ADVERTISEMENT for BIDS for the
Affordable Housing Corporation of Lakewood

The Affordable Housing Corporation of Lakewood, 317 Sampson Avenue, Lakewood, New Jersey 08701-3565, the awarding authority (hereafter referred to as "the Corporation") is receiving bids to Replace Existing Edwards EST3 Systems with EST4 Systems for Peter Ward & John Currey Mid-Rises in Lakewood, NJ 08701

The Corporation will receive sealed bids for this work located, Ocean County, New Jersey in accordance with Contract Documents prepared together with addenda as may be issued prior to the date of receipt of bids. Prevailing wages are not required for this project.

Generally, the work includes, but is not limited to: replacement of the existing EST3 system with a state-of-the-art EST4 system. Replacement of any of the field equipment (Smoke Detectors, Pull Stations, Audible/Visual, Etc.) will not be required as they are compatible with the new system.

Bids will be received and publicly opened on **Tuesday, December 15, 2026 at 10:00 a.m**., prevailing time at the Offices of The Corporation, located at 317 Sampson Avenue, Lakewood, New Jersey 08701-3565. No Bid shall be withdrawn for a period of 60 days subsequent to the bid opening date without the consent of the Corporation.

Sealed proposals for a single, over-all contract for General Construction, covering all trades, will be received for labor and materials to complete the project. Bidders and the successful Contractor and his subcontractors will be required to comply with Affirmative Action Regulations of the State of New Jersey, stipulated in N.J.S.A. 10:5-31-38, and to comply with Chapter 33 of the Public Laws of 1977 and with the requirements of Public Law of 1975, Chapter 127, and N.J.A.C. 17:27.

The Owner reserves the right to waive any informality in any bid or bids, to reject any and all bids, and to accept such bid or bids and to make such awards as may be in the best interest of the Corporation.

Bid proposals must be submitted in triplicate and as directed by the Specifications, in a sealed envelope, addressed to the Owner. Envelopes shall, on the front, be designated as to the contract for which the proposal is entered, and the name and address of the Bidder.

Each bid proposal shall be accompanied by a Bid Bond issued by a Surety Company licensed to do business in New Jersey which is listed in U. S. Treasury Circular No. 570, or by certified check in the amount called for in the specifications, made out to The Corporation. The Bid Bond or Certified Check used to satisfy the forgoing bid surety requirements shall be in an amount as follows: 10% of the bid amount not to exceed $20,000. Proposals must also be accompanied by the affidavits, etc., referred to in the Instructions to Bidders in the Specifications. Regardless of whether the Bid Bond or certified check is submitted for proposal guarantee, each bidder shall submit a consent of surety also from a Surety Company licensed to do business in New Jersey which is listed in U. S. Treasury Circular No. 570, stating that it will issue the necessary payment and performance bond should the bidder enter into contract for this work with the Corporation.

The Drawings, Specifications, Form of Proposal, Contract Forms, and any Addenda and Modifications describing the Work will be on file and may be examined at the offices of the architect, 12 Pinecrest Drive, Medford, NJ 08055 - Phone: (609) 413-2566 on or after Monday, November 16, 2026, 10:00AM. Complete electronic copies of the Bid Documents may also be

obtained for free by emailing the Architect at lgmestres@gmail.com. Complete printed copies of the Bid Documents may also be obtained by emailing the Architect with your request. Each set will require a prepayment of a non-refundable fee of twenty-five dollars ($25.00) per set, cashier's check, money order or cash only. Be sure to include your name, company name and contact information when sending the request. Documents will be mailed to prospective bidders for a mailing fee of an additional fifteen dollars ($15.00) or arrangements can be made to use the Bidders selected delivery service. Please allow three (3) business days for processing.

A non-mandatory pre-bid meeting will be held at the Corporation on Wednesday, November 25, 2026 at 10:00 a.m. at the Corporation. There will be an opportunity to tour the site after this meeting and all prospective bidders are encouraged to attend. Questions pertaining to this Bid are to be put in writing and emailed to lgmestres@gmail.com by **Friday, November 27, 2026**, no questions will be accepted after this date. Questions will be answered on **Monday, November 30, 2026**.

The Bidder must submit with his Bid a notarized affidavit listing all persons owning ten percent (10%) or more of the stock in the corporation submitting the Bid, complete with addresses. The successful Bidder will be required to obtain a Payment and Performance Bond for the full amount of the Contract, as defined from a Surety Company licensed to do business in N.J. and listed in U. S. Treasury Circular No. 570.

This project is subject to Equal Employment Opportunity and Affirmative Action Regulations (Executive Order No. 11246), and Section Three Employment Regulations.

The Affordable Housing Corporation of Lakewood reserves the right to reject any and all proposals.