

BOROUGH OF WATCHUNG

NOTICE TO BIDDERS

TO FCC LICENSED CARRIERS FOR THE LEASE OF SPACE ON EXISTING BLOCK 1604, LOT 15.01 FOR THE OPERATION AND MAINTENANCE OF AN EXISTING CELLULAR TOWER AND THE PLACEMENT, OPERATION, AND MAINTENANCE OF CELLULAR ANTENNAS AND RELATED EQUIPMENT

PLEASE TAKE NOTICE that sealed bids will be received by the Borough of Watchung (the "Borough") on or before October 28, 2026 at 10:00 AM at its office located at 15 Mountain Boulevard, Watchung, New Jersey 07069 for a Lease for ground space, the operation of an existing cellular tower, and antenna attachment on the following existing space:

1. Borough Hall Cell Tower – 114' tall (from ground level) located on existing Block 1604, Lot 15.01, behind the Borough of Watchung Municipal Building in the Borough of Watchung, County of Somerset, New Jersey.

A complete copy of the Bid package consisting of the Notice to Bidders, Instructions to Bidders, Specifications and Bid Forms, including a Bid Price Form may be obtained at the Borough Clerk's office at 15 Mountain Boulevard, Watchung, New Jersey 07069, between the hours of 8:00AM and 4:00PM Monday through Friday or may be obtained by emailing the Borough at clange@watchungnj.gov and requesting a copy. All perspective bidders must provide their name, telephone number and email when requesting a copy of the Bid package.

Bids must be submitted on forms provided by the Borough and placed in a sealed envelope bearing the name of the bidder, and clearly marked, "**BID for Lease for a Communications Facility ENCLOSED – DO NOT OPEN**" in the lower left corner. All bids must be submitted on or before **October 28, 2026 at 10:00 AM**.

The Borough has imposed a minimum bid requirement of \$120,000 annually (\$10,000/month).

Bids can be delivered or mailed to:

Attn: Borough Clerk
Borough of Watchung
15 Mountain Boulevard
Watchung, New Jersey 07069

The Borough assumes no responsibility for bids submitted by mail. Bidders must either be, or represent, Federal Communications Commission (FCC) licensed carriers. The successful bidder may be required to attend Planning Board meetings, Borough Council meetings, and any other meetings as requested by the Borough Administrator,

and to provide reports and information as that pertains to the cell-tower, associated ground space, and existing or proposed equipment.

Bids must be accompanied by a bid security in the form of certified check, cashier's check or Bid Bond in an amount equal to 10% of the total rent bid for the entire (12 months) first year, or \$20,000, whichever is less.

Pursuant to the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., the Borough of Watchung reserves the right to reject any or all bids, to waive immaterial informalities, or to accept any bid which, in the opinion of the Borough of Watchung, will be in its best interest. In the event of an equal or tie bid, the Borough of Watchung shall award the bid to the bidder which, in the Borough's sole discretion, best serves its interest.

Additional important information can be found in the bid documents. Bidders are required to comply with the laws of the State of New Jersey, including the Affirmative Action Requirements of N.J.S.A. 10:5-31 et seq., the New Jersey Prevailing Wage Act, N.J.S.A. 34:56-27, and N.J.S.A. 52:25-24.2 along with the Americans with Disabilities Act.

James Damato, Administrator
Borough of Watchung