

CITY OF NORTHFIELD, NEW JERSEY
NOTICE OF REQUEST FOR INFORMATION ON LEASE OF PROPERTY OWNED
BY THE CITY OF NORTHFIELD FOR USE OF AN EXISTING ANTENNA FOR
WIRELESS COMMUNICATIONS EQUIPMENT

PLEASE TAKE NOTICE that the City of Northfield, New Jersey is requesting information from cell tower consultants, cellular service providers and other qualified persons or entities pertaining to the following:

LEASE OF A PORTION OF REAL PROPERTY OWNED BY THE CITY OF NORTHFIELD, NEW JERSEY, LOCATED AT 1600 SHORE ROAD, NORTHFIELD, NEW JERSEY, ALSO KNOWN AS PART OF BLOCK 175, LOT 32, FOR THE LEASE AND USE OF AN EXISTING ANTENNA AND OTHER AREA TO BE DETERMINED ON SAID PROPERTY FOR THE PLACEMENT, LOCATION AND CO-LOCATION OF WIRELESS COMMUNICATION EQUIPMENT AND RELATED EQUIPMENT AND FACILITIES

Purpose

The City of Northfield is in the process of drafting a *Request for Proposals (RFP)* to procure a wireless communications provider tenant on an existing antenna located on the portion of the above referenced real property owned by the City of Northfield for the potential placement, location and co-location of wireless communication equipment.

The specific information sought should include but not be limited to the following:

1. Feasibility and suitability of the existing antenna for placement, location and co-location of wireless communications equipment.
2. Fair market rent information, i.e. base annual rent to be charged.
3. Additional rental revenue including but not limited to an additional percentage of the gross rental revenue generated by the tenants locating and/or co-locating on the antenna.
4. Fair market annual rent increases.
5. Safety concerns for the City of Northfield and its residents.
6. Impact of the anticipated usage on the City of Northfield and its residents.
7. The City of Northfield's continued access to the antenna at no cost to the City of Northfield or any other public entity.
8. The capacity of the existing antenna in terms of the placement, location and co-location of wireless communications equipment and number of end users.
9. The responsibility of the successful bidder to manage the co-locators on the antenna.
10. The location of the accessory equipment required for the efficient placement, location and co-location of wireless communications equipment.
11. The maintenance of the antenna and other wireless communications equipment.
12. Lease and Sublease issues on an AS IS basis only.
13. The requirements of the New Jersey Local Lands and Buildings Law.

14. End user Due Diligence obligations and requirements as the City of Northfield makes no warranty or representation that the antenna or subject City of Northfield property is suitable for the use as set forth herein.
15. Governmental Approvals required including but not limited to all Federal, State, County, Municipal and Local Board and Agencies approvals that may be required for the construction of the facility, as well as payment of any associates fees and/or escrows associated with obtaining all required approvals.
16. The procurement and payment of all professional, technical, and construction services needed for the planning, engineering, design, all associated approval(s), and construction for a complete and functioning antenna.
17. The most current design standards and/or guidelines associated with this type of project and different design options in implementing the same.
18. Access, easements and rights of way requirements.
19. Potential collateral benefits to the City of Northfield and its City of Northfield Police, Fire and Public Safety Departments.
20. Potential interference with the operations of the City of Northfield Police and Fire Departments.
21. Accessory equipment and improvements needed including communications equipment, fencing and lighting.
22. Any potential concerns regarding debris and anything dangerous, noxious, or offensive in nature or which would create a hazard or undue vibration, heat, noise or interference.
23. The requirement that the successful bidder shall arrange for their own metered electrical service from the local utility company and shall pay all charges for the electricity and other utilities used by it at this site.
24. Security concerns.
25. Compliance with all present and future Federal, State, County and Local laws, ordinances, rules and regulations (including laws and ordinances relating to health, safety, radio frequency emissions, and radiation) in connection with the use, operation, maintenance or installation of the wireless communications equipment.
26. Insurance, liability, and hold-harmless concerns.
27. Lease Security Deposit issues.

Please email responses with the heading: INFORMATION ON LEASE OF PROPERTY OWNED BY THE CITY OF NORTHFIELD FOR USE OF AN EXISTING ANTENNA FOR WIRELESS COMMUNICATIONS EQUIPMENT to: mcanesi@cityofnorthfield.org. Emailed responses are required on or before **March 6, 2020**.

Alternatively, the Council for the City of Northfield welcomes in person presentations at their regularly scheduled meeting to be held on **March 10, 2020**, commencing at 6:00 PM. Respondents must contact the Municipal Clerk's Office to schedule by calling 609-641-2832, ext. 123, *not later than March 6, 2020*.