

REQUEST FOR PROPOSALS
CONSTRUCTION SERVICES FOR EZ RIDE
TO
DEVELOP A PARKING LOT FOR ELECTRIC VEHICLES

Block 249 – Lot 1.01
Borough of Wood-Ridge



Meadowlands Transportation Brokerage Corporation, d/b/a EZ Ride
144 Park Place East
Wood-Ridge, NJ 07075

Confidentiality

This Request for Proposals (hereinafter, "RFP") contains confidential and proprietary information that is the property of EZ Ride and is provided to potential contractors for the sole purpose of responding to this RFP. The recipient agrees to maintain such information in confidence and not to disclose this information to any person outside of the group of the recipient's officers, employees and consultants who are directly involved in responding to its contents and have a direct need to know. All recipients of this RFP should maintain confidentiality in accordance with the terms described herein, as well as any non-disclosure agreement to be executed separately.

I. Introduction

1. As part of Phase I of our multi-phased redevelopment plan, Meadowlands Transportation Brokerage Corporation, d/b/a EZ Ride (hereinafter, "EZ Ride"), hereby requests proposals from competent professional construction firms to execute the construction on a piece of land included in Block 249, Lot 1.01 (earlier known as Block 249, Lot-3), that improvement being a paved parking lot with the appurtenances described more precisely in the Scope of Services below.
2. Pursuant to the EZ Ride Procurement Policy, more than one proposal is expected and factors other than price may be taken into consideration for their evaluation.

II. Contact Information

Questions related to the information provided by EZ Ride or regarding the RFP process can be submitted to Krishna Murthy, President and Chief Executive Officer, and Avnish Gupta, Chief Operating Officer and General Counsel of EZ Ride.

Krishna Murthy
President & CEO
EZ Ride
144 Park Place East
Wood-Ridge, NJ 07075
(201) 939-4242 ext. 117
kmurthy@ezride.org

Avnish Gupta, Esq.
COO & General Counsel
EZ Ride
144 Park Place East
Wood-Ridge, NJ 07075
(201) 939-4242 ext. 118
agupta@ezride.org

III. Scope of Services

1. All firms submitting proposals shall be licensed in the State of New Jersey. The general scope of services requires the successful respondent to construct a parking lot according to the detailed engineering drawings and specifications, which are included with this RFP and marked as **Exhibit A**. The Terms and Conditions of this construction project are described in our Fixed Price Construction Agreement, which is included with this RFP and marked as **Exhibit B**. Further, the firms submitting proposals are required to confirm they will comply with the terms of the Fixed Price Construction Agreement, Exhibit B, included with this RFP. The

- proposers are welcome to list reasonable modifications they may seek to Exhibit B.
2. Purchase and installation of EV chargers is not within the scope of services and will be undertaken by EZ Ride after the completion of construction.
 3. Proposals must demonstrate the firm's level of expertise, technical knowledge, and competence with construction of EV charging stations.
 4. Documents prepared by the contractor shall be in an electronic format and shall be made available to EZ Ride in PDF format.
 5. The construction shall take into consideration the applicable regulations and guidance from all governmental agencies having jurisdiction including but not limited to the Borough of Wood-Ridge, County of Bergen, Bergen County Utilities Authority, Bergen County Soil Conservation Service, New Jersey Department of Environmental Protection, and the Federal Aviation Authority.

For the avoidance of doubt, the selected construction firm shall perform the construction services only in accordance with more particularly detailed specifications to be set forth in a binding contractual arrangement (Exhibit B) to be entered into between the selected construction firm and EZ Ride.

IV. Proposal Format

Proposals must be submitted using the format described below, and in the order specified. All pages must be numbered sequentially, including any attachments, appendices and exhibits.

1. Executive Summary: A concise one-page overview of the proposal, highlighting the key tasks and deliverables.
2. Company Information: Provide a two-page or less narrative description of your organization including its history, mission, values, organizational structure, and key personnel. Include relevant licenses, certifications, and insurance information.
3. Understanding of the Project: A demonstration of the respondent's understanding of the project's scope, objectives, and requirements. This shows that the respondent has thoroughly reviewed the RFP and comprehends what is needed.
4. Proposed Solution: A detailed description of how you plan to meet the project requirements.
5. Project Plan: A comprehensive plan outlining the approach, timeline, and milestones to be followed for developing the Electric Vehicle parking lot as laid out in the Engineering Drawings, Exhibit A.
6. Experience and Qualifications: Information about the respondent's relevant experience and qualifications. This can include case studies, examples of past projects, client testimonials, and resumes of key team members who will be working on the project. Include information on any subcontractors or partners.
7. Pricing and Budget: A detailed breakdown of the costs associated with the proposed solution. This should include a pricing structure, payment schedule, and

any assumptions or conditions related to pricing. Provide a narrative explanation of the costs included in the line-item budget, including justification and explanation of personnel, fringe, overhead, materials, equipment, and all other costs. Include any value-added engineering proposals or cost-saving measures.

8. Innovation: Describe the elements that make your proposal unique and innovative.
9. References: Contact information for previous clients or partners who can provide references. These should be individuals or organizations that can speak to your capabilities and past performance. Include at least three references from similar projects.
10. Appendices: Any additional information or supporting documents that strengthen the proposal. This can include detailed technical documents, project management plans, certifications, and any other relevant materials.

V. Quote Submission Instructions:

1. Please submit proposals to kmurthy@ezride.org and agupta@ezride.org.
2. Participants should include all proposed alternatives in a single submission.
3. EZ Ride hereby confirms that all proposals received will be kept confidential.
4. *A fixed price quote including all costs for labor and material is anticipated.* Details/specifications of materials to be used shall be clearly specified in the quote. All costs associated with the proposal shall be included in the proposal on a line-item basis and shall include a total cost cap.

VI. Proposer's Meeting:

A mandatory in-person meeting will be held at EZ Ride facility located at 144 Park Place East, Wood-Ridge, NJ 07075, on (M-day), 2025, at 10:15 AM. In addition to answering any questions from the attending proposers, we will provide information regarding our concepts for phased redevelopment of the entire site along with a visit to Lot 3.

Any further questions may be submitted via email no later than 5:00 PM on (M-day + 1 week), 2025. A response to all questions, along with any addendums, if necessary, will be sent to all attendees by M-day + 2 weeks, 2025.

VII. Evaluation Criteria

The proposals will be reviewed by a selection committee comprising of representatives drawn from trustees of EZ Ride and evaluated based on criteria including but not limited to the following:

1. Relevant previous work
2. Responsiveness to the RFP, understanding of the scope of the project and approach to producing the desired results

3. Qualified personnel
4. Schedule of work listing milestones to be followed
5. Cost effectiveness (amount of work indicated to be accomplished within the proposed cost)

VIII. Timeline:

The tentative timeline is as follows:

1. Mandatory Proposer's Meeting: October 29, 2025, at 10:30 AM at EZ Ride office located at 144 Park Place East, Wood-Ridge, NJ 07075.
2. Deadline for submitting any further questions – 5:00 PM on November 3, 2025.
3. Responses to questions / Addendum to RFP - 5:00 PM on November 10, 2025.
4. Proposal Submission deadline – 11:00 AM (ET) on December 18, 2025.
5. Evaluation of Proposal completed by January 15, 2026.
6. A virtual presentation may be required – week of January 20, 2026.
7. Contract awarded by February 13, 2026.
8. Construction completion by June 12, 2026.

IX. DISCLAIMER

Please note that this RFP does not constitute a firm or binding offer or contract for any of the services described herein. All proposals, once submitted, will become the property of EZ Ride, subject to the confidentiality provisions described above. Contractors will not be compensated or reimbursed for any costs incurred in developing, estimating, preparing, or finalizing the submitted proposals. EZ Ride reserves the right to determine future project requirements and is not obligated to contract for any of the requested services described herein. EZ Ride reserves the right to accept or reject any or all proposals in its sole discretion, waive any anomalies or variances in any proposals, negotiate with any or all bidders, or cancel or modify this RFP. Neither EZ Ride nor any contractor shall be under any obligation to negotiate or enter into any agreement, and neither EZ Ride nor any engineer or consultant shall have any liability to the other with respect to any matters covered by this RFP or any negotiations that may follow, unless and until a detailed written agreement is fully negotiated and executed by authorized representatives of EZ Ride and such contractor.

Exhibit A
Engineering Drawings

See attached.

Exhibit B

Fixed Price Construction Agreement

See attached.