CITY OF CAPE MAY CAPE MAY COUNTY NEW JERSEY

NOTICE TO BIDDERS

Notice is hereby given by the City of Cape May that an invitation for public bid will be received by the City on **April 8, 2026, at 10:00 A.M.** prevailing time conducted on electronic platform, in accord with N.J.A.C. 5:34-1 et. Seq., on BIDNET at www.bidnetdirect.com//capemaycity

BID: 26-04 BID FOR THE LICENSE OF SPACE ON GROUND AND TOWER LOCATED AT 830 CANNING HOUSE LANE, CITY OF CAPE MAY, NJ

NOTE:
It is the bidder's responsibility to ensure that the bid package is uploaded onto 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.

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 City of Cape May 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). 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 City of Cape May, 643 Washington St., Cape May, N.J. The bid bond may also be provided in certified check and cashier's check in accord with provisions within general requirements of this bid.

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.

The minimum bid, which is equivalent to the annual rent for the first year of the lease, shall not be less than seventy-five thousand ($75,000) ("Minimum Rent"). Each successful bidder shall enter into a lease agreement with the City. The successful bidder shall be responsible for performing structural analysis and ensuring no interference with other tenants or with public safety and/or City use. The City 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 City, for public safety reasons, retains rights to access to the water tank, grounds, and equipment compounds at no cost to the City, or any other public entity.

The leased property consists of approximately two-hundred sixty-four (264) square feet of space on the Tower located at 830 Canning House Lane (the "Property") for purposes of installing wireless telecommunications equipment. The term of the lease shall be for five (5) years, with the option for four (4) additional five-year renewal terms (total 25 years). The minimum bid for the first year of the term shall be $75,100.00 with annual increases based on either (a) the prior year's final Consumer Price Index data (Northeast Region Index) or (b) 3%, whichever is greater.

The successful bidder shall enter into a Lease Agreement with Cape May in a form provided by the City, attached as "Form of Lease Agreement" here within, a copy of which will be kept on file

with the Office of the City 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 City Engineer or other representative(s).

The City 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 City shall award the bid to the bidder which is the most advantageous, price and other factors considered.

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.,

For zoom contact and opening invitation please contact the Qualified Purchasing Agent at scanning@thecanninggroup.org

This procurement has been advertised in accordance with the "Fair and Open Basis" (N.J.S.A. 19:44A-20.5).

By Order of the City of Cape May
Erin C. Burke, RMC, CMR
City Clerk/Registrar

Date of Posting on City Webpage: March 9, 2026