

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: May 28, 2015

TO: Supervisor Marina Dimitrijevic, Chairwoman, County Board of Supervisors

FROM: Christine Westrich, Director, Office of Emergency Management

SUBJECT: Request for Authorization to enter into a Third Amendment of a Lease Agreement with Bieck Management, Inc. ("Bieck" or "Licensor") for implementation of the OASIS 800 MHz Public Safety Radio System

REQUEST

The Office of Emergency Management (OEM) is requesting authorization to enter into a Third Amendment of the Lease Agreement with Bieck Management, Inc. ("Bieck" or "Licensor") in order install electronics, microwave, and digital radio equipment in an adjacent telecommunications room ("West Telecom Room") with certain security, structural, and electrical improvements necessary for the implementation of the capital project WO614, Build-Out Ten Sites to Digital, also known as the digital migration of the OASIS 800 MHz Public Safety Radio System.

BACKGROUND

In 2000, Milwaukee County entered into a Lease Agreement with Licensor to install radio equipment and a radio antenna for the existing public safety radio system in a storage room ("Existing Room") on the highest floor at their property at 6260 S. Lake Drive, in Cudahy, Wisconsin, known as Lakeshore Towers.

Currently, the Office of Emergency Management is implementing the capital project WO614, Build-Out Ten Sites to Digital, also known as the digital migration of the OASIS 800 MHz Public Safety Radio System.

This property at Lakeshore Towers is one of the ten sites in the project. It is necessary to install the digital radio equipment in the West Telecom Room because it has the 200 amp electrical service required to operate the new equipment and, upon investigation, the maximum electrical service currently available in the Existing Room is two 60 amp services. Motorola Solutions, Inc. investigated upgrading the electrical service in the Existing Room by drilling through 11 floors to the basement to meet the 200 amp requirement and found it to be cost prohibitive.

To access and occupy the West Telecom Room, it is necessary to execute a Third Amendment to the Lease Agreement.

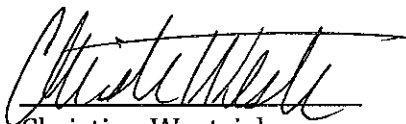
RECOMMENDATION

The Director of the Office of Emergency Management respectfully requests authorization to enter into a Third Amendment of the Lease Agreement with Bieck Management, Inc. ("Bieck" or "Licensor") for the successful implementation of the OASIS 800 MHz Public Safety Radio System.

FISCAL IMPACT

The costs for the development of the installation and remediation plans were included in the Contract for Service with Motorola Solutions Inc. This contract was authorized for execution by Milwaukee County Resolution #13-886, for a not to exceed of \$17,751,797.

The current annual rent is \$19,876; upon execution of the Third Amendment, the annual rent for 2015 will increase to \$22,010; in subsequent years the annual rent will increase to \$27,415 for a total annual increase of \$7,539. Subsequent annual rents will increase 3% each year thereafter including renewal years. The current annual utility cost is \$6,000. Under the terms of the Third Amendment direct payments to Licensor for use of shared utilities (electricity) will cease and Licensee will install their own meter and pay for utility costs directly to We Energies. The Licensor will provide up to \$1,000 in natural gas utility costs for Licensee's emergency generator. The rent is commensurate to the rents paid by Telecommunications Tenant that had previously occupied the West Telecom Room. The increase rent is due to the value of various improvements made to the West Telecom Room by the previous Telecommunication Tenant and the Licensor, the 200 amp home run electrical service in particular.



Christine Westrich
Director, Office of Emergency Management

- Attachments: Resolution Bieck Mgt - LST Site Lease Amendment No 3.docx
Fiscal Note Bieck Mgt - LST Site Lease Amendment No 3.docx
Bieck Mgmt Amendment No 3, 5.2015.docx
Bieck Mgmt Amendment No 2, 3.2015.pdf
Bieck Mgmt Amendment No 1, 3.2005, and Lease Agreement 1.2000.pdf

- cc: Chris Abele, County Executive
Supervisor Anthony Staskunas, Chair, JSGS Committee
Supervisor Mark Borkowski, Vice Chair, JSGS Committee
Raisa Koltun, Chief of Staff, Office of the County Executive
Erik Viel, Director, OEM Radio Services Division
Alexis Gassenhuber, Committee Coordinator
Erica Hayden, Committee Coordinator