University of Massachusetts Amherst
RFP AA15-JM-5009
Waltham Cell Tower
Addendum 2

Below are the vendor questions that were submitted prior to the deadline listed in the RFP. University responses follow each of the vendor questions. All vendors responding to this RFB must incorporate these items into their response. Failure to do so may disqualify the vendor.

Q1. Carriers require a minimum of 25 years term due to their substantial capital investment in antennas and equipment. Can the term of the License Agreement be revised to an Initial Term of five years with four (4) five-year automatic renewals?
A1. Response will be included in addenda #3 – to be posted by February 27, 2015

Q2. Should a carrier require more than 75’ in height to provide adequate coverage from the proposed stealth monopole, the selected Contractor will most likely need to apply for a Dimensional Variance with the City of Waltham. Will UMA support said application?
A2. Yes – if it is ultimately determined that a Dimensional Variance with the City of Waltham is required.

Q3. Has the dilapidated building been environmentally tested, and/or remediated of lead and asbestos within its interior and exterior?
A3. No

Q4. Has the parcel that the dilapidated building resides on been environmentally tested /and or remediated for contaminated soils?
A4. No

Q5. Are there any environmental hazards known at the property or access to the property that may affect future Environmental Assessments?
A5. Unknown – testing may be required.

Q6. Would the selected Contractor be expected to perform the necessary environmental and other due diligence during the Contract For Services time period or upon commencement of the License Agreement?
A6. Upon commencement of the License Agreement

Q7. Can potential bidders conduct a site visit prior to the 3/10/15 submission deadline?
A7. Yes – Please contact Ray Jackson at e-mail address rjackson@facil.umass.edu to arrange a site visit.

Q8. Is UMA open to alternative proposals, such as a ground lease option?
Q9. Due to the significant capital required for stealthing the tower and removing the barn, our financial model may not support a 15 year term. Will UMA entertain longer term proposals?
A9. Response will be included in addenda #3 – to be posted by February 27, 2015

Q10. In our experience, the types of contracts proposed by the University are not a good fit for the type of deployment requested by the RFP. Will UMA be open to using a contract from the bidder that combines all aspects of the proposed relationship into one document?
A10. Response will be included in addenda #3 – to be posted by February 27, 2015

Q11. On the bid due date will there be a meeting where you will open the RFPs and read aloud the RFP amounts?
A11. Yes – all bid openings are public

Q12. Size of lease area: we are requesting 70’ x70’ or bigger
A12. The University will allow up to a 70’ X 70’ site.

Q13. Can you post the word version of the RFP as it helps the bidders in authoring a response?
A13. Yes – we will post an “unofficial” word version for the vendors to use in their response.

Q14. Section III: Scope of Work P. 5 License: Change the word license to lease. We would prefer to enter into a lease since this is a real estate bid and property RFP. Just so you know any long term real estate license by Mass law is considered a lease anyway.
Q14. Response will be included in addenda #3 – to be posted by February 27, 2015

Q15. Section III: Scope of Work P. 5 Concealed: Please delete word “concealed”, antenna. The City of Waltham permitting and zoning process will address antenna types. Concealed antennas limit the signal strength for wireless carriers and thus limit the commercial value of the lease.
A15. Please propose on the base concealed antenna. You can additionally include other antenna type models for the University to alternatively consider in your proposal. University may or may not accept alternates proposed at their sole discretion.

Q16. Section III: Scope of Work P. 5 Barn demolition: please specify if the barn is wood or steel farm. Approximately, how old is the barn, 50-75-100+ years old?
A16. Wood framed - Best estimate is 75 years old.

Q17. Section IV: Term of Contract P. 5 Term of contract: The standard ground lease term is 25 to 30 years. We request, a 5 year initial lease term + 5, five year renewal terms that auto renew at bidders option
A17. Response will be included in addenda #3 – to be posted by February 27, 2015

END OF ADDENDUM