

**NOTICE TO BIDDERS  
(Advertisement for Bids)**

BOROUGH OF PROSPECT PARK  
Municipal Building  
106 Brown Avenue  
Prospect Park, New Jersey 07058

**NOTICE IS HEREBY GIVEN** that sealed bids will be received by the Borough Administrator for the Borough of Prospect Park, County of Passaic, State of New Jersey, up to **Tuesday, May 24, 2022 at 12:00 P.M.**, prevailing time in the Borough of Prospect Park, New Jersey, at which time and place bids will be opened and read in public for:

The award of up to two (2) leases for the co-location of telecommunication equipment on the existing telecommunications monopole, and ancillary wireless telephone support equipment and structures on Municipal Property located at Block 22, Lot 11 (referred to as the "Monopole").

Specifications and other bid information may be obtained at the office of the Borough Administrator and may be obtained by prospective bidders during the hours of 9:00 A.M. to 4:30 P.M. Prospective Vendors may be furnished with a copy of the Bidding Documents upon proper written request via email to [chowdhuryi@prospectpark.net](mailto:chowdhuryi@prospectpark.net) or in person request. Be advised that requests via email may take up to two (2) business days to fulfill. Other bid information may also be obtained at the office of the Borough Administrator, Borough of Prospect Park, 106 Brown Avenue, Prospect Park, New Jersey 07508, during regular business hours.

Bids must be made on the proposal forms in the manner designated, enclosed in a sealed envelope bearing on the outside the name and address of the bidder, the title of the project and the name of the contract bid upon and must be accompanied by certified check, cashiers check or bid bond drawn to the order of the Borough of Prospect Park, New Jersey for not less than ten percent (10%) of the amount of the bid, but in no case in excess of twenty thousand dollars (\$20,000.00).

All bids must be received in the office of the Borough Administrator no later than the bid opening date and time stated above. Bids may be mailed to the Borough Administrator at the above address or delivered in person to the office of the Borough Administrator between the hours of 9:00 a.m. and 4:30 p.m. on official business days. No bid will be considered, regardless of the postmark, unless it is in the hands of the Borough Administrator prior to the time set for the opening of the bids. The Borough of Prospect Park assumes no responsibility for bids mismailed or misdirected.

The Borough will not accept bids of less than a five (5) year term with four five (5) year renewal options, nor will it accept bids for less than an annual rental payment of \$40,800.00. Commencement of rent shall be due upon receipt of all required permits to begin construction. There shall be a yearly increase in rent by 3% or the Consumer Price Index

(the "CPI") applicable to the New York Region, whichever is higher, on each anniversary of the Commencement Date or Renewal Date over the term of the Lease. After obtaining all necessary approvals, but prior to the commencement of construction, all successful bidders must submit the annual rental payment to the Borough for the first year of the Lease. Such payment shall be non-refundable. Thereafter annual rental payments shall be paid within fifteen (15) days of the anniversary of the commencement of the construction. All successful bidders shall be required to enter into a Construction Cost Sharing and Collocation Agreement pursuant to the terms of the Borough's existing agreement with Omnipoint Facilities Network 2, LLC, by its agent, Omnipoint Communications, Inc. ("Omnipoint") or its designated assignee.

No bid may be withdrawn for a period of sixty (60) days after the date set for the opening thereof.

The right is reserved to reject any or all bids or to waive any informality in the bidding if it is in the best interest of the Borough of Prospect Park to do so. The Borough also reserves the right to reject any and all bids. The Borough also reserves the right to reject any and all bids that do not comply with obligations and terms of the Borough's existing agreement with Omnipoint or its designated Assignee.

Bidding shall be in conformance with the applicable requirements of the "Local Public Contracts Law", N.J.S.A. 40A:11-1, et seq. and the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq.

By order of the Borough of Prospect Park.

Intashan Chowdhury, Borough Administrator, 106 Brown Avenue, Prospect Park, New Jersey 07508