



Monmouth County Park System

Providing Open Space, Parks, and Recreation

Board of Recreation Commissioners

805 Newman Springs Road, Lincroft, NJ 07738-1695
732-842-4000
www.monmouthcountyparks.com

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BID ANNOUNCEMENT BID #F-118-2025

Project Caption: **FIRST TEE GOLF COURSE SITE IMPROVEMENTS
AT WOLF HILL RECREATION AREA, OCEANPORT, NJ**

Location: 3 Crescent Place, Oceanport, NJ 07757

Work Includes: The proposed First Tee Golf Course is designed as an instructional beginner course for youth. Programming is family oriented and introduces kids and teens to the game of golf.

Work includes, though is not limited to demolition, earthwork, grading, golf course elements; greens, fairways, roughs, bunkers, chipping holes, and synthetic turf, base, and perimeter concrete curb, concrete patio and walkways, shade structure, chain link fencing, softball field and backstop, water supply line and connection, storm water drainage system, as well as natural elements; lawn, meadow grass, topsoiling, and landscaping.

Pre-Bid Mtg: None Scheduled. Bidders are expected to examine existing conditions at the project site that will bear on the proposed work

Bids Due: **Wednesday, December 17, 2025 at 10:30 AM**
Monmouth County Division of Purchasing
Hall of Records, 3rd Floor
1 East Main Street
Freehold, NJ 07728

The Nation's First Accredited Park and Recreation Agency



Project Caption: **FIRST TEE GOLF COURSE SITE IMPROVEMENTS
AT WOLF HILL RECREATION AREA, OCEANPORT, NJ**

Dollar Range: \$2,000,000 - \$2,500,000

Bidding Documents Available: www.visitmonmouth.com/purchasing
under “Upcoming RFB’s (Request for Bids)”

Cost of Bid Package: No Charge

Bid Security: 10% of amount bid not to exceed \$20,000.00

Performance Bond: 100%

Payment Bond: 100%

Combination Payment
& Performance Bond: 200%

Maintenance Bond: 100%

Other Requirements: Prevailing Wages, Affirmative Action, Americans with Disabilities Act, Consent of Surety, and others specified in the Bid Documents

Advertised Date: **Thursday, November 20, 2025**

For Purchasing questions, please contact Jennifer Kaczala, QPA, CPM, at
Jennifer.Kaczala@co.monmouth.nj.us

All technical questions regarding bid specifications must be in writing and forwarded to the project manager by fax or e-mail.

Project Manager: **Laura Lieneck, PLA, ASLA**

Fax: (732) 842-3640

E-mail: **Laura.Lieneck@co.monmouth.nj.us**

MONMOUTH COUNTY
NOTICE TO BIDDERS

ADVERTISED DATE: **THURSDAY, NOVEMBER 20, 2025**

TAKE NOTICE that sealed Bids for a proposed Contract for the project known as **FIRST TEE GOLF COURSE SITE IMPROVEMENTS AT WOLF HILL RECREATION AREA, OCEANPORT, NJ (BID #F-118-2025)** will be publicly received on behalf of the Monmouth County Board of Recreation Commissioners, by the Monmouth County Division of Purchasing, opened and read in the Commissioners' Meeting Room located on the 2nd floor of the Hall of Records, 1 East Main Street, Freehold, NJ on **WEDNESDAY, DECEMBER 17, 2025 at 10:30 AM** prevailing time.

PRE-BID INSPECTION. None Scheduled. Bidders are expected to examine existing conditions at the project site that will bear on the proposed work.

BIDDING DOCUMENTS AVAILABLE. Bid Documents, including Instructions to Bidders, complete Plans and Specifications, and Proposal Forms must be downloaded on the Monmouth County website at www.visitmonmouth.com/purchasing under "Upcoming RFB's (Request for Bids)". All notices of revisions or addenda to the specifications will also be posted on the County website.

STATUTORY REQUIREMENTS. The Contractor will be required to comply with requirements of P.L. 1975. C. 127 (N.J.A.C. 17:27) "Affirmative Action," (42 U.S.C. 512101et seq) "American With Disabilities Act", N.J.S.A. 40A:11-16 "Designated Subcontractors" Chapter 150 of New Jersey Laws of 1963 "Prevailing Wages", "The Public Works Contractor Registration Act" (P.L.1999, s.238) as amended by P.L.2003, c.91), New Jersey State Business Registration (N.J.S.A. 52:32-44), and all other laws and regulations that apply to bidding and the performance of the proposed Contract.

FORM OF BID. Bids must be submitted on the proposal form provided or an exact duplicate in the manner designated and required by the specifications. Bid submitted must be enclosed in a sealed envelope bearing the name and address of the bidder, the title of the bid, and the words "Sealed Bid." Bids are to be addressed to the Monmouth County Division of Purchasing, Hall of Records, 3rd Floor, 1 East Main Street, Freehold, New Jersey 07728.

FORMS TO ACCOMPANY BID. Each Bidder shall complete and submit with its Bid the following: Statement of Ownership, Non-Collusion Affidavit (blank copies included in the Bidding Documents), Consent of Surety (sample of acceptable work to be included in the Bidding Documents) and Bid Guarantee, Certificate of Registration with the New Jersey Department of Labor as required under "The Public Works Contractor Registration Act" (P.L. 1999, C.238), New Jersey State Business Registration (N.J.S.A. 52:32-44).

BID GUARANTEE. Each Bid must be accompanied by a Bid Guarantee payable to Monmouth County Board of Recreation Commissioners. The Bid Guarantee shall be in the amount of "10% of the Base Bid (as called out in the Bid Form)" or \$20,000.00, whichever is the lesser amount. The Bid Guarantee shall be given by certified check, treasurer's check or bid bond at the Bidder's option.

CONSENT OF SURETY. Consent of Surety must accompany each bid. The Consent of Surety shall provide that if the Contract is awarded to its principal, the Surety on behalf of its principal will post Performance, Payment and Maintenance Bonds if required, each of which shall be for 100% of the amount of the awarded Contract.

RIGHTS TO REJECT BIDS. The Monmouth County Board of Recreation Commissioners shall have the right to reject any or all Bids, in accordance with 40A:11-13.2; to reject a Bid not accompanied by a Bid Guarantee, Consent of Surety, or any of the other mandatory documents called for by the Bidding Documents; to reject a Bid which is in any way incomplete or irregular; and to waive any informalities contained in the Bids.

EQUAL OR TIED BIDS. The Monmouth County Board of Recreation Commissioners shall have the right to award the Contract to any one of the lowest responsible Bidders whose Bids are equal to or tied.

INQUIRIES: Refer any technical questions regarding bid specifications in writing to: Laura Lieneck, PLA, ASLA (email: Laura.Lieneck@co.monmouth.nj.us). Purchasing or bidding questions may be directed to Jennifer Kaczala, QPA, CPM, Jennifer.Kaczala@co.monmouth.nj.us.

BY ORDER OF THE BOARD OF RECREATION COMMISSIONERS
COUNTY OF MONMOUTH

KEVIN MANDEVILLE, CHAIRMAN
ANDREW J. SPEARS, DIRECTOR
JENNIFER KACZALA, QPA, CPM