

TOWNSHIP OF HAVERFORD



Request for Bids
Sale of Cell Tower at Haverford Reserve

July 14, 2022

Haverford Township is seeking qualified bids related to the Township's sale of a communications tower located upon the Township's property at the address of 3500 Darby Road, Havertown, PA 19083 and all appurtenant antennas, cabinets, buildings, signage, ice bridges, fences, gates and facilities related to the communications tower. The sale of the communications tower will be accompanied by the grant of an easement for necessary portions of the Township's property to access, operate, and maintain the communications tower. The sale of the communications tower will also be accompanied by an assignment of the Township's rights with respect to the leases and agreements affecting the easement, specifically: a Lease Agreement with New Cingular Wireless PCS, LLC dated July 20, 2007, a Lease Agreement with T-Mobile Northeast LLC dated July 9, 2007, and a Lease Agreement with Cellco Partnership, d/b/a Verizon Wireless dated August 20, 2007, all as amended.

All accepted bids will be subject to entering into the necessary easement agreements with the Township drafted to the Township's satisfaction. Each bidder shall have the responsibility to familiarize themselves with the property, facilities, and existing leases/agreements prior to bidding, with such documents being provided upon request. If requested by the Township, bidder shall file an experience questionnaire and financial statement and all required certifications with the Township showing that the bidder has the liquid assets available to facilitate the purchase and necessary approvals to maintain the ongoing operations of the communication tower. The questionnaire, statement, and certifications shall be certified to be true and correct by an affidavit sworn to or affirmed before a notary public, or other officer empowered to administer oaths or affirmations. In addition, the bidder may be required to prove to the satisfaction of the Township that they are in the business of leasing and/or operating similarly situated communication towers. The foregoing will guide the Township in determining the responsibility of the bidder, but additional information may be requested by the Township whenever in its judgment such information is necessary to determine the responsibility of the bidder.

The Township shall have the right to reject any or all bids or any parts thereof, or items therein. Bids may be rejected if they show any omission, alterations of form, addition or deductions not called for, conditional or uninvited alternate bids, or irregularities of any kind, or any other reason as the Township shall determine. However, the Township shall have the right to waive technicalities for the best interests of the Township. If an award of the sale is made, it will be made to a responsible bidder with the highest purchase price offer. If the highest responsible bidder to whom the sale is awarded fails to execute the necessary, approve easement documents within a time specified by the Township, then the Township, at its discretion, may award the contract to the next highest responsible bidder, or reject all bids. The bidder shall not sublet, sell, transfer, assign or otherwise dispose of the easement and/or use rights to the property and/or the communication tower without the written consent of the Township.

Interested parties may submit any questions regarding this bid to Aimee M. Cuthbertson, Assistant Township Manager solely via email to acuthbertson@havtwp.org by Wednesday, July 20, 2022 at 4:00pm (EST). Copies of current lease documents will be available on the Township website at www.havtwp.org under Current News. Sealed bids must be received no later than 1:30pm (EST) on July 27, 2022 at the Haverford Township Administration building located at 1014 Darby Road, Havertown, PA 19083. Bids shall be opened at the same location at 2pm (EST). The minimum acceptable bid shall be Two Million Five Hundred Thousand Dollars (\$2,500,000.00).