



**CITY OF SUGAR HILL**

**IFB 16-006 – Tower Lease 5872 Suwanee Dam Road**

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LEASE OF REAL ESTATE

+/- 2,000SF Cell Tower Parcel – 5872 Suwanee Dam Road, NE

The City of Sugar Hill is accepting bids for the ground lease of certain land owned by the City currently in use for the purpose of operating a wireless communications tower. The duration of the lease will be for an initial term of **10** years beginning in January 2020 with one (1) renewal of a second ten-year term for a total of **20** years. All offers should be submitted in the form of a sealed bid to the office of the **City Manager** by 4PM on Friday, February 12, 2016. No bids will be accepted after this time. Bids will be publicly opened and read aloud. The highest responsible and responsive bidder will be considered for award of the lease. The City reserves the right to waive any informality; to reject any and all bids; and to cancel the solicitation at any time prior to execution of the lease at its sole discretion.

The CITY property to be leased is located at 5872 Suwanee Dam Road, tax parcel # R7348 076. The lessee is currently Crown Castle. The successful bidder will be required to provide proof of insurance throughout the term in accordance with O.C.G.A. 36-37-6 (\$1M general liability at this time).

Questions about this solicitation including site access should be directed to Mr. Troy Besseche, Assistant City Manager at 770-945-6716 or via email: [tbesseche@cityofsugarhill.com](mailto:tbesseche@cityofsugarhill.com). Attached is the bid form, diagram of the site layout, and aerial photos for use in responding to this request.

s/   
Paul Radford, City Manager

1/25/2016

**BID FORM**

City of Sugar Hill

IFB 16-006 Tower Lease 5872 Suwanee Dam Road

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Bid:

- 1. Upfront Payment: \$ \_\_\_\_\_
- 2. Annual lease payment of \$ \_\_\_\_\_
- 3. Annual escalation \$ \_\_\_\_\_ or \_\_\_\_\_ percent (Initial Term)
- 4. Renewal (One-Time) Payment: \$ \_\_\_\_\_
- 5. Adjustment at year 11: \$ \_\_\_\_\_ or \_\_\_\_\_ percent
- 6. Annual escalation \$ \_\_\_\_\_ or \_\_\_\_\_ percent (Renewal Term)

Alternate 1:

- 7. One-Time / Lump Sum: \$ \_\_\_\_\_ (Initial Ten Year term alone)

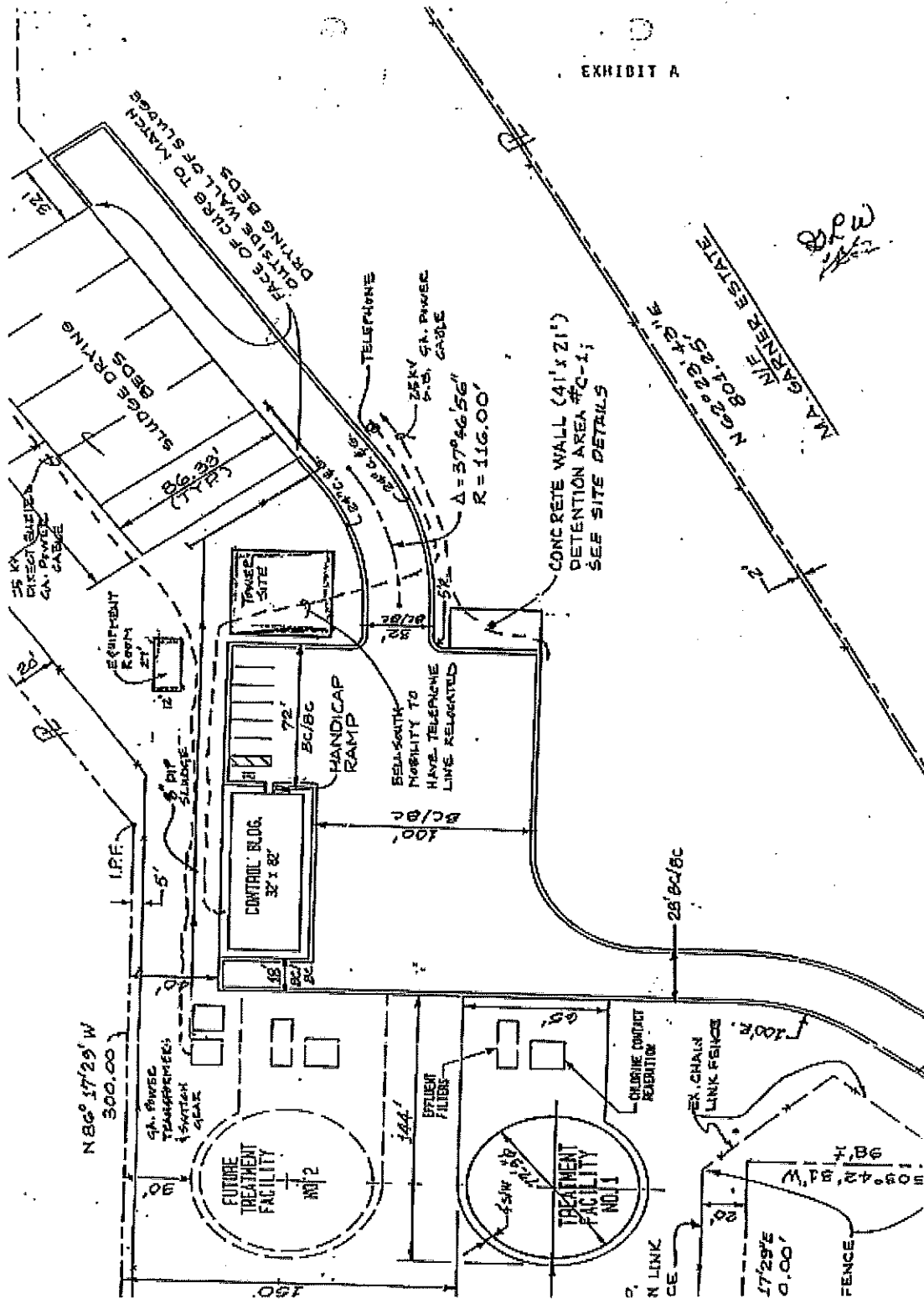
Alternate 2:

- 8. One-Time / Lump Sum: \$ \_\_\_\_\_ (Total twenty Year term)

Submitted by:

- (Business Entity Name): \_\_\_\_\_
- (Street Address): \_\_\_\_\_
- (City, State, Zip): \_\_\_\_\_
- (Authorized Signature): \_\_\_\_\_
- (Printed Name): \_\_\_\_\_

EXHIBIT A



SITE

