

**NOTICE TO BIDDERS**  
**ADDENDUM #1**  
**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**  
**LEASE OF REAL PROPERTY OWNED BY THE TOWNSHIP OF RANDOLPH AT 502**  
**MILLBROOK AVENUE, RANDOLPH NJ, ALSO KNOWN AS BLOCK 119, LOT 119, FOR**  
**THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A NEW 155 FOOT**  
**WIRELESS COMMUNICATIONS MONOPOLE AND RELATED FACILITIES**  
**BID OPENING DATE – FRIDAY, OCTOBER 23, 2015**

NOTICE IS HEREBY GIVEN that sealed bids for **LEASE OF REAL PROPERTY OWNED BY THE TOWNSHIP OF RANDOLPH AT 502 MILLBROOK AVENUE, RANDOLPH NJ, ALSO KNOWN AS BLOCK 119, LOT 119, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A NEW 155 FOOT WIRELESS COMMUNICATIONS MONOPOLE AND RELATED FACILITIES** for the Township of Randolph, County of Morris, State of New Jersey will include an acknowledgement of ADDENDUM #1. The ACKNOWLEDGEMENT OF REVISIONS AND NOTICES form included in the bid specifications must be completed. The Addendum shall become part of the original specifications and is to be attached thereto.

The below are clarifications and/or changes made at the pre-bid meeting on October 1, 2015 or answers to questions posed by bidders prior to the question deadline date and time.

- Township radio equipment that is operating on the tower now will be transferred to the new monopole. Antennas for public safety will be provided by the Township for the successful bidder to install. Successful bidder is to supply and install new transmission lines from Township equipment shelter to the public safety antennas on the monopole. The new transmission lines shall be the same (or approved equal) to the existing transmission lines on the existing tower.
- The current and future township/public safety antenna loading information will be provided to the lead bidder prior to the start of the tower design.
- Township radio personnel will do the swap-over of Township services from the old tower to the new monopole.
- The Township is anticipating a summer/fall 2016 construction timetable.
- Successful bidders will need to have their own meter bank/accounts with the electric utility. The Township will power its own equipment.
- There is no room for expansion of the areas on-site for the backup equipment. Natural gas or diesel is the preferred method of backup as the ground space is limited for propane.
- With regard to the amount of space the lead bidder will be leasing – the lead bidder will be leasing a portion of the 3200 square feet (s.f.) compound which is exclusive of co-locator equipment shelters/generators areas. The lead bidder will be installing, owning and maintaining the compound fencing, tower and their respective equipment shelters. The

plan has co-locator areas of 240 s.f., 312 s.f., 312 s.f., 360 s.f. The co-locator areas will be chosen by the successful co-location bidders in the order of their bid amounts.

- Zoning application is to be submitted within 90 days of award; however should there be any major items preventing that from happening, the Township may be flexible in that requirement.
- Successful lead bidder is responsible for any ground improvements that may be required as part of the site plan approval. To the extent necessary, the lease form will be amended to permit initial construction outside the lease area.
- Requests to change certain items of the bid will not be honored – the Township is keeping the rent structure as stated, the requirement for annual Performance Bonds remains, a maximum of 4 carriers will be allowed on the tower as stated, rent increase calculation remains as stated, length of lease remains as stated, all bidders must have an FCC license as stated.
- Page 15, # 2 – the height of 155' does not include appurtenances
- Pages 17-18, #10 – the language is stated to ensure a clean/consistent look of the tower
- After award of contract, the tower cannot be sold to a non-FCC licensed telecommunications provider.

Elizabeth Crescibene, RPPO, QPA  
Purchasing Agent