contract. The written price schedule must be based upon the hourly rates, unit costs or other cost elements submitted by the Contractor in the Contractor's original Proposal submitted in response to this RFP. Whenever possible, the price schedule should be a firm, fixed price to perform the required work. The firm fixed price should specifically reference and be tied directly to costs submitted by the Contractor in its original Proposal. A payment schedule, tied to successful completion of tasks and subtasks, must be included.

Upon receipt and approval of the Contractor's written Proposal, the Designated Contract Manager shall forward same to the IPM Procurement Department for written approval. Complete documentation, confirming the need for the additional work, must be submitted. Documentation forwarded by the Designated Contract Manager to the IPM Procurement Department must include all other required Authority approvals.

No additional work and/or special project may commence without the IPM Procurement Department's written approval. In the event the Contractor proceeds with additional work and/or special projects without the Authority's written approval, it shall be at the Contractor's sole risk. The Authority shall be under no obligation to pay for work performed without the IPM Procurement Department's written approval.

5.15 INDEMNIFICATION

The indemnification provisions set forth in the Authority's Contract for Professional Services, Exhibit A, shall prevail.

5.16 MAINTENANCE OF RECORDS

The Contractor shall maintain records for products and/or services delivered against the contract for a period of five (5) years from the date of final payment unless a longer period is required by law. Such records shall be made available to the State, including the Comptroller, for audit and review.

5.17 FORM OF COMPENSATION - INVOICING/PAYMENT

The Contractor will submit invoices to the Authority, upon the completion of each approved Title project, as set forth in the TOR. Once the authorized, completed work is approved by the Authority's Designated Contract Manager, the invoice will either be paid at the related real estate closing or, for work performed where no real estate closing occurs, including but not limited to search work,

within thirty (30) days of the Contractor's invoice. Please note, the Authority can pay for searches within thirty (30) days of notice that a Title policy is not required.

Invoices submitted for payment must include / consider all the following:

- A. Invoices should be submitted for services rendered no later than ninety (90) days from the date the service was provided / performed. The Contractor is strongly encouraged to inform its Subcontractor(s) of this policy, as they will be required to comply similarly;
- B. The Authority will not pay for deliverables that contain errors or are missing information until such deliverables have been corrected and resubmitted;
- C. Payments will only be made to the Contractor. In the event "Specialized Services" are required and approved by the Authority in advance; the Contractor shall be responsible for assuring the compliance of any Subcontractor(s) with all terms and conditions of this RFP and assumes the sole and absolute responsibility for any payments due to any Subcontractor(s) under the subcontract(s), should the Authority approve in advance such services; and
- D. Listing of all services provided for that Title project, per the Proposer's Fee Schedule.

The Authority, in its sole discretion, reserves the right to require additional information, documentation and / or justification upon receipt of an invoice for payment and prior to approving such invoice for payment.

The Authority considers the Contractor to be the sole point of contact regarding contractual matters and the Contractor will be required to assume sole responsibility for the complete "Scope of Services / Deliverables" and any additional services, as indicated in the RFP.

6.0 PROPOSAL EVALUATION

6.1 RIGHT TO WAIVE

The Authority reserves the right to waive minor irregularities or omissions in a Proposal. The Authority also reserves the right to waive a requirement provided that:

- A. the requirement is not mandated by law;
- B. all of the otherwise responsive Proposals failed to meet the requirement; and
- C. in the sole discretion of the Authority, the failure to comply with the requirement does not materially affect the procurement or the Authority's interests associated with the procurement.

6.2 RIGHT OF FINAL PROPOSAL ACCEPTANCE

The Authority reserves the right to reject any or all Proposals, or to award in whole or in part if deemed to be in the best interest of the Authority to do so. The Authority shall have the power to award orders or contracts to the Proposer best meeting specifications and conditions.

6.3 RIGHT TO INSPECT PROPOSER'S FACILITIES

The Authority reserves the right to inspect the Proposer establishment before making an award, for the purposes of ascertaining whether the Proposer has the necessary facilities for performing the contract.

The Authority may also consult with clients of the Proposer during the evaluation of bids. Such consultation is intended to assist the Authority in making a contract award which is most advantageous to the Authority.

6.4 RIGHT TO REQUEST FURTHER INFORMATION

The Authority reserves the right to request all information which may assist it in making a contract award, including factors necessary to evaluate the Proposer financial capabilities to perform the contract. Further, the Authority reserves the right to request a Proposer to explain, in detail, how the Proposal price was determined.

6.5 PROPOSAL EVALUATION COMMITTEE

Proposals may be evaluated by a cross-functional Evaluation Committee composed of the Authority's staff, management, and possibly other state agencies and/or industry Subject Matter Experts (SME's), but will not be voting members. Only Authority staff will evaluate, score and rank Proposals received in response to this RFP, and the criteria established herein.

6.6 ORAL PRESENTATION AND/OR CLARIFICATION OF PROPOSAL

After the submission of Proposals, unless requested by the Authority as noted below, vendor contact with the Authority is still not permitted.

After the Proposals are reviewed, one, some or all of the Proposers may be asked to clarify certain aspects of their Proposals. A request for clarification may be made in order to resolve minor ambiguities, irregularities, informalities or clerical errors. Clarifications cannot correct any deficiencies or material omissions or revise or modify a Proposal, except to the extent that correction of apparent clerical mistakes results in a modification.

The Proposer may be required to give an oral presentation to the Authority concerning its Proposal.

Proposer may not attend the oral presentations of their competitors.

It is within the Authority's discretion whether to require the Proposer(s) to give an oral presentation or require the Proposer(s) to submit written responses to questions regarding its Proposal. Action by the Authority in this regard should not be construed to imply acceptance or rejection of a Proposal. The Internal Process Management Procurement department will be the sole point of contact regarding any request for an oral presentation or clarification.

6.7 EVALUATION CRITERIA

The following evaluation criteria categories, not necessarily listed in order of significance, will be used to evaluate Proposals received in response to this RFP. The evaluation criteria categories may be used to develop more detailed evaluation criteria to be used in the evaluation process.

6.7.1 QUALIFICATIONS/EXPERIENCE EVALUATION CRITERIA

- A. Personnel: The qualifications and experience of the Proposers management, supervisory, and key personnel assigned to the contract, including the candidates recommended for each of the positions/roles required.

- B. Experience of entity: The Proposers documented experience in successfully completing contracts of a similar size and scope in relation to the work required by this RFP, based, in part, on the Proposer's submitted narratives and references.
- C. Ability of the entity to complete the Scope of Work based on its Technical Proposal: The Proposers demonstration that the Proposer understands the requirements of the Scope of Work and presents an approach that would permit successful performance of the technical requirements of the contract. Proposer's turnaround timeframes are critical and will be closely evaluated for both content and completion timeframes.

6.7.2 PROPOSER'S FEE SCHEDULE

For evaluation purposes, Proposers will be ranked and weighted according to the Fully Loaded Title Insurance costs, per the Fee Schedule accompanying this RFP.

6.7.3 PROPOSAL DISCREPANCIES

In evaluating Proposals, discrepancies between words and figures will be resolved in favor of words. Discrepancies between unit prices and totals of unit prices will be resolved in favor of unit prices. Discrepancies in the multiplication of units of work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated total of multiplied unit prices and units of work and the actual total will be resolved in favor of the actual total. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum of the column of figures.

6.7.4 EVALUATION OF THE PROPOSALS

After the Evaluation Committee completes its evaluation, it recommends to the Authority an award to the responsible Proposer whose Proposal, conforming to this RFP, is most advantageous to the Authority. The process considers and assesses price, technical criteria, and other factors during the evaluation process before a recommendation is made. The Authority may accept, reject or modify the recommendation of the Evaluation Committee. Whether or not there has been a negotiation process as outlined in Section 6.8 below, the Authority reserves the right to negotiate price reductions with the selected Proposer(s).

6.8 NEGOTIATION AND BEST AND FINAL OFFER (BAFO)

After evaluating Proposals, the Authority may enter into negotiations with one Proposer or multiple Proposers. The primary purpose of negotiations is to maximize the Authority's ability to obtain the best value based on the mandatory requirements, evaluation criteria, and cost. Multiple rounds of negotiations may be conducted with one Proposer or multiple Proposers. Negotiations will be structured by the Internal Process Management's Procurement department to safeguard information and ensure that all Proposers are treated fairly.

Similarly, the Internal Process Management's Procurement department may invite one Proposer or multiple Proposers to submit a best and final offer (BAFO). Said invitation will establish the time and place for submission of the BAFO. Any BAFO that is not equal to or lower in price than the pricing offered in the Proposer's original Proposal will be rejected as non-responsive and the Authority will revert to consideration and evaluation of the Proposer's original pricing.

If required, after review of the BAFO(s), clarification may be sought from the Proposer. The Internal Process Management's Procurement department may conduct more than one round of negotiation and/or BAFO in order to attain the best value for the Authority.

After evaluation of Proposals and as applicable, negotiation(s) and/or BAFO(s), the Internal Process Management's Procurement department will recommend the responsible Proposer whose Proposal(s), conforming to the RFP, is/are most advantageous to the Authority, price and other factors considered. The Authority may accept, reject or modify the recommendation of the Internal Process Management's Procurement department. The Internal Process Management's Procurement department may initiate additional negotiation or BAFO procedures with the selected Proposer(s).

Negotiations will be conducted only in those circumstances where they are deemed to be in the Authority's best interests and to maximize the Authority's ability to get the best value. Therefore, the Proposer is advised to submit its best technical and price Proposal in response to this RFP since the Authority may, after evaluation, make a contract award based on the content of the initial submission, without further negotiation and/or BAFO with any Proposer.

All contacts, records of initial evaluations, any correspondence with Proposer related to any request for clarification, negotiation or BAFO, any revised technical and/or price Proposals, the Evaluation Committee Report and the Award Recommendation, will remain confidential until approved by the Board and a Conditional Notice of Intent to Award a contract is issued.

NOTE: If the Authority contemplates negotiation, Proposal prices will not be publicly read at the Proposal submission opening. Only the name and address of each Proposer will be publicly announced at the Proposal submission opening.

6.9 PROTEST OF RECOMMENDED AWARD

Any Proposer may protest a vendor selection (an award) by the New Jersey Economic Development Authority. In order for a protest to be timely, it must be submitted to the Senior Vice President – Business Support within ten (10) business days of receipt of the notification that the Proposer was not selected. In order to be considered complete, a protest must: (i) identify the Proposer that is submitting the protest, (ii) identify the contract award that is being protested, (iii) specify all grounds for the protest (including all arguments, materials and/or documents that support the protest); and, (iv) indicate whether an oral presentation is requested, and if so, the reason for the oral presentation. A Hearing Officer will be designated by the Authority's Senior Vice President – Business Support. The designated Hearing Officer will review all timely and complete Vendor protests and will have sole discretion to determine if an oral presentation by the protester is necessary to reach an informed decision on the matter(s) of the protest.

After completing his or her review of the protest, the Hearing Officer will prepare a preliminary report, which shall be advisory in nature and not binding, and send to the Protestor. Should the Protestor dispute the findings of the preliminary "*Hearing Officer Report*", it will be afforded an "*Exceptions Period*" equal to ten (10) business days from the Authority's issuance of the preliminary "*Hearing Officer Report*" to refute the findings of the Hearing Officer. At the expiration of the exceptions period, the Hearing Officer will review any "*Exceptions to the Hearing Officer's Report*" and finalize his or her report.

The Hearing Officer will make a recommendation in his or her final "*Hearing Officer Report*" which will be sent with any "*Exceptions to the Hearing Officer's Report*" to either the Authority's Board or the Authority's Chief Executive Officer, as determined by the dollar amount of the potential award as it relates to the Authority's internal Operating Authority Approval Levels, for a final decision to

award the contract. The Authority's Board of Directors or Chief Executive Officer will review the final "*Hearing Officer Report*" and the protestor's "*Exceptions to the Hearing Officer's Report*" and shall render a final decision regarding the appropriateness of the award. The action of the Authority's Board or Chief Executive Officer, to make a final decision for the award of the contract will be a final Authority action that is appealable to the Appellate Division of the Superior Court of New Jersey.

It is the Authority's intent not to award the contract until it has completed all of the review procedures described above. If, however, in the Authority's sole discretion, it is determined that such an award is necessary to support the uninterrupted and efficient business operations of the Authority; the contract may be awarded.

7.0 CONTRACT AWARD

Contract award(s) shall be made in whole or in part, with reasonable promptness by written notice to the highest ranked responsible Proposer, whose proposal, conforming to this RFP, is most advantageous to the Authority, price, and other factors considered, as determined by the Authority, in its sole discretion. Any or all proposals may be rejected when the Authority determines that it is in the public interest to do so.

It is the policy of the New Jersey Economic Development Authority that to be considered for award, a Proposer must achieve or exceed an overall score of three ("3") indicating a rating of "Good", on a scale of 1-5 with 5 being the highest rating. The Authority shall be under no obligation to make an award to an entity which does not achieve this minimum scoring threshold.

Award of a contract for the services outlined in this RFP will be subject to the selected entity entering into the "Contract for Professional Service", attached to this RFP as Exhibit A. Proposers are encouraged to carefully review the specimen Contract and should indicate any exceptions taken to the form of Contract during the "Questions and Answers Period."

The Proposer is cautioned that it shall not impose conditions under which it will conduct business with the New Jersey Economic Development Authority by submitting its own separate and distinct company "Standard Terms and Conditions", engagement letters, agreement(s) or forms in response to this section requirement. The Proposer shall not submit its "Standard Terms and Conditions" or submit material revisions and/or exceptions to the "Contract for Professional Services" with the proposal as it will result in the proposal being deemed non-responsive.

IMPORTANT: In the event the Proposer takes exception to one (1) or more points within the Contract; it shall submit its "exceptions" in the form of a question to be submitted for consideration during the "Questions and Answers Period" established for this solicitation. The Authority shall not consider any questions, exceptions or requests for changes to be made to the specimen contract at any time during the RFP process, unless submitted during the "Questions and Answers Period". Exceptions taken in the proposal submission, subsequent to the expiration of the Question and Answer period, will result in rejection of the Proposer's submission.

The Authority shall be under no obligation to grant or accept any requested changes (i.e. exceptions taken) to the specimen form of the Contract (Exhibit A) during the "Questions and Answers Period."

Any proposal submitted in response to this RFP will be considered a firm Offer by the responding vendor to perform the Scope of Services, as outlined in the RFP and specimen contract. By submitting an Offer in response to this RFP, the responding vendor agrees to hold its Offer open for at least one hundred twenty (120) days after the response due date. Any provision in a submitted Offer that attempts to limit or condition the time that an Offer is open for consideration by the Authority will not be binding on the Authority.

Accordingly, any proposals submitted will indicate an acceptance by proposers of the form of Specimen Contract.

Acceptance of a proposal and award of a contract is subject to the approval of the Authority's Board.

8.0 CONTRACT ADMINISTRATION

8.1 AUTHORITY'S DESIGNATED CONTRACT MANAGER

The Authority's Designated Contract Manager is the employee responsible for the overall management and administration of the contract.

The Authority's Designated Contract Manager for this project will be identified at the time of execution of contract. At that time, the Contractor will be provided with the Authority's Designated Contract Manager's name, department, address, telephone number, fax phone number, and e-mail address.

8.1.1 AUTHORITY'S DESIGNATED CONTRACT MANAGER'S RESPONSIBILITIES

The Authority's Designated Contract Manager will be responsible for organizing the Initial Meeting, if applicable, engaging the Contractor, assuring that a Purchase Order(s) are issued to the Contractor, directing the Contractor to perform the work of the contract, approving the deliverables and approving payment vouchers. The Authority's Designated Contract Manager is the person that the Contractor will contact after the contract is executed for answers to any questions and concerns about any aspect of the contract. The Authority's Designated Contract Manager is responsible for coordinating the use of the Contract and resolving minor disputes between the Contractor and any component part of the Authority's Designated Contract Manager's Department.

If the contract has multiple users, then the Authority's Designated Contract Manager shall be the central coordinator of the use of the contract for all departments, while other employees engage and pay the Contractor. All persons that use the contract must notify and coordinate the use of the contract with the Authority's Designated Contract Manager.