

NOTICE TO BIDDERS
TOWNSHIP OF MANCHESTER

Notice is hereby given by the Township of Manchester that a bid request in accord with N.J.S.A. 40A:11-1 et. Seq. will be received by the Township on March 31, 2026, at 11:00AM prevailing time publicly on zoom and conducted on electronic platform, in accord with N.J.A.C. 5:34-1 et. Seq., on BIDNET at www.bidnetdirect.com//ManchesterTwp

Bid #26-03 Lease of Real Property from the Township of Manchester, at:

350 Schoolhouse Rd., aka Block 75, Lot 82.02 – Successful Bidder enter into a lease to attach to existing Township-owned Water Tank and lease ground space up to 15’x20’

NOTE:

It is the bidder’s responsibility to ensure that the bid package is uploaded to the e-procurement site by the bid opening date and time. Any bid document

received after the deadline established by the Department of Purchasing will not be accepted, regardless of the method of delivery.

Submission of Bid:

All bids and questions must be submitted on the e-procurement platform at BidNet Direct at www.bidnetdirect.com//ManchesterTwp

Accompanying each bid shall be a bid security payment in the form of a certified check, cashier’s check, or bid bond made payable to the Township of Manchester for not less than Ten Percent (10%) of the amount of the bid for the annual rent for one year, but in no case in excess of Twenty Thousand Dollars (\$20,000.00).

The check or bond of the bidder to whom the contract is awarded shall be retained until a Lease is executed. The check or bond of the successful bidder shall be forfeited if the bidder fails to enter into a contract pursuant to N.J.S.A. 40A:11-21.

If bids are to be submitted electronically in accord with this notice, then the bidder shall submit a copy of the bid guarantee with electronic submittal and mail ensuring receipt, PRIOR to electronic bid opening, the original to the Township of Manchester, 1 Colonial Drive, Manchester, N.J. The bid bond may also be provided in certified check and cashiers check in accord with provisions within general requirements of this bid.

The minimum bid, which is equivalent to the annual rent for the first year of the lease, shall not be less than Forty-two thousand dollars (\$42,000) (“Minimum Rent”). Each successful bidder shall enter into a lease agreement with the Township. The successful bidder shall be responsible for performing structural analysis and ensuring no interference with other tenants or with public safety and/or Township use. The Township shall be entitled to receive no less than the amount

proposed by the successful bidder. In no case shall the rent paid fall below the Minimum Rent. The Township, for public safety reasons, retains rights to access to the water tank, grounds, and equipment compounds at no cost to the Township, or any other public entity.

If in the best interest of the Township, the highest responsive, responsible bid, as determined by the Township, will be awarded the right to enter a lease for up to twelve (12) antennas and/or radio heads on the leased portion of the water tank as well as to utilize an area on the property no greater than 15'x20', for Successful Bidder's ground equipment. The successful bidder(s) shall be responsible for the design and development of the wireless communications facility (including all engineering, regulatory, approvals and permits), and maintenance of their wireless communications equipment, and other common areas on the site.

The successful bidder shall enter into a Lease Agreement with Manchester in a form provided by the Township, attached as Exhibit "A" here within, a copy of which will be kept on file with the Office of the Township Clerk. Said Lease Agreement shall be entered into within sixty (60) days of the award of the bid. Lease Agreement will contain a provision that successful bidder(s) must comply with all Water Tank maintenance requirements as called for by Federal, State, or Local law, environmental regulations and/or Township Engineer or other representative(s).

The Township reserves the right to reject bids in accordance with N.J.S.A. 40A:11-1 et. Seq., and the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12—l, et seq. In the event of an equal or tie bid, the Township shall award the bid to the bidder which is the most advantageous, price and other factors considered.

Timetable:

RFP availability to vendors on bidnetdirect: January 27, 2026

RFP advertised in The Ocean County Herald: January 27, 2026 and Wednesday, February 3, 2026

Questions due from vendors: Wednesday, February 17, 2026

Township publication of responses, addenda posted to bidnetdirect Wednesday, February 24, 2026

Bid opening: March 31, 2026, at 11:00am

Resolution of Award: April 2026

Bidders must comply with the requirements of N.J.S.A. 10:5-31 et seq., and N.J.A.C. 17:27 et. Seq.,

The Township of Manchester will award this bid to the lowest responsible bidder in accord with the New Jersey Local Publics Contract Law.

This procurement has been advertised in accordance with the “Fair and Open Basis”, and nothing further shall be required under the Pay-to-Play Legislation (N.J.S.A. 19:44A-20.5).