September 4, 2019

**REQUEST FOR PROPOSAL**

 **COUNTY OF ALAMEDA**

**COMMUNICATION CELL SITES**

The County of Alameda owns three first-class cellular communication broadcast sites at its Coyote Hills Site, Fremont, the San Leandro cellular site in San Leandro, and at the Highland County Hospital, Oakland. The County seeks proposals from qualified broadcasters, cellular providers, and other users of cell sites for use of any or all of its locations in Alameda County.

It is the intent of this Request for Proposal (RFP) to describe the terms under which the County of Alameda will enter into a communications agreement with a cellular broadcaster for any or all of its available sites.

The County intends to award a one-year contract (with option to renew) to the bidder(s) selected as the most responsible bidder(s) whose response conforms to the RFP and meets the County’s requirements. County of Alameda General Services Agency – Real Property Management (GSA) is managing this RFP, and all questions or comments should be directed to GSA at the contact information provided below.

## SCOPE

The County of Alameda owns properties that are optimal locations for cellular broadcast communications equipment. It is the County’s intention to license these locations to cellular communications broadcasters who benefit from the locations and will provide the County with market-rate or better income for the lease of its property, while adhering to the County’s commitment to its citizens and its environmentally responsible policies.

The County properties under consideration are located at 2892 Fairmont Drive, San Leandro, off Thornton Road, Fremont, APN 537-851-5-2, and Highland Hospital, 1411 31st Street, Oakland, each of which include a number of structures currently used for communications equipment, and have been used as cellular communications sites since approximately 1992.

BIDDER QUALIFICATIONS

Bidder shall have been regularly and continuously engaged in the business of providing cellular communications services to the general public for at least five (5) years.

Bidder shall be a certified cellular communications manufacturer or provider.

Bidder shall possess, or obtain, all permits, licenses and professional credentials necessary for installation of its equipment.

Bidder shall ensure that any equipment or services installed at a site does not interfere with existing systems. To comply, the County may require documentation, including but not limited to, an intermodulation study. Power, if not adequate, shall be amended or expanded at the sole cost of the Licensee. In addition, existing structures and equipment shall not be altered without written approval by Alameda County.

Bidder is willing and able to establish a plan for, and properly deal with, neighborhood concerns regarding equipment visibility and site aesthetics.

GSA will screen all proposals and will make the final decision. Unless otherwise directed, please maintain all communications with GSA only.

All responses to this RFP must be in writing and received via U.S. Mail or other courier service no later than 3PM October 22, 2019, at GSA-Real Property Department:

Joseph Tambornino MBA CPM

Real Estate Projects Manager

1401 Lakeside Drive, 6th Floor

Oakland, California 94612-4305

joe.tambornino@acgov.org

Facsimile proposals will not be accepted.  If you have any questions prior to the deadline, please contact Joseph Tambornino at (510) 208-9547.

The issuance of this RFP does not constitute a license award, or any type of commitment or obligation on the part of the County.  The County shall not pay or be responsible for any costs incurred in the preparation and submission of responses. The County reserves the right to reject all responses, and no part of this RFP shall be interpreted as an obligation on the part of the County to proceed with the project. You must also understand that no action that binds the County is in effect until the required County approval process is completed, including approval by the County Board of Supervisors at a public hearing.

Sincerely,

Joseph Tambornino, MBA CPM

Real Estate Projects Manager

cc: Thomas McKimmy, Strategic Facilities Capital Planning Manager

 Rachel Johnson, Acting Real Property Manager

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