



## Addendum #1

IFB # 21-002

### TOWER LEASE: 6096 Suwanee Dam Road

**\*\*\* FOR RELEASE \*\*\***

April 27, 2021

#### Questions and Clarifications

1.1 Q: Is the expected escalation rate structure term-specific?

A: The escalation in line 3 only applies to the initial term. Line 6 only applies to the renewal. See example below which assumes 3% for line 3 and 4% for line 6:

Year 1: \$5,000/mo.

Year 2: \$5,000 + 3%= \$5,150/mo. and so forth until year 10 where payment equals \$6,524/mo.

Year 11: \$6,524 +4%= \$6,785/mo. and so forth until year 20 where payment equals \$9,657/mo.

Note: the escalation and adjustments may also be proposed to be a whole dollar amount and not a per cent amount. That is up to the bidder.

1.2 What documents are required for bid submittal?

A: Sealed, labeled envelope containing:

Cover Letter

Bid Form as presented in addendum #1.

Bid Bond (or certified check in the amount of 1% of lease value of first full term including upfront fee). Successful bidder may apply said amount as deposit.

City of Sugar Hill  
IFB 21-002 Tower Lease 6096 Suwanee Dam Road

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Bid:

1. Upfront Payment: \$ \_\_\_\_\_
2. Initial 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 (in lieu of 1-6 above):

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

Alternate 2: (in lieu of 1-7 above):

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

Submitted by:

(Business Entity Name): \_\_\_\_\_

(Street Address): \_\_\_\_\_

(City, State, Zip): \_\_\_\_\_

(Authorized Signature): \_\_\_\_\_

(Printed Name): \_\_\_\_\_

**END OF ADDENDUM #1 – 21-002**