

ADDENDUM NO.1  
TO THE REQUEST FOR PROPOSAL/INSTRUCTION FOR PROPOSERS  
  
FOR HOMER SPIT PROPERTY LEASE FOR AN OWNER-OPERATED/  
COLLOCATE WIRELESS COMMUNICATION TOWER  
CITY OF HOMER, ALASKA

Addendum Issue Date: January 3, 2017

RFP Submittal Date: January 17, 2017@ 4:00 PM (Tuesday)

Previous Addenda Issued: None

Issued By: Katie Koester  
City Manager  
City of Homer  
Homer, AK 99603

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Renee Krause, CMC, Deputy City Clerk

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Notice to RFP Submitters:

RFP submitters must acknowledge receipt of this addendum by one of the following methods:

- (1) By acknowledging receipt of this addendum in the RFP cover letter when proposal is submitted.
- (2) By email or facsimile which includes a reference to the project and addendum number.

The RFP submittals require acknowledgment individually of all addenda to the RFP. Any Proposals received without acknowledgment of receipt of addenda may be rejected prior to evaluation

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The bid documents for the above project are amended as follows (all other terms and condition remain unchanged):

ITEM 1 – RFP TITLE MODIFIED

The RFP title has been modified for clarification purposes.

ITEM 2 – RESPONSE TO QUESTIONS SUBMITTED BY POTENTIAL PROPOSERS

In response to general inquiries relating to the RFP issued by the City of Homer, Alaska for vendors interested in designing, permitting, constructing, operating, maintaining, owning, and subleasing a wireless communications tower for the purpose of providing improved wireless voice and data services to the general public and the City, the following additional information is provided:

1. **The RFP requested proposals for a galvanized monopole capable of accommodating the City's** communications needs, in addition to at least 3 personal wireless services providers. Applicants may propose alternative structures if they desire, but all proposals will be subject to the scoring as set forth in the RFP.
2. The selected applicant will be required to negotiate a lease agreement with the City which will include, inter alia, provisions for the applicant to pay to the City a collocation license fee equal to a percentage of all revenues the applicant receives from third parties that collocate on the constructed facility. There is no minimum amount for such percentage fee and applicants should submit their proposed percentage for collocation fee to be evaluated as set forth in the scoring criteria.
3. The RFP provides that the successful applicant will negotiate a lease with the City for a total term of thirty (30) years (20 year initial term plus two (2) five year renewals, consistent with City **leasing policy**. **The City's Lease Policy states: "Leases that extend beyond 30 years (including all options) will be treated as exceptional and shall be evaluated on a case by case basis." Only the City Council can approve "exceptional circumstances." Lease Policy 4.1.** The City will consider alternative lease terms in conjunction with the scoring of the application as a whole.
4. Applicants are encouraged to provide with their submittal wireless signal strength (coverage) for each proposed spectrum bandwidths to be utilized by applicant or its sublicensees. The City acknowledges that such data is theoretical but will be considered in conjunction with the scoring of the application as a whole.
5. The City expects applicants to propose a facility design that is compliant with all applicable structural and wind loading standards for Homer, including but not limited to design incorporating Motorola R56 standards for communications sites. As the facility will also contain City public safety equipment, compliance with such standards is expected and will be scored accordingly.
6. Because of the presence of City public safety equipment, the City reserves the right to approve or disapprove collocation sublicensees on the facility in order to mitigate RF interference issues **with the City's public safety communications equipment**.
7. Only the successful applicant, after selection and reaching a mutually agreeable lease with the City, will be required to provide the materials set forth in Section IV of the RFP. Initially, applicants should submit (for Item III A. 6.) conceptual plans with as many details as possible for evaluation and scoring.
8. The due diligence period for the successful applicant will be 60 days after City Council approves the lease agreement with that party.
9. Applicants should submit their proposals in the following manner:

One original and four (4) copies bound with staple in upper left hand corner (or other means if too large for a staple to secure all pages) along with pdf version on CD or flash drive, in an opaque envelope marked as follows:

Wireless Communication Tower for Homer Spit Property  
Homer, Alaska

PROPOSAL DATED: Tuesday, January 17, 2017