



IFB 21-002 – Tower Lease 6096 Suwanee Dam Road

LEASE OF REAL ESTATE

+/- 2,000SF Cell Tower Parcel – 6096 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 November 2022 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 [Assistant City Manager](#) by 4PM on Thursday, May 20, 2021. 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 on .088 acres at 6096 Suwanee Dam Road, on Land Lot 347 of the 7th district of Gwinnett County (see attached survey). The lessee is currently American Tower Asset Sub, LLC. 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. Attached is the bid form, diagram of the site layout, and aerial photos for use in responding to this request.


Troy Besseche, Assistant City Manager

BID FORM

City of Sugar Hill

IFB 21-002 Tower Lease 6096 Suwanee Dam Road

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): _____





SITE NAME: AUSTIN GARNER
SITE NUMBER: GA-303391
FCC REGISTRATION NUMBER: NOT REQUIRED

FOR LEASING INFORMATION:

877-282-7483
877-ATC-SITE

FOR OPERATIONS & ACCESS:

877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com
POSTING OF THIS SIGN REQUIRED BY LAW

Site No.
AN0267



