

**Borough of Seaside Park**  
1701 N. Ocean Avenue Seaside Park, NJ 08752

NOTICE OF BID ADDENDUM NO.1 JUNE 23,2025  
BID: COMMUNICATIONS LEASE AGREEMENT

**TAKE NOTICE that Addendum No. 1 has been issued on June 23, 2025 for the Borough of Seaside Park's Communications Lease Agreement Bid. Bidders shall acknowledge receipt of this addendum in the space provided on the bid form. Failure to do so may subject the bidder to disqualification.**

Change: bid due date shall be July 15, 2025 at 10:00 a.m., prevailing time, at Borough of Seaside Park Municipal Clerk's office, 1701 N. Ocean Avenue, Seaside Park, NJ 08752.

Change: Instructions to Bidders #7 is deleted and replaced with the following:

**7. AWARD OF BIDS.**

Successful bidder(s) will be awarded a Lease of real property for the construction, operation and maintenance, as per generally accepted industry standards, of a communications facility and antennas. Bid awards shall be given, as space on the water tower allows, in the order of bid amount, with the highest bids being given preference.

Change: Project Specifications #5 is deleted and replaced with the following:

5. The minimum bid is seventy eight thousand and 00/100 dollars (\$78,000.00) a year to be paid in equal monthly installments. Rental payments shall commence on the first day of the month following execution of the lease (the "Rent Commencement Date") with the initial rent and any back rent owed being paid within 45 days thereof.

Change: Project Specifications #8 is deleted and replaced with the following:

8. Beginning with the first-year anniversary of the Commencement Date, and each year thereafter, the monthly Rent will increase at the rate of 3% over the previous year's Rent.

Change: Project Specifications #13 is deleted. This is not applicable.

Change: Project Specifications #15 is deleted. A list of sub-contractors is not required.

Change: Project Specifications #22 is deleted and replaced with the following:

22. Each of the successful bidders shall be permitted to install or construct one (1) accessory/ancillary building or equipment cabinet concrete platform within the site. The floor space of each accessory/ancillary building or equipment cabinet shall not exceed two hundred thirty (230') square feet without the consent of the Borough.

Change: Project Specifications #25 is deleted and replaced with the following:

25. If successful bidder currently has equipment installed on the water tower, as was permitted by a previous lease, successful bidder's equipment may remain at its existing location, provided successful bidder signs a new lease (substantially as attached to these specifications), and pays to Borough any back-owed rent, if applicable.

Change: Project Specifications #26 is deleted and replaced with the following:

26. Periodically the water tower receives routine painting and maintenance. During this time, successful bidder will be required to temporarily remove & relocate its equipment from the water tower until the painting and maintenance is complete. Since this painting and maintenance is planned so soon after this bid may be awarded, successful bidder may choose to initially install a temporary ballast foundation and tower, or Cell on Wheels (C.O.W.), or other temporary tower design ("Temporary Tower"), as approved by the Borough Administration. Placement, square footage, height, and all other details of any Temporary Tower or towers shall require the approval of the Borough Administration. Temporary Tower may be installed after execution of the Lease and remain up to the date that the water tower painting and maintenance is complete, but not to exceed 12 months unless extended by the Borough Committee. The cost of the Temporary Tower (procuring, rental, installation, maintenance, and related expenses) shall be the responsibility of successful bidder and may be shared equally amongst successful bidders who co-locate on the Temporary Tower (if any) on a pro-rata cost basis. No additional rent or fees above actual costs, as shall be approved by the municipality, shall be permitted to be assessed.

Rent for Temporary Tower(s) shall be the amount bid for the permanent site and shall be paid directly to Borough of Seaside Park by each successful bidder locating on the Temporary Tower, commencing upon the installation of successful bidders' equipment on a Temporary Tower.

Change: Execution of lease may be done via DocuSign.

Specification documents may be obtained at the Clerk's Office of Borough of Seaside Park between the hours of 8:30 A.M. and 4:00 P.M. Monday through Friday, or on the Borough website: [www.seasideparknj.org](http://www.seasideparknj.org) or by email request to [declan@fsdenterprises.com](mailto:declan@fsdenterprises.com) and cc [kyoung@fsdenterprises.com](mailto:kyoung@fsdenterprises.com). Bidders electing to receive specifications from a third party, or any other service or entity assume the responsibility of ensuring they receive any issued revisions or addenda.

Jenna Jankowski, RMC CMR  
Municipal Clerk

