



Request for Proposal (RFP)

Steam Boiler Replacement – St. Joseph Hall

Saint Elizabeth University

Morristown, New Jersey

1. Project Overview

Saint Elizabeth University is seeking proposals from qualified mechanical contractors for the **replacement of an existing 11-section steam boiler** located in **St. Joseph Hall** on the university campus in Morristown, New Jersey.

The project will include **removal of the existing boiler and installation of a new steam boiler equipped with a modulating burner**, along with all necessary piping, controls, and associated components required for proper operation.

2. Project Location

St. Joseph Hall
Saint Elizabeth University
Morristown, New Jersey

3. Scope of Work

The contractor shall provide all labor, materials, equipment, and services necessary to complete the boiler replacement project, including but not limited to the following:

Boiler Removal

- Disconnect and remove the existing **11-section steam boiler**
- Remove related piping and components as required
- Properly dispose of removed equipment in accordance with local regulations



Boiler Installation

- Furnish and install a new **commercial steam boiler of equivalent capacity**
- Install a **modulating burner** compatible with the boiler
- Install all required near-boiler piping
- Reconnect to the existing steam distribution system

Mechanical Connections

- Reconnect gas piping
- Reconnect feed water piping
- Install necessary valves, strainers, and fittings
- Reconnect or upgrade electrical connections as required

Controls and Safety Devices

- Install updated boiler controls
- Install and verify operation of safety controls including:
 - Low water cutoff
 - Pressure controls
 - Pressure relief valve
 - Gauge glass
- Integrate controls required for proper operation of the **modulating burner**

Startup and Commissioning

- Perform startup and operational testing
- Perform combustion analysis and burner adjustment
- Verify proper boiler and burner operation
- Provide basic operational training for university facilities staff

4. Contractor Qualifications

Bidders must:

- Be licensed to perform mechanical work in New Jersey
 - Have experience installing **commercial steam boilers and modulating burners**
 - Provide references for **similar boiler replacement projects**
 - Maintain appropriate insurance coverage
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5. Site Visit

A **site visit is recommended** for contractors to inspect the existing boiler and mechanical room conditions in **St. Joseph Hall** prior to submitting a proposal.

6. Proposal Requirements

Proposals should include the following:

- Company qualifications
 - Description of proposed boiler and **modulating burner**
 - Project schedule
 - Total project cost
 - Warranty information
 - Relevant project references
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7. Project Schedule

Proposed schedule:

RFP Issued: 3/17/26

Site Visit: Email mgantzhorn@steu.edu by 3/27/26 to schedule your apt.
Proposal Due: 4/6/26

Project Award: 4/8/26

Installation Schedule: To be coordinated with the University

8. Contact Information

Email proposals to:

Facilities Department
Saint Elizabeth University
Morristown, NJ



Contact: Billy Andrinopoulos
Phone: 973-290-4333
Email: vandrinopoulos@steu.edu

9. General Conditions

Saint Elizabeth University reserves the right to reject any or all proposals and to award the contract in the best interest of the University.