



Purchasing Department
SUZANNE TAYLOR, QPA
Director of Purchasing

TOWNSHIP OF PARSIPPANY-TROY HILLS

1001 PARSIPPANY BLVD.
PARSIPPANY, NJ 07054

Tel: 973-263-4377

NOTICE TO BIDDERS

Sealed Bids will be received by the Purchasing Agent of the Township of Parsippany-Troy Hills, in the County of Morris, State of New Jersey at the PURCHASING OFFICE, Municipal Building, 1001 Parsippany Boulevard, Parsippany, New Jersey, on **THURSDAY, SEPTEMBER 10, 2026, at 10:00 AM** prevailing time at which time and place will be opened and read in public for:

CRAFTSMAN FARMS WHITE COTTAGE PHASE 2 REHABILITATION

The scope of work for the project includes, but is not limited to the following:

1. Select roof repairs.
2. Repair front porch posts.
3. Stucco and insulate exterior walls infilled in Phase 1.
4. New windows at infilled walls.
5. New entry door at rear wall of kitchen.
6. Repoint stone foundation.
7. Repair rear concrete slab.
8. Repair exterior stucco.
9. Prep and paint exterior.
10. New HVAC system.
11. New electrical service and panel.
12. New fire detection system.
13. Alternate #1: New cellar bulkhead doors.

There will be a pre-bid meeting/site inspection for this work at Craftsman Farms, 2352 Route 10 West, Morris Plains, NJ 07950 on Tuesday, August 11, 2026, at 9:00 am. This meeting is not mandatory, however, it is strongly encouraged that all bidders attend.

A non-refundable fee of \$75.00 will be required for each set of Bid Documents.

Bids will only be accepted from Bidders that were pre-qualified through the Township of Parsippany-Troy Hills prequalification process.

Bid documents may be obtained at the Township Purchasing Office, 1001 Parsippany Boulevard, Parsippany, New Jersey, between the hours of 9:00 a.m. and 4:30 p.m. Monday through Thursday and 9:00am to 1:00pm on Fridays, except Holidays.

All bids must be enclosed in a sealed envelope bearing the name and address of the bidder and the words "Craftsman Farms White Cottage Phase 2 Rehabilitation." Bid proposals must be addressed to the Township of Parsippany-Troy Hills, 1001 Parsippany Blvd., Parsippany, NJ 07054, Attention: Purchasing Agent. Delivery of bids must be in person, by overnight courier, or by mail. No bids will be accepted if they arrive after the date and time specified above.

A certified check or cashier's check made payable to the Township of Parsippany-Troy Hills, or a duly executed bid bond in the amount of 10% of each bid, but in no case in excess of \$20,000.00, must be submitted by the bidder.

Bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.

The Township of Parsippany-Troy Hills reserves the right to waive minor formalities on bids and to reject any and all bids, in accordance with applicable law.

Township of Parsippany-Troy Hills
Suzanne Taylor, QPA, RPPO
Director of Purchasing