



**BOROUGH OF MOUNTAIN  
LAKES  
COUNTY OF MORRIS, NEW JERSEY**

**ADDENDUM NO. 1**

**CONTRACT SPECIFICATIONS & BID DOCUMENTS**

**REQUIREMENTS FOR: LEASE OF TOWER AND GROUND SPACE FOR OPERATION OF  
WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 400  
BOULEVARD, MOUNTAIN LAKES, NEW JERSEY  
BID DATE AND TIME: DECEMBER 18, 2025, AT 11:00 A.M.**

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED ON BID FORM  
WHEN SUBMITTED

The following changes, additions, deletions or corrections (indicated in **RED** on this Addendum No. 1) shall become a part of the bid package for the project named on the previous page and all other conditions shall remain the same.

Prospective bidders shall acknowledge receipt of this Addendum No. 1 in the space provided on the Acknowledgement of Receipt of Addenda form of the bid package by the number of this addendum. Failure to do so shall deem the submission as non-responsive and subject the bidder to disqualification.

**Item No. 1:** In order to reflect the additional time required to prepare the bid package submissions, wherever the bid due date and time appears in any part of the bid package, including the Legal Notice, Instructions to Bidders, Bid Proposal pages, and any other references, the due date is hereby amended as follows:

BID DATE AND TIME:        **THURSDAY, DECEMBER 18, AT 11:00 A.M.**

**Item No. 2:** Bid Proposal Form of the bid package is revised as follows to reflect that T-Mobile is the existing occupant of the 130 foot elevation:

**BOROUGH OF MOUNTAIN LAKES  
 LEASE OF REAL PROPERTY FOR OPERATION OF WIRELESS COMMUNICATION  
 ANTENNAS AND RELATED FACILITIES AT 400 Boulevard, MOUNTAIN LAKES, NEW  
 JERSEY  
 BID PROPOSAL FORM**

\_\_\_\_\_ submits a binding bid proposal for the below-referenced bid items for an annual rent during the initial term of the following amounts specified below in Column B for each item:

A	B	C	D	
Elevation	Ground Space	Bid Amount Per Year for Initial Term	Current Carrier (for reference only)	Minimum Bid Shall Not Be Less Than the Following:
<b>150'</b>	150 s.f. Shelter/Platform	\$_____/year	Vacant	\$79,000.00
<b>140'</b>	150 s.f. Shelter/Platform	\$_____/year	Vacant	\$74,000.00
<b>130'</b>	150 s.f. Shelter/Platform	\$_____/year	T-Mobile	\$72,000.00
<b>118'</b>	476 s.f. Shelter/Platform	\$_____/year	Verizon	\$69,000.00
<b>96'</b>	48 s.f. Shelter/Platform	\$_____/year	Dish	\$48,000.00

*(Minimum bid shall be not less than the amounts specified in Column D in the above table)*

\_\_\_\_\_  
 (150' Elevation + 150 s.f. Shelter/Platform - Proposed Annual Rent Amount Written in Words)

\_\_\_\_\_  
 (140' Elevation + 150 s.f. Shelter/Platform - Proposed Annual Rent Amount Written in Words)

\_\_\_\_\_  
 (130' Elevation + 150 s.f. Shelter/Platform - Proposed Annual Rent Amount Written in Words)

\_\_\_\_\_  
 (118' Elevation +476 s.f. Shelter/Platform - Proposed Annual Rent Amount Written in Words)

\_\_\_\_\_  
 (96' Elevation + 48 s.f. Shelter/Platform - Proposed Annual Rent Amount Written in Words)

Name of Bidder (Firm): \_\_\_\_\_

Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Position: \_\_\_\_\_

Address of Company: \_\_\_\_\_  
\_\_\_\_\_

Witnessed By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Position or Notary: \_\_\_\_\_

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**Item No. 3:** In order to reflect that a \$20,000 bid bond is due with each bid submission, reflecting concurrence between the Technical Specifications and the Document Checklist, the Document Checklist is revised as follows:

**BOROUGH OF MOUNTAIN LAKES  
 CONTRACT #2025-01 - LEASE OF TOWER AND GROUND SPACE FOR OPERATION OF  
 WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 400  
 BOULEVARD, MOUNTAIN LAKES, NEW JERSEY - DOCUMENT CHECKLIST**

<i>Required by Borough of Mountain Lakes</i>	<i>Item</i>	<i>Page</i>	<i>Initial each entry, and submit the required form if the box contains an <input checked="" type="checkbox"/></i>
<input checked="" type="checkbox"/>	Document Checklist - <b>COMPLETE AND SIGN</b>	i	
<input checked="" type="checkbox"/>	Legal Notice to Bidders - <b>READ</b>	ii	
<input checked="" type="checkbox"/>	Project Contacts and Description of Work - <b>READ</b>	iii-iv	
<input checked="" type="checkbox"/>	Instructions to Bidders - <b>READ</b>	1-11	
<input checked="" type="checkbox"/>	Insurance Requirements - <b>READ</b>	3-4	
<input checked="" type="checkbox"/>	Vendor Information Sheet - <b>COMPLETE</b>	12	
<input checked="" type="checkbox"/>	Business Registration Certificate - <b>SUBMIT PRIOR TO AWARD</b>	13	
<input checked="" type="checkbox"/>	Public Works Contractor Registration Certificate - <b>SUBMIT WITH BID</b>	13	
<input checked="" type="checkbox"/>	Mandatory Equal Employment Opportunity Language Exhibit B - Construction Contract - <b>READ</b>	14-16	
<input checked="" type="checkbox"/>	Affirmative Action Compliance Affidavit - Construction Contracts - <b>READ AND SIGN</b>	17	
<input checked="" type="checkbox"/>	New Jersey Anti-Discrimination Provisions - <b>READ AND SIGN</b>	18	
<input checked="" type="checkbox"/>	Americans with Disabilities Act of 1990 Language - <b>READ AND SIGN</b>	19	
<input checked="" type="checkbox"/>	Ownership Disclosure Certification Form - <b>COMPLETE AND SIGN</b>	20-23	
<input checked="" type="checkbox"/>	Acknowledgment of Principal - <b>COMPLETE, SIGN AND NOTARIZE</b>	24	
<input checked="" type="checkbox"/>	Non-Collusion Affidavit - <b>COMPLETE, SIGN AND NOTARIZE</b>	25	
<input checked="" type="checkbox"/>	Prevailing Wage Compliance Declaration - <b>COMPLETE AND SIGN</b>	26	
<input checked="" type="checkbox"/>	Certification of Bidders Status on the State Treasurer’s List of Debarred, Suspended and Disqualified Contractors - <b>COMPLETE AND SIGN</b>	27	
<input checked="" type="checkbox"/>	Certification of Non-Debarment for Federal Government Contracts - <b>COMPLETE AND SIGN</b>	28-31	
<input checked="" type="checkbox"/>	Acknowledgment of Receipt of Addenda - <b>COMPLETE AND SIGN</b>	32	
<input checked="" type="checkbox"/>	Technical Specifications - <b>READ, COMPLETE AND SIGN</b>	33-41	
<input checked="" type="checkbox"/>	Proposal Form - <b>COMPLETE AND SIGN</b>	42-43	
<input checked="" type="checkbox"/>	Sample Ground Lease Agreement - <b>READ</b>	44-60	
<input checked="" type="checkbox"/>	<b>Bid Bond in the amount of \$20,000 - SUBMIT WITH BID</b>	<b>n/a</b>	
<b><u>AFTER THE AWARD OF THE LEASE CONTRACT</u></b>			
<input checked="" type="checkbox"/>	Signed Lease Agreement and \$25,000 Security Deposit (cash or letter of credit) - <b>SIGN &amp; SEAL</b>		
<input checked="" type="checkbox"/>	Certificate of Insurance - <b>SUBMIT WITH EXECUTED LEASE AGREEMENT</b>		

Corporate Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

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**Item No. 4:** The \$20,000 bid bond shall be in form and substance similar to the following:

BID BOND  
(To be submitted with bid)

KNOW ALL PERSONS BY THESE PRESENTS, that we,

\_\_\_\_\_  
(Bidder / Applicant)

with principal business address at

\_\_\_\_\_  
as Principal, and

\_\_\_\_\_  
(Surety Company licensed to transact business in the State of New Jersey)

with principal business address at

\_\_\_\_\_  
as Surety,

are held and firmly bound unto the Borough of Mountain Lakes, Morris County, New Jersey (the "Owner"), in the sum of Twenty Thousand Dollars (\$20,000) lawful money of the United States, for the payment of which sum the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a Bid to the Owner for: CONTRACT NO. 2025-01 - LEASE OF TOWER AND GROUND SPACE FOR OPERATION OF WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 400 BOULEVARD, MOUNTAIN LAKES, NEW JERSEY (the "Project"), pursuant to the bid documents issued by the Owner; and

WHEREAS, the Owner requires as a condition of bidding that a bid bond in the amount of \$20,000 be submitted with said Bid.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

If the Principal shall:

1. Not withdraw its Bid within the period specified in the Instructions to Bidders (or any lawfully permitted extension thereof); and
2. Enter into and execute the Lease Agreement with the Borough of Mountain Lakes, if awarded; and
3. Provide all required insurance certificates, executed lease documents, and any other post-award deliverables within the time specified in the bid documents;

then this obligation shall be null and void; otherwise, it shall remain in full force and effect.

DEFAULT AND FORFEITURE

If the Principal fails to enter into the Lease Agreement, furnish required post-award documentation, or otherwise defaults after award, the Surety shall:

- (a) Forfeit and pay the full penal sum of \$20,000 to the Borough of Mountain Lakes within thirty (30) days of demand; or
- (b) Otherwise satisfy its obligation under N.J.S.A. 40A:11-21 and applicable law.

NOTICE

Any notice to the Surety shall be deemed sufficient if sent to:

\_\_\_\_\_  
(Surety Address)

IN WITNESS WHEREOF, the Principal and Surety have duly executed this Bid Bond on this \_\_\_\_ day of \_\_\_\_\_, 2025.

PRINCIPAL

Name of Bidder: \_\_\_\_\_

By: \_\_\_\_\_

(Signature)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[Corporate Seal, if applicable]

SURETY

Name of Surety: \_\_\_\_\_

By: \_\_\_\_\_

(Signature of Attorney-in-Fact)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[Surety Seal]

Attach: *Power of Attorney for Attorney-in-Fact*

This is the end of Addendum No. 1