



July 20, 2023

Attention Prospective Bidders

Re: Request for Proposals - Blossom Mountain Radio Tower Site

Kootenai Electric Cooperative, Inc. (KEC) invites interested parties to submit bids for the purchase of KEC's "Blossom Mountain Radio Tower Site" including: (i) a one-acre parcel of land; (ii) ROHN 100' steel tower with concrete foundations; (iii) CXT 10'x16' control building; (iv) ONAN 20kW propane generator; (v) ONAN automatic transfer panel; (vi) fencing; and (vii) other miscellaneous installed equipment.

The parcel (50N05W225300) located in Kootenai County, Idaho, on Blossom Mountain, sits at an elevation of approximately 4360 feet, and is used exclusively as a communications tower site. Please see the attached "Exhibit A" for drawings and detailed information regarding the site, tower, control building, and other installed equipment. Reference "Exhibit B" for calculations performed on the tower and "Exhibit C" for site and equipment photos.

KEC has three (3) active leases on the property, producing annual revenue of approximately \$26,000.00. Maintenance costs are approximately \$1,017 per year. Additionally, KEC pays approximately \$4,318.92 annually to Washington Communications, LLC (dba Day Wireless) as outlined in an existing site management agreement. Of additional importance, Day Wireless holds a "Right of First Refusal" with a 30-day response provision. Please see the attached "Exhibit D" for detailed information regarding leases and expenses.

KEC desires to finalize the sale of said property before year end 2023. Interested parties must submit a purchase offer in PDF format to [bids@kec.com](mailto:bids@kec.com) no later than **August 31, 2023, at 5 pm PST**. KEC will subsequently review all offers and engage in the formal review of a Purchase and Sale Agreement with the successful bidder.

Bidders are encouraged to request additional information via email to: [sdavis@kec.com](mailto:sdavis@kec.com).

All exhibits can be found at [www.kec.com/contractor-bidding-information](http://www.kec.com/contractor-bidding-information).

Regards,

A handwritten signature in black ink that reads "Scott W. Davis".

Scott W. Davis, P.E.  
Vice President of Engineering & Technical Services  
[sdavis@kec.com](mailto:sdavis@kec.com)