



COUNTY FACILITIES PLANNING WORK INITIATION REQUEST FORM

Please complete a form for each new proposal review request.

Work Proposal Name:

US Cellular @ County Grounds East Water Tower

Date of Request:

11/1/19

Requesting Department:

DAS-Economic Development

Department Contact Name:

Adam Stehly

High Org:

115

Low Org:

1191

Approval Signature of Department Head:

AaronHertzberg

Digitally signed by AaronHertzberg
Date: 2019.11.01 15:52:20 -0500

DESCRIPTION

Please provide a detailed description of the request:

US Cellular is asking to extend their term at this site via this upgrade Amendment. Current term ends 06/30/2021. Once additional term set to expire on 06/30/2026. The reason US Cellular is requesting to add additional term now is because USC's Agreement allows for renegotiation of rent with negotiation to occur at least 120 days prior to the end of this term 06/30/2021. Before they commit to this upgrade they would like to renegotiate and secure additional term. Current Rent - \$54,837.09 paid annually (\$4.569.76pm) with a 5% annual escalation. Equipment installed is listed on the Attached Exhibit B-3. SBA is of the opinion that the current rent is market value or greater for the amount of equipment currently installed. The escalation which is currently at 5% per year is not industry norm. SBA's suggestion would be to lower the escalation to 3% per year. All this being said the current pending upgrade, as the application depicts now will have an increase in the current annual rent of \$15,780.



How will this proposal improve your operations, enhance customer service or otherwise benefit your department and the County?

Updates the lease to allow additional equipment, extends the term of the lease, increases rent but decreases annual escalation.

Desired Timeline:

Begin Date:

11/7/19

End Date:

12/6/19

Duration:

1 month

Anticipated Funding Source (select all that apply):

Requestor's Operating Budget

Capital Budget

Other (i.e. grants, donations, etc.; please describe):

Request Involves:

Parks Property

BHD Property



COUNTY FACILITIES PLANNING WORK INITIATION REQUEST DETERMINATION

CFPSC ACTION FOR CFPSC USE ONLY

CFPSC Project Tracking #:

2019-030

TYPE OF REQUEST (Refer to paragraph 4.3 of the CFPSC charter for more details)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> 1. Property Management | <input type="checkbox"/> 2. Move Management | <input type="checkbox"/> 3. Property Improvements |
| <input type="checkbox"/> 4. New Footprint | <input type="checkbox"/> 5. Contractual Obligations | <input type="checkbox"/> 6. Centralized Facilities Management Process Improvement |

CFPSC Review Comments:

FOR EASEMENTS ONLY

Reviewed & Recommended for Approval:

DAS — FM, AE&ES (Legal Description)

Director, DAS

Corporation Counsel

Note:

- Easements affecting lands zoned "Parks" require County Board approval.*
- Forward a copy of the recorded easement to AE&ES.*

CFPSC RECOMMENDATION

The County Facilities Planning Steering Committee reviewed this proposal on _____, As evidenced by the authorized signature below, the County Facilities Planning Steering Committee recommends _____ approval of this proposal.

Chair or Vice-Chair:

County Facilities Planning Steering Committee

Date:

Lessee's Site Number: 784454
Lessee's Site Name: County Grounds

Exhibit B-3

Equipment

Note: Any Equipment of Lessee not listed on Exhibit B-3 may not be installed by Lessee, unless the Agreement provides otherwise.

Antenna(s): 6 Total

Quantity: 3
Type: Panel
Manufacturer: Amphenol
Model: BXA-70063-8CF
Dimensions: 94.7"L x 11.2"W x 5.2"D
Weight: 24 lbs. each
Mounting Height: 70'

Quantity: 3
Type: Panel
Manufacturer: Kathrein
Model: 800-10766
Dimensions: 96"L x 11.8"W x 6"D
Weight: 54.8 lbs. each
Mounting Height: 70'

Cable(s):

Number of Lines: 6
Type:
Size: 1 5/8"

Number of Lines: 6
Type:
Size: 7/8"

Number of Lines: 1
Type: Hybrid Cable
Size:

RETs:

Quantity: 3
Manufacturer: Ericsson
Model: KRC115 032/2
Dimensions: 5.5"L x 3.5"W x 2.5"D
Weight: 1.65 lbs. each
Mounting Height: 70'

RRUs:

Quantity: 3
Manufacturer: Ericsson
Model: RRUS 11
Dimensions: 17.8"L x 17"W x 7.2"D
Weight: 55 lbs. each
Mount Location: 70'

Surge Suppressor(s):

Quantity: 1
Manufacturer: Raycap
Model: RUSD-6267-PF-48
Dimensions: 20"H x 18.6"W x 5.8"D
Weight: 19.95 lbs. each
Mount Location: 70'

Ground Space Requirements:

Square Feet: 384
Tenant Provided Shelter:
Dimensions: 24' x 16'
Shelter Type: Shelter

Frequencies:

Transmit: (CDMA)869-894 MHz,
(LTE)728-734 MHz

Receive: (CDMA)824-734 MHz,
(LTE)698-704 MHz