

# **TOWN OF TRURO**

## **ADDENDUM NO. 1 TO REQUEST FOR PROPOSALS**

### **Lease of Town Property**

### **Wireless Communications Facilities**

The Request for Proposals (“RFP”) issued by the Town of Truro on March 22, 2021 for the above-referenced project is hereby changed as reflected in this Addendum No. 1. Other than as changed, the RFP remains unchanged.

I. Section D.9 of the RFP is deleted in its entirety, and substituted with the following:

9. **Price Proposal and Revenue.**

**The rent price offered by the proposer is one of the Comparative Evaluation Criteria. The rent shall increase each year by a percentage amount set forth in the proposal.** In addition to the base rent payable to the Town, the proposer will be responsible for revenue sharing relative to subleases, and shall pay the Town at least sixty-seven (67%) of the gross sublease revenue payable for the first five (5) years of the sublease, and thereafter shall pay the Town at least seventy-five (75%) of the gross sublease revenue. The minimum initial sublease rent to be charged each subtenant is \$35,000 annually, with an annual escalator of at least 4%. The proposer shall be responsible for paying real estate and personal property taxes.

**II. Area of Premises:**

The area of the premises associated with the two properties are as follows:

Public Safety Facility:            Approximately 5,600 square feet (140’ x 40’)

Transfer Station:            Approximately 4,000 square feet (80’ x 50’)

Both sites are fenced in.

**III. Removal Bond:**

The Town will require a minimum removal bond of \$50,000, however, if the projected amount to remove the structures and appurtenances at the end of the lease term will likely exceed this amount, the proposer is encouraged to indicate this in its proposal, and offer a higher removal bond amount.

END OF ADDENDUM NO. 1