



Housing Authority of the City of Pittsburgh

Contracting Officer
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February 27, 2015

Authority Wide Cell Tower Lease Review 3 Quote Bid

ADDENDUM NO.1

This addendum issued February 27, 2015 becomes in its entirety a part of the 3 Quote Bid as is fully set forth herein:

Item 1: The scope of work listed on the 3 Quote Bid form (P1-2) is hereby deleted and replaced with Attachment A "Revised Scope of Work".

Item 2: The proposal due date is changed to March 9, 2015 and time and location will remain unchanged at 10:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 1


Mr. Kim Detrick
Procurement Director/Contracting Officer

2-27-15
Date

Attachment A

Revised Scope of Work

Lease and Site Review:

Perform a review both the Lease and the Site to not only identify current financial, liability and compliance issues that may need to be addressed in the current Lease, but also to determine the true value of the use of the Site. Meet with HACP to determine issues specific to HACP's property that will need to be addressed in any agreement entered into by the HACP.

Lease Valuation and Optimization:

Provide counsel as to the optimal structure of cell tower lease agreement as it relates to the tenant's current and future use of the Site. Valuation of the Lease will be based upon current market rates for locations comparable to the Site, the type of equipment the tenant shall locate on the Site and overall value of the Site to the tenant.

Lease Reconciliation and Optimization:

Engage the current tenant to (i) commence any appropriate reconciliation of the terms of the relevant Lease, including, as applicable, any collection of any past due tenant obligations (i.e. past due rent, taxes or other monetary concerns); and (ii) explore alternatives that would result in an immediate increase in the tenant's rental payment obligations.

Lease Comments and Modifications:

Draft comments to the proposed Lease or similar lease modifying agreement and present those comments to HACP for review. Meet with the HACP to discuss all modifications to the Lease and shall make additional comments to any documentation presented by the tenant based upon that meeting.

Lease Negotiations, Structuring and Due Diligence:

Engage the tenant's business, legal, risk management, tax and engineering departments to negotiate and structure any amendment, replacement lease or similar agreement as it relates to a modification of the monetary and/or non-monetary terms of the relevant Lease and their initial and long-term impact on both the HACP and the Site. Services shall continue throughout the entire negotiation process, due diligence and finalization procedure.