

Lakewood Township Municipal Utilities Authority, Ocean County
NOTICE OF REQUEST FOR BIDS
FOR LEASING OF SPACE
FOR INSTALLATION
OF
CELLULAR TELECOMMUNICATION EQUIPMENT ON
THE NEW HAMPSHIRE AVENUE WATER TANK

PLEASE TAKE NOTICE that on June 20, 2019, at 11:00 A.M., the Lakewood Township Municipal Utilities Authority (LTMUA) will accept sealed bids for lease rights on the Municipal Water Storage Tank located on New Hampshire Avenue in Lakewood Township, Ocean County New Jersey. The terms and conditions of such lease are summarized as follows:

1. The Lakewood Township Municipal Authority currently owns an existing Municipal Water Storage Tank on Block 563, Lot 1 in Lakewood Township, Ocean County, New Jersey. The top of the vertical wall of the tank is approximately elevation 115 feet, mean sea level. Said lease rights shall include the right to install and maintain a single carrier, wireless communications services systems, similar to cellular telephone, for use in connection with radio transmitting and receiving equipment including up to twelve (12) antennas and two (2) GPS units mounted to the existing tank, and up to Two hundred and forty one (241) square feet of ground space located within the site area and on the ground, together with the right to maintain the equipment, all as further described in, and subject to the terms and conditions of the enclosed lease agreement.
2. Lessee shall pay Owner a one-time fee in the amount of Ten Thousand Dollars (\$10,000.00) to offset the Owner's professional and staff cost associated with the necessary reviews of plans and specifications, owner inspections and other owner related activities. This non-refundable fee shall not be included in the rental obligation and will not be included as part of the "base rent." Such fee shall be paid by Lessee to Owner within seven (7) days of execution of this Agreement . The Owner will not begin review of Lessee's plans until the \$10,000.00 non-refundable review deposit has been paid. The Owner's cost of review shall be calculated in accordance with the Owner's standard fee schedule adopted annually pursuant to statutory authority. The Owner's reasonable review fees shall not be limited to the \$10,000.00 deposit. Reasonable fees in excess of \$10,000.00 shall be paid by Lessee within thirty (30) days of receipt of invoice for such.
3. The Lakewood Township Municipal Authority Municipal Water Storage Tank on Block 563, Lot 1 in Lakewood Township, Ocean County, New Jersey, has existing space leased on its tank, this lease right relates to a different location on the Tank.
- 4 This Agreement shall be effective as of the date of execution by both Parties. The initial term shall be for five (5) years and shall commence on the Rent Commencement Date and shall terminate on the fifth anniversary of the Rent Commencement Date (the "Term"). The Lessee's obligation to pay rent shall commence on the first day of the month following the date Lessee is granted a building permit by the governmental agency charged with issuing such permits (the "Rent Commencement Date") with a forty five (45) day grace period.
- 5 The highest bidder will have the first preference for location on the tank and on the ground. Each subsequent bidder will be given preference in accordance with their bid ranking from highest bid to lowest bid. The bidders other than the highest bidder will enter into a lease up to a maximum of three accepted bids. No bidders will be able to interfere with the signal or the equipment of the other bidders. The LTMUA has priority preference and no lessee may interfere with the Authority's radio systems. If available, the bidder has the ability to share elevation with LTMUA.

6 Bids shall be submitted for the annual rent of not less than \$ 35,000 to be paid for the first year of the term on the tank. Rent during any subsequent year or part thereof shall be adjusted annually by 3.0 % (three percent).

7 Bidders will be furnished with a PDF copy of the form of Sample Lease Agreement and specifications upon written request.

8 Bids must be made on standard proposal forms in the manner designated therein and must be enclosed in sealed envelopes bearing the name and address of the bidder and the name of the project, "Leasing of Space for Cellular Telecommunication Equipment on the New Hampshire Avenue Water Tank", on the outside and addressed to "Mr. Justin Flancbaum, Executive Director, Lakewood Township Municipal Authority, 390 New Hampshire Avenue, Lakewood, New Jersey 08701", and must be accompanied by all required forms designated in the Bid Document Submission Checklist including, (a) Bidders acknowledgement of receipt of notices or revisions or addenda, (b) a statement of ownership, (c) a Non-collusion affidavit, (d) an Affirmative Action Affidavit, (e) Bid Form, (f) bid guarantee, and be delivered at the place and hour named above. The standard proposal form and the non-collusion affidavit and Affirmative Action affidavit are included in the bid package.

9. Said lease rights may be granted to the bidders in accordance with the provisions of N.J.S.A. 40A:14 and -24, with reservation of the right to reject all bids is the sole discretion of the Lakewood Township Municipal Utilities Authority.

10. No bid may be withdrawn for thirty (30) days after opening of the bids

11. Failure to enter into a written lease within 120 days of acceptance of the bid shall result in forfeiture of the bid guarantee and the bid.

12. All bidders are required to comply with the requirements of N.J./S.A.10:5-31 et seq. and N.J.A.C.127.

13. Changes, additions or deletions in the sample lease form will be considered by the Authority if requested, in writing, by the bidders.

By Order of the
Lakewood Township Municipal Utilities Authority
Justin Flancbaum, Executive Director