



BIDS TRANSMITTED BY CITY CLERK
OPENED BY COMMITTEE

JAN 16 2013

AS PER ORD #25445
Referred to Purchasing Agent



City of Omaha
Cable Television
Access Corporation
RFQ proposal submission

for

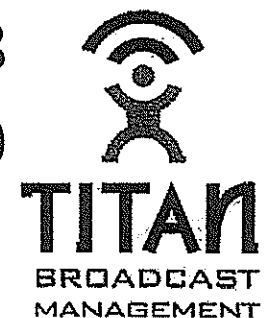
Public, Education, and Government Access Cable Television Services





CTAC RFQ proposal Table of Contents

Table of Contents	pg. 2
Title Proposal Outline	pg. 3
Facility Map- First floor	pg. 4
Facility Map- Second floor	pg. 5
Broadcast Equipment available proposal	pg. 6
Proposal detail	pg. 7
Letter of transmittal	pg. 8
Company Profile	pg. 9





In 2010, KPTM FOX 42 moved to a “next generation” newsroom that focuses the news process on generating a significantly increased amount of local news content.

To achieve this new strategy, the station staffed the newsroom with the largest local team of reporters and partnered with an outside company for the LIVE production of the newscast.

In light of this strategic change, the station has available a fully operational broadcast facility which is not regularly utilized for production purposes.

For your consideration, we are proposing these assets available for a CTAC studio facility.

KPTM assets available to CTAC

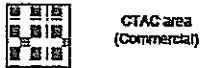
- 5421 SF of professional broadcast studio space plus additional office space in the building’s 1st floor and 2nd Flr of south building (see subsequent maps)
- 1260 SF of shared space facilities (elevator, access hallways, etc.)
- \$385,000 of professional used broadcast equipment (original value)



**KPTM
FOX42**

THE **CW** 15

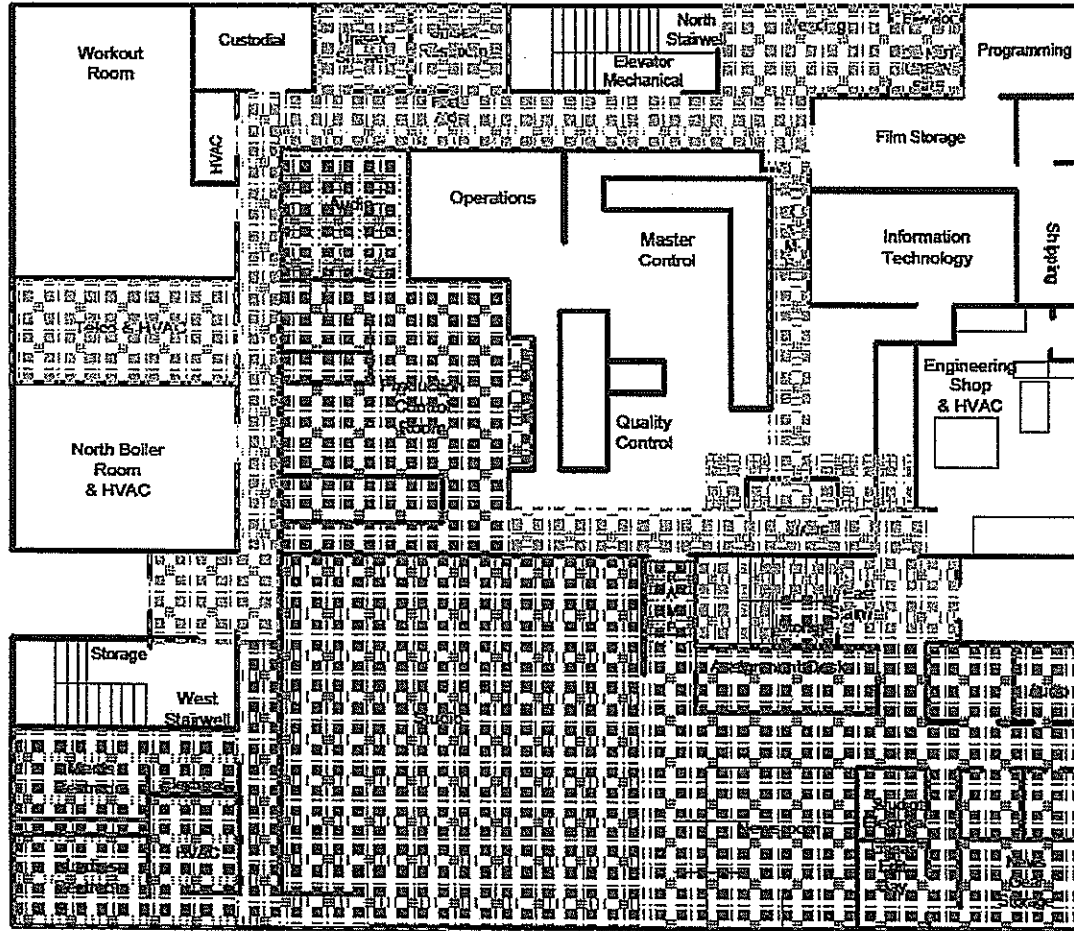
**KPTM
KXVO**
First
Floor



CTAC area
(Commercial)



Shared
Space



TITAN
BROADCAST
MANAGEMENT

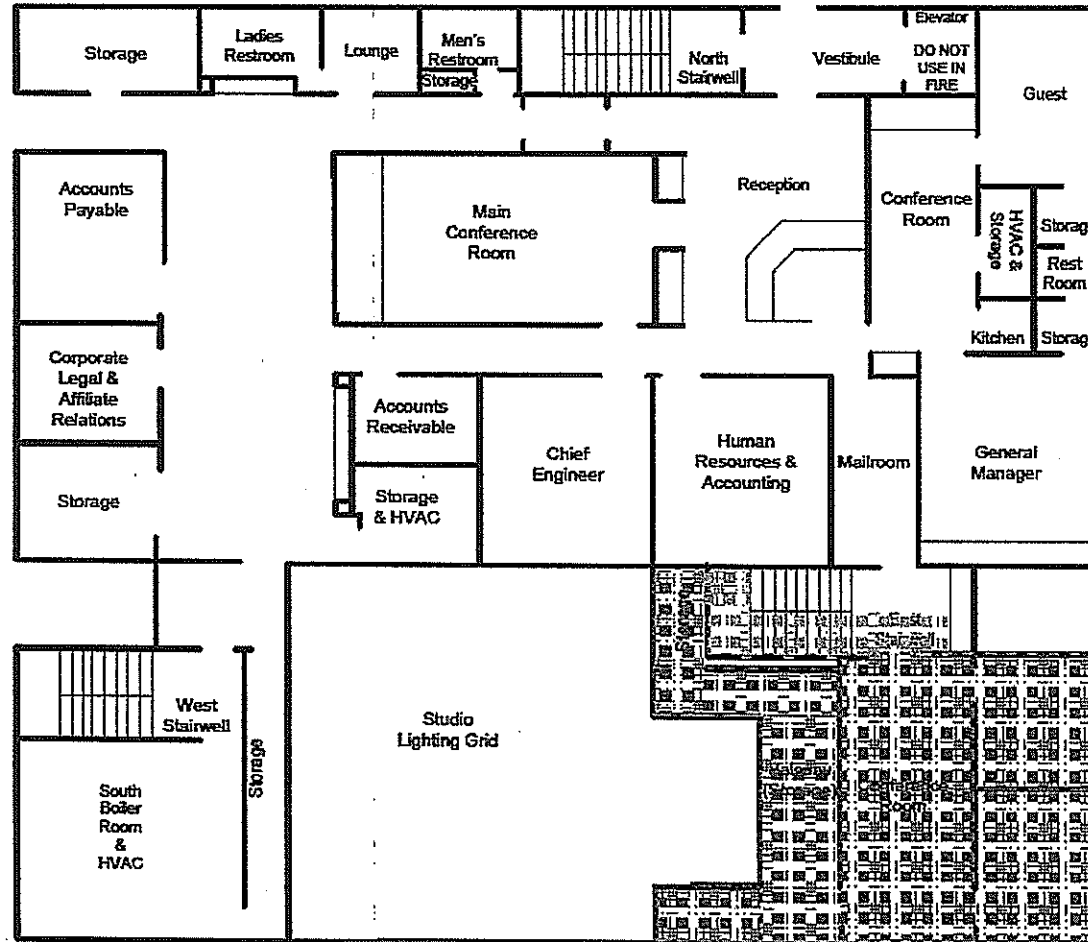
KPTM KXVO Second Floor



CTAC area
(Commercial)

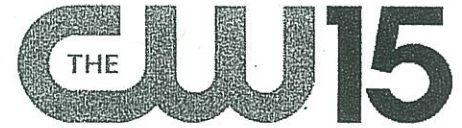


Storage area





Item to be transferred to CTAC	Item to be transferred to CTAC
PDW-F350 professional disc camcorder w ith XDcam disc format and Canon lens	Numark CDN-24 professional dual CD player
PDW-F350 professional disc camcorder w ith XDcam disc format and Canon lens	MS-200 main station intercom
PDW-F350 professional disc camcorder w ith XDcam disc format and Canon lens	AVA22d audio/video alignment delay
Cartoni P50 lightw eight counterbalanced camera pedestal	Microtouch 19 touchscreen LCD color monitor
Cartoni P50 lightw eight counterbalanced camera pedestal	4 metal equipment rack
Cartoni P50 lightw eight counterbalanced camera pedestal	P12 audio pow er amplifier
DXF-51 studio view finder	17 LCD color monitor
DXF-51 studio view finder	Dell 19 LCD color monitor
DXF-51 studio view finder	TR-50 talent receiver
C40S fluid action pan tilt head	DA-416 Encore series quad distribution amplifier
C40S fluid action pan tilt head	Leader LVS5850B vectorscope
C40S fluid action pan tilt head	TEL-14 telephone interface
QTV teleprompter head w ith LCD monitor	Ross Open Gear pow ered rack frame contents
QTV teleprompter head w ith LCD monitor	17 LCD color monitor
QTV teleprompter head w ith LCD monitor	160A compressor/limiter
Canon lens control kit	PVM-8040 9 color video monitor (2 of)
Canon lens control kit	14 color video monitor
Canon lens control kit	PVM1220 color engineering monitor
1995 Ford S350 NEWS LIVEVAN & MICROWAVE BROADCASTING EQUIP	A-220 pow er amplifier
1991 Ford S350 NEWS LIVEVAN & MICROWAVE BROADCASTING EQUIP	VW5370 9 monochrome video monitor, (7 of)
Final Cut Pro desktop edit system w ith Sony 23 LCD G5 server & loudspeaker syste'	TM1400 14 color video monitor (2 of)
Matrix Plus Micro Matrix MMX-24 intercom central electronics assembly w ith:	122 cassette tape recorder
MRX1000 Plus LIVE NEWS SIGNAL receiver	IC headset
Accuscan II ENG antenna controller	PVM1220 color engineering monitor
Ross video routing sw itch electronics assembly	HT-81-C1-I one-channel indoor universal pan/tilt controller
MRC LIVE NEWS antenna w ith positioner and radome	Intercom headset
Video Ltd. RVS-630 30-input analog video production sw itcher	TR990-U 9 monochrome video monitor
Stage Lighting Co. 3 fresnel spotlight w ith barn doors	528 w aveform monitor
Maxine character generator	5 monochrome video monitor
7 console metal equipment rack w ith metal and Formica w orkspace	Small video sw itch
ICS-102 Matrix Plus intercom master station w ith gooseneck microphone	VW5381U 9 monochrome video monitor (3 of)
UPX-10 w ireless cue/IFB transmitter (2 of)	PVM14L1 color monitor
AJ-D650 digital videocassette recorder (2 of)	CT-1331Y color video monitor
7 metal equipment rack (top portion, part of item 5) (2 of)	MU-40 four-meter unit
ICS-1502 Matrix Plus master station	small metal equipment racks w ith Formica w orkspaces
Custom w ood and Formica directors console	FA-300 digital time base corrector
w ood desks and misc furniture	Pinnacle DVE
WR-8616 audio console 15-in x 7-out	Color Monitor 20
Matrix Plus ICS-1502 master station	Stereo audio speakers
triple 5 monochrome video monitor (3 of)	Color monitor 13
Fluorescent softlight fixture consisting of (2) 4 pos. std exterior mount fixture	Stereo audio speakers
DigiCar//II hard disk random access digital audio recorder (2 of)	audio amp
Fluorescent softlight fixture consisting of (4) Movietone 3200 bulbs on std. 4 x	48 x 2 audio patch panel
	24 x 2 audio patch panel



FOX 42 proposal -

- Base Rent of \$24.50 SF for leased space / \$9.00 SF for shared space (5421 SF @ \$24.50 = \$132,815 annually / 1260 @ \$9.00 = \$11,340 annually / \$144,155 total annually or \$12,013 monthly)
 - Station will cover building maintenance, real estate taxes, electricity, and HVAC
 - CTAC will cover base rent, insurance, and any equipment property taxes
- CTAC will purchase the \$385,000 of taxable valued equipment for a one-time payment of \$100,000
- CTAC will provide a one-time acquisition fee to KPTM to cover infrastructure adjustments and facilities changes of \$85,000

This agreement is proposed for a 5 year term with a 4.5% increase in base rent each subsequent year

Additional "Rider" proposals applicable to facilities proposal:

- Rider - CTAC will be able to install commercial signage on the eastern-facing side of the building (with station size & content approval)
- Rider - CTAC receives Parking for vehicles in the 1st floor lower level and access to available parking in upper and northern lot of station as needed (Omaha Steel parameters not withstanding)
- Rider - CTAC and Station agree to share locally produced on-air content when available
- Rider - Station may access up to 120 hours of studio production time over the course of the year for in-house production (requests made 1 week in advance and in max 8 hour increments)
- Rider - Station access to a total of 24 hours of Live truck usage over the course of each calendar year (request made 1 week in advance)
- Rider - Station reserves right to full access to all facilities/electronics crossing through leased space

Tower Access & Lease option:

- All requests for tower space at either the Farnam or Gretna facility must first be accompanied by a professional engineering analysis paid for by the applicant determining the Tower structure and Loading requirements in order to determine whether the proposed equipment can be accommodated.
- Following the analysis, rates for leased space will be negotiated.
- KPTM can provide a list of vendors for the Tower Load engineering study upon request.



Letter of Transmittal



TTBG Omaha Opco LLC dba KPTM FOX 42 has an understanding of the work to be accomplished in association with this Request for Qualification and affirms that upon receiving the notice of selection will make a positive commitment to providing all requested services.

Authorized representatives for station include:

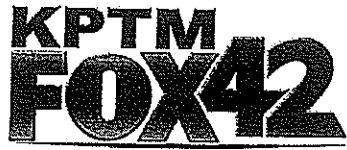
Jeff Miller	Vice President & General Manager
Ed Bok	Chief Engineer
Patty Garner	Business Manager
Kara Treece	General Counsel

All with the contact information as follows:

4625 Farnam Street
Omaha, NE 68132
402.558.4200

Affirmed signature





Company Profile



KPTM is the local FOX affiliated television station for Omaha, Nebraska and began broadcasting on April 6, 1986. The station broadcasts a high definition digital signal from a transmitter south of Gretna and I-80. The station can also be seen on COX cable channel 10 and in high definition on digital channel 1010. Managed by Titan Broadcast Management, the station also operates the CW affiliate KXVO (owned by Mitts Telecasting Company) through a local marketing agreement (LMA) and the two share studios on Farnam Street in Omaha.



