

NOTICE OF BID

**TOWNSHIP OF SOUTH ORANGE VILLAGE
COUNTY OF ESSEX, NEW JERSEY
PUBLIC NOTICE**

NOTICE OF REQUEST FOR BIDS FOR LEASE OF PUBLIC PROPERTY

PLEASE TAKE NOTICE bids will be received by the Township of South Orange Village on April 7, 2010 at 10:00 a.m. at the Village Hall, 101 South Orange Avenue, South Orange, New Jersey 07079, after which time they will be publicly opened and read aloud for:

**LEASE OF REAL PROPERTY OWNED BY TOWNSHIP OF
SOUTH ORANGE VILLAGE AT WATER TOWER, 676
BRENTWOOD DRIVE, SOUTH ORANGE, NEW JERSEY
ALSO KNOWN AS BLOCK 1501, LOT 10, FOR THE
INSTALLATION AND MAINTENANCE OF WIRELESS
TELECOMMUNICATIONS ANTENNAE AND
SUPPORTING GROUND FACILITIES**

A bid package consisting of the Advertisement, this Notice to Bidders, Instructions to Bidders, Specifications, Bid Document Submission Checklist, Bid Proposal Form, Acknowledgement of Receipt of Addenda, Bidder's Statement of Qualifications and Experience, Certification of Bid Guarantee, Bid Bond form, Non-Collusion Affidavit, Certification, Entry and Testing Agreement, and proposed form of Lease may be obtained at the office of the Village Clerk, Village Hall, 101 South Orange Avenue, South Orange, New Jersey 07079, between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday commencing on March 18, 2010. Bids must be on the Bid Proposal Form and accompanying Bid Documents furnished, enclosed in a sealed envelope bearing the name and address of the Bidder and clearly marked "BID FOR LEASE FOR INSTALLATION AND MAINTENANCE OF WIRELESS TELECOMMUNICATIONS ANTENNAE AND SUPPORTING GROUND FACILITIES ENCLOSED -- DO NOT OPEN" on the outside and addressed to the Purchasing Agent of the Township of South Orange Village, Essex County, New Jersey and must be accompanied by all required documents as set forth in the Instructions to Bidders, including but not limited to a Business Registration Certificate and a certified or cashiers check or bid bond in the amount of ten percent (10%) of the total proposed rent for the first year of the Lease, but not to exceed \$20,000.00.

Bids must be hand delivered, mailed, or delivered by courier to:

FOR HAND DELIVERY OR COURIER DELIVERY ON DATE OF OPENING	FOR MAILED OR COURIER DELIVERY PRIOR TO DATE OF OPENING
Township of South Orange Village Village Hall, Second Floor Meeting Room 101 South Orange Avenue South Orange, NJ 07079	Township of South Orange Village Attn: Purchasing Agent 101 South Orange Avenue South Orange, NJ 07079

before the date and time aforesaid.

The Township will not accept Bids below the minimum amount of thirty-six thousand dollars (\$36,000.00) for the base rent for the Initial Term.

The Initial Term of the Lease shall be for a period of five (5) years. The Lease shall provide an option to extend the Lease for three (3) separate Renewal Terms of five (5) years each. Reference should be made to the Lease included with these Bid Documents for details on rent increases during Renewal Terms.

The successful Bidder shall be required to obtain all permits, including planning and zoning approvals, for its use of the Leased Property, as may be required.

No bid may be withdrawn for sixty (60) days after opening of the bids.

All bids shall be referred to the Board of Trustees for review and final approval. Acceptance of a Bid or Bids shall be made no later than the second regular meeting of the Board of Trustees following the opening of the bids, and if the Board of Trustees shall not accept such highest Bid or Bids or shall reject all Bids, said Bids shall be deemed to have been rejected and Bid Security shall be returned.

The Township reserves the right to award Leases to more than one of the highest responsible Bidders in accordance with the provisions of N.J.S.A. 40A:12-14 and 40A:12-24 and subject to the physical capacity of the Water Tower. The Township reserves the right to accept the highest Bid, reject any and all Bids, or waive any non-fatal informalities or irregularities in a Bid. In the event of a tie Bid, the Township reserves the right to award the Lease, at its discretion, to any one of the tied qualified Bidders.

By order of the Village President and
Trustees,

Ellen Foye Malgieri, Purchasing Agent