



Redwood Marine Terminal Berth II Boiler Building Rooftop Communications Facilities Master Lease

Request for Proposals

RFP Release Date: August 4, 2017

Proposals Due: September 8, 2017

Email Proposals to: Jack Crider, Executive Director,
jcrider@humboldtby.org

For RFP questions and updates email: George
Williamson, districtplanner@humboldtby.org

Invitation for Proposals

The Humboldt Bay Harbor, Recreation & Conservation District (District) owns and operates Redwood Marine Terminal (RMT) II on the Samoa Peninsula. RMT II includes the 200-foot-tall Boiler Building, the tallest coastal structure between San Francisco, CA and Portland Oregon. The Boiler Building roof is flat and unused. It is approximately 8,030 square feet in size.

In addition to the Boiler Building an adjacent 300-foot-tall smoke stack would also be made available. The District is requesting proposals to lease the Boiler Building rooftop area for tele-communications purposes. The rooftop offers an unobstructed line of sight in all directions. The successful proposer would be offered a 10-year lease for rooftop use. There is interior rooftop access and 3 phase power in the building.

The District is working with Praxis Communication that is bringing a new fiber-optic line to Humboldt County from the upper Sacramento Valley via Hwy 299, to locate the westerly terminus at RMT II. There are also efforts underway to use the mile and a half long ocean outfall at RMT II as a landing for a transpacific telecommunications cable. Connecting these two high speed telecommunications facilities at RMTII is expected to make this location one of the highest value communications sites on the West Coast. In addition, RMTII operates a 60 MW substation and has direct access to 30 million gallons/day of industrial water that could be used to power and cool a data storage facility.

The District will enter into a master lease, for 10 years, with options for successful proposer to renew. Master lease will allow for subleases to multiple companies if desired by the master lessee.



Scope of Work

Task 1 Telecommunications Facility Design, Operations Plan and Marketing Approach

Prepare and submit a Facility Design and Operations Plan that details the number and height of telecommunications facilities that could be placed on the rooftop. Describe any support facilities needed below the roof. Provide an operations plan that details staffing, power needs, access requirements and security. Describe structural design and anchoring, given the exposed location.

The design should also include innovate screening for all visible facilities. The Commission is especially interested in seeing designs that fit the location. Because of the significant height of the building, it is expected that communications structures would be relatively low in height, extending above the roof. The Facility Design and Operations Plan will be reviewed by District staff and the Commission, at a regularly scheduled District meeting. The public will also have the opportunity to comment.

Describe how the location would be marketed for subleases, and how these potential tenants may be reviewed by the District. While the District would not restrict a legitimate sublease, as a public entity accountability is important, and some uses may not be suitable at this location.

Task 2 Permitting and Environmental Compliance

Once the Facility Design and Operations Plan has been approved, successful master lessee will apply for and secure all permits necessary to operate telecomm facilities at this location. This includes at minimum, a Coastal Development Permit and Harbor District permit. Environmental compliance with the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA) is required as part of the permitting.

Task 3 Telecommunications Facility Installation and Operations Startup

Describe procedure to be followed for Telecommunications Facility Installation and Operations Startup. This includes how the telecommunication facility will be connected to Boiler Building and its power supply.

Task 4 Telecommunications Facility Maintenance and Operations

Describe maintenance procedures to be followed to keep the facility in good working order. Describe operations, in terms of frequency of visits to the facility and security procedures.

Proposal Submission Requirements

1. Proposer business name, and contact information.
2. Proposer qualifications including names, titles and contact information of key staff that would interact with the District and specifically, lease manager qualifications and resume with examples of successful experience with communications facility design, engineering, construction, operation and management.
3. Name and title of the person authorized to execute Master Lease with the District.
4. Names of subcontractors (if any), and portion of the project each will complete.
5. List and describe three reference projects/customers with similar facilities in place which your company provided. Please include implementation dates of referenced projects (include name, email and phone number of reference for each example).

6. Proposed initial lease term (not to exceed 10-yrs) and renewals.
7. A Revenue Proposal.
8. Optional Revenue/Services: Vendors are welcome to propose any alternative revenue approaches and/or additional services that would benefit the District. The benefit and purpose of each should be clearly stated.
9. A preliminary site plan showing how the rooftop could be developed with telecommunications facilities.
10. Project Scope (how proposer would complete scope described above or offer alternatives) and schedule (including time from lease authorization to operations).
11. Site requirements including power, structural support, structural load capacity, additional space below roof and security. Specifications for equipment and maintenance requirements, for marine environment.
12. Sample telecommunications master lease terms and sub lease example.
13. Proof of: California State Contractor License & Commercial and Auto Liability Insurance

Revenue Proposal

All Proposers must submit the amount of the revenues the District would receive in the master lease. The Revenue Proposal may be in the form of a fixed monthly amount, annual amount, proposed percentage of the lease revenue the District would receive and/or a combination. The minimum acceptable revenue proposal will contain a monthly lease fee (or equivalent annual) to be paid to the District for the rooftop lease, plus any additional revenue to the District based on Lessee's tenants occupying the building or on the revenue obtained by the Proposer from Subtenants. The proposer may also provide a revenue proposal for lower floors of the Boiler Building, and an extra lease option.

Proposal Selection Process and Criteria

Proposals will be reviewed by District staff, who will make a recommendation to the Commission. The following criteria will be used to evaluate proposals:

- Relevant experience
- Qualifications to successfully conduct the project
- Approach to scope and revenue proposal

The District Board has the authority to enter a master lease for RMT II Boiler Building Rooftop use.

Proposal Submittal

Submittals will be accepted until 5:00PM Friday September 8, 2017 by email to Jack Crider, District Executive Director: jcrider@humboldtby.org. An electronic .pdf submittal is required. In addition, a hard copy proposal may also be delivered to the District Office at 601 Startare Drive Eureka, CA 95501 marked with:

- Proposer's Name

- Proposal for Redwood Marine Terminal Berth II Boiler Building Rooftop Communications Facilities Master Lease

The District will not be responsible for late deliveries or mail delays. The District reserves the right to reject or accept any or all proposals and to waive any informality in proposal. The most important determining factor when selecting or not selecting a proposal will be in the best interest of the District and in the sole discretion of the District.

Site Visits

Site visits are available. Please contact the District office 707-443-0801 to request site visit. *Please note that reaching the Boiler Building roof requires climbing 20 flights of stairs and a ladder.* An indemnification may be required.

Rooftop View:

<https://earth.google.com/web/@40.80579744,-124.19138062,6.59197727a,449.63365336d,35y,84.77450544h,79.93035496t,0r>



Other Information and Disclaimers

- 1) The Standard District Lease Contract is available online at <http://humboldtby.org/>
- 2) Direct questions to Jack Crider, District Executive Director jcrider@humboldtby.org
- 3) The District may request additional information.
- 4) All submittals become District property.
- 5) The District reserves the right not to award any work.

Award

The district reserves the right to reject any and all proposals and/or waive and informality in any proposal received and/or determine at its discretion the responsibility of and interested Party, and which proposal is most advantageous to the District.

Attachment: Site Map



HUMBOLDT

Pacific Ocean

Arcata

Humboldt Bay

Redwood Marine Terminal II

Eureka

0 0.5 1 Miles



PLANWEST PARTNERS, INC.