

**BOROUGH OF NORTH CALDWELL  
NOTICE TO BIDDERS**

Notice is hereby given that sealed bids will be received by the Borough Administrator of the Borough of North Caldwell in the County of Essex, State of New Jersey, at the Office of the Borough Administrator, located in the Municipal Building at 141 Gould Avenue, North Caldwell, New Jersey on April 18<sup>th</sup>, 2023 at 10:00 a.m., prevailing time, and at that time and place publicly opened and read for the following:

**Bid Mountain Avenue Tower Lease of Real Property owned by the Borough of North Caldwell, located at the corner of Mountain Avenue and Arbor Road, North Caldwell, NJ, also known as Block 204, Lot 01 for the design, construction and maintenance of a new, self-supporting monopole and related equipment and facilities.**

Plans and specifications and proposal forms are on file and open to public inspection at the Municipal Building, 141 Gould Avenue, North Caldwell, New Jersey.

Each bid must be made on the prescribed forms furnished with the Specifications, including Proposal Form, Schedule of Prices, Bid Bond Guarantee, Acknowledgment of Receipt of Changes to Bid Documents, Stockholder Statement of Ownership, Non-Collusion Affidavit, Bidder's Qualification Form, NJ Business Registration Certificate, Public Works Contractor Registration Certificate, List of Subcontractors, Disclosure of Investment Activities in Iran, and Bid Opening Checklist.

Bid must be accompanied by a Consent of Surety and a Certified Check, Cashier's Check or Bid Bond of not less than ten (10%) percent of the amount bid, and not to exceed \$20,000.00. Bids may be submitted by mail but will be considered only if received on or before such date and time. The Borough assumes no responsibility for bids returned by mail or delivered after the deadline for submission of bids.

The minimum bid, which is equivalent to the annual rent for the first year of the lease, shall not be less than \$2,000.00 per month. The successful bidder shall enter into a lease agreement with the Borough of North Caldwell. The monopole shall be engineered and designed to accommodate up to a total of four (4) wireless carriers plus the potential for public safety and/or Borough use.

If in the best interest of the Borough, the highest responsive, responsible bid, as determined by the Borough, will be awarded the right to design and erect a tower on the leased portion of the property and shall have the right to select the centerline for its antenna array and location for its ground equipment. The successful bidder shall be responsible for the design and development of the wireless communications facility (including all engineering, regulatory, approvals and permits), maintenance of the communications tower and maintenance of their wireless communications equipment, to be designed as a stealth monopole, e.g., tree design, and other common areas on the site.

The Borough reserves the right to reject any and all bids or parts thereof and to waive any informality or irregularities, if deemed in the best interests of the Borough. Failure to meet the

minimum requirements set forth in the Bid package may result in the Borough disqualifying the bidder from further consideration.

State of New Jersey Labor prevailing wage regulations and standards provisions will apply. Attention is called to the fact that the Contractor must ensure that employees and applicants for employment are not discriminated against because of their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

Bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27, and PL 1977, c.33. Bidders are required to comply with the New Jersey Business Registration Certificate Law, P.L. 2004, c. 57. Bidders are required to comply with the Public Works Contractor Registration Act, P.L. 1999, c. 238.

The Borough reserves the right to reject any and all bids, to waive immaterial informalities, and/or to accept the bid which, in the opinion of the Borough, will be in the best interest of the Borough, all in accordance with the New Jersey Public Contract Law N.J.S.A. 40A:11-1 et. seq.

By order of the Borough Council and Borough Administrator of the Borough of North Caldwell.

Kevin O'Sullivan  
Borough Administrator