

NOTICE TO ALL BIDDERS

PUBLIC NOTICE IS HEREBY GIVEN pursuant to N.J.S.A. 40A:12-14 that sealed bids shall be received by the Mayor and Council of the Borough of Ship Bottom, County of Ocean, State of New Jersey for the following in the Municipal Clerk's Office, 1621 Long Beach Blvd., Ship Bottom, NJ:

Lease of Water Tank Space and a Portion of Property Located at 106 West 17th Street in the Borough of Ship Bottom for a Wireless Communications Facility

until **Thursday, October 12, 2023 at 10:30 A.M.**, at which time and place they shall be publicly opened and read aloud. No facsimile copies of the bids shall be accepted. Specifications and other bid information ("Bid Package") may be obtained at the Municipal Clerk's Office of the Borough of Ship Bottom, 1621 Long Beach Blvd., Ship Bottom, NJ 08008 (609-494-2171) during regular business hours: 9:00 a.m. to 4:00 p.m. and on the municipal website www.shipbottom.org. The Bid Package sets forth all information, terms, and conditions, and the forms necessary for completion to provide a responsive bid. Only bids submitted on the forms provided and in accordance with the terms and conditions set forth in the Bid Package shall be deemed responsive. Mailing of bid documents shall be made at the bidders' cost. No bids shall be accepted after the date and time noted above.

Bid shall be submitted in a sealed envelope clearly labeled "**Bid: Lease of Water Tank Space for Wireless Communications Facility in the Borough of Ship Bottom.**"

All bid Addenda shall be issued on the website. Therefore, all interested respondents should check the above website now through the bid opening. It is the sole responsibility of the respondent to be knowledgeable of all addenda related to this procurement.

As set forth in the instructions and specifications, the required minimum bid is \$45,000 for the first year of the first term and the annual and option terms increases set forth in the lease included in the Bid Package. All bidders shall be required to submit to and agree with the terms of the lease and set forth in the Bid Package.

The Borough of Ship Bottom hereby reserves the right to consider the bids for sixty (60) days after the receipt thereof. The Borough further reserves the right, which is understood and agreed to by all bidders, to award the contract award to the lowest responsible bidder based on the highest Bid Amount and to make such awards or take such action as may be in the best interest of the Borough.

Kristy Deboer, RMC
Municipal Clerk

INSTRUCTIONS AND SPECIFICATIONS

FIVE-YEAR LEASE WITH THREE FIVE-YEAR OPTIONS TO RENEW OF SPACE LOCATED AT THE WATER TANK SITE FOR THE INSTALLATION, COLLOCATION, AND USE OF THE SPACE FOR A WIRELESS COMMUNICATIONS FACILITY

1. **Location of Property** – One space located at the certain premises owned by the Borough of Ship Bottom (“Borough”) located at 106 West 17th Street in the Borough, County of Ocean, State of New Jersey (“Property”).
2. **Use of Property** – As set forth in and governed by the attached Lease Agreement (“Lease”), the Borough is seeking to lease a non-exclusive interest in the water tower, certain land space, and right to ingress and egress located at the Property for the purposes of the installation and use of a wireless communications facility. All conditions and requirements relating to the lease are set forth and governed by the Lease.
4. **Rent and Payments** – The successful bidder shall agree to pay to the Borough rent on a monthly basis in equal installments due on the first day of each calendar month. The successful bidder shall also pay any real estate taxes resulting from property improvements made by the successful bidder and any and all other payments set forth and required by the attached Agreement, including, but not limited to, the additional payment of \$15,000.00 and the reimbursement of professional fees during the term of the Lease. The minimum bid that shall be accepted for the annual rent is forty-thousand dollars (\$45,000.00). In addition, the additional consideration and payment requirements are set forth in the Lease.
5. **Utilities** – As set forth in and governed by the attached Lease, the successful bidder shall be responsible for any and all costs relating to and/or arising out of the installation and use of utilities relating to the bidder’s use of the Property.
6. **Bid Documents** – The bidder shall complete, execute, and return the following documents, each of which is attached hereto.
 - A. Non-Collusion Affidavit.
 - B. Statement of Corporate Ownership.
 - C. Authorized Business Agent Certification .
 - D. Execution of the Lease (the execution shall not constitute a binding agreement and a binding agreement is contingent upon the Borough’s award to a bidder pursuant to the terms herein and set forth in the Bid Package).
7. **Rejection of Bids** – The Borough reserves the right to reject any and all bids submitted.
8. **Award and Successful Bidder** – The Borough shall award to the highest bidder for the space. In the event of a tie bid, the tie shall be resolved by the flip of a coin by the Borough’s attorney or a designated representative in the event there are two tie bidders, and by drawing the short straw in the event there are more than two tied bidders.