

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: **June 19, 2018** ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF


Motion and Title: Staff recommends motion approve: a Third Amendment to Lease Agreement (R2002-1464) with Verizon Wireless Personal Communications L.P. for the continued use of the roof top of the Southern Region Water Reclamation Facility in Boynton Beach.


Summary: Since August 20, 2002, Verizon Wireless Personal Communications L.P. (Verizon) has operated and maintained wireless communication antennas and radio equipment on the rooftop of the Southern Region Water Reclamation Facility located at 12751 Hagen Ranch Road in Boynton Beach. The current extension option runs through August 19, 2022. The County and Verizon co-locate communications equipment on the rooftop. This Third Amendment allows both parties to install new equipment on the rooftop and modifies Exhibits “C” Equipment Specifications, “D” Rooftop Site Plan, “E” Photo Simulations, and “F” Frequencies. These modifications reflect proposed equipment changes permitting Verizon to modify its antenna’s and its equipment cabinets to improve its 4G-LTE service and documents adding the County’s Water Utilities Telemetry System service. This Third Amendment also modifies the non-discrimination provisions to comply with County policy. Each party is responsible to obtain all necessary permits and governmental approvals associated with its modifications and each party is responsible for the cost of their own equipment installation. There will be no service interruptions to the County’s or Verizon’s operations. WUD supports this amendment and will continue to have administrative responsibility for this Lease. All other terms of the Lease Agreement remain in full force and effect. **(PREM) District 5 (HJF)**

Background and Justification: The Lease Agreement with Verizon was approved on August 20, 2002 (R2002-1464). Verizon exercised its first option on August 21, 2007 (R2007-1316) extending the term of the Lease Agreement through August 19, 2012. On June 19, 2012 (R2012-0891) Verizon exercised its second extension option. On December 18, 2012 (R2012-1885) the Board approved the First Amendment adding three (3) additional antennas for Verizon and permitting equipment modifications by both parties. On July 12, 2016 (R2016-0882) the Board approved a Second Amendment permitting modifications by both parties. On May 16, 2017 (R-2017-0631) Verizon's exercised its third option extending the lease through August 19, 2022. This Third Amendment modifies Verizon's antennas and equipment, and the County's non-discrimination provision, and adds the County's Water Utilities Telemetry System service. The modifications proposed for these amendments have been reviewed and approved by the Electronic Services and Security Division and the Water Utilities Department. Verizon is an entity registered with the Federal Securities Exchange Commission whose interest is for sale to the general public. Florida Statutes do not require that a Disclosure of Beneficial Interests be obtained.

Attachments:

1. Location Map
2. Third Amendment to Lease Agreement (2) (with Exhibits C, D, E, & F)

Recommended By:  Army Wolf 5/25/18
Department Director Date

Approved By:  J. Balcer 6/12/18
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>-\$0-</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No _____

Does this item include the use of federal funds? Yes _____ No X

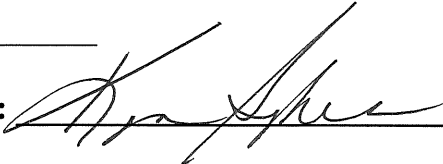
Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Impact

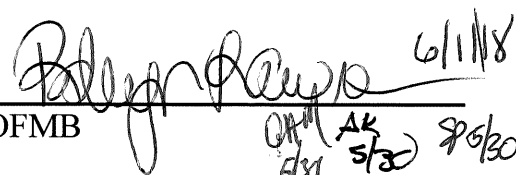
Fixed Asset Number _____


C. Departmental Fiscal Review:



III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 6/11/18
OK 5/31 AK 5/30 SP 6/30


Contract Development and Control 6/11/18

B. Legal Sufficiency:


Assistant County Attorney 6/12/18

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



LOCATION MAP

PAGE 06

ATTACHMENT NO

ATTACHMENT NO. 2
Third Amendment to Lease Agreement (2)
(16 pages each)

**THIRD AMENDMENT
TO
PALM BEACH COUNTY
LEASE AGREEMENT**

between

**PALM BEACH COUNTY,
a political subdivision of the State of Florida**

and

**VERIZON WIRELESS PERSONAL COMMUNICATIONS LP,
a Delaware limited partnership
d/b/a Verizon Wireless**

Exhibits:

- Exhibit "C-3" - Equipment Specifications
- Exhibit "D-3" - Rooftop Site Plan
- Exhibit "E-3" - Photo Simulations
- Exhibit "F-3" – Frequencies

**THIRD AMENDMENT TO
LEASE AGREEMENT**

THIS THIRD AMENDMENT TO LEASE AGREEMENT ("Third Amendment"), is made and entered into , by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as ("County"), and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless ("Tenant").

WITNESSETH:

WHEREAS, County and Tenant entered into that certain Lease Agreement dated August 20, 2002 (R2002-1464) (the "Lease"), for the installation, operation, and maintenance of Tenant's communications equipment on the rooftop of the Building as defined in the Lease, which facility is known as the Southern Regional Water Reclamation Facility and is situated on the County-owned property located at 12751 Hagen Ranch Road, Boynton Beach, Florida; and

WHEREAS, the First Amendment to the Lease Agreement (R2012-1885) allowed both parties to make additions and improvements to their antennae and equipment; and

WHEREAS, the Second Amendment to the Lease Agreement (R2016-0882) allowed both parties to install new equipment to improve 4G-LTE service and add Wi-Fi service; and

WHEREAS, the current term of the Lease has been extended through August 19, 2022; thereafter, Tenant retains the option of extending the Lease for two (2) successive periods of five (5) years each; and

WHEREAS, both County and Tenant wish to modify their respective communications equipment and frequencies, document the County's additional AMI antenna and replace Exhibits "C-2", "D-2", "E-2", and "F-2" of the Lease to reflect those modifications; and

WHEREAS, County wishes to modify certain other provisions and incorporate certain language into the Lease; and

WHEREAS, County and Tenant acknowledge that updated passing intermodulation studies were performed.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. All defined terms as used in this Third Amendment shall have the same meaning and effect as in the Lease.
2. Exhibit "C-2" of the Lease is hereby replaced with Exhibit "C-3" attached hereto and made a part hereof.
3. Exhibit "D-2" of the Lease is hereby replaced with Exhibit "D-3" attached hereto and made a part hereof.

4. Exhibit "E-2" of the Lease is hereby replaced with Exhibit "E-3" attached hereto and made a part hereof.

5. Exhibit "F-2" of the Lease is hereby replaced with Exhibit "F-3" attached hereto and made a part hereof.

6. Section 4.05 of the Lease, as amended, is hereby deleted in its entirety and replaced with the following:

Section 4.05 Non-Discrimination.

Tenant shall assure and certify that it will comply with Title VI of the Civil Rights Act of 1964, as amended, and Palm Beach County Resolution No. R92-13, and shall not discriminate against any individual on the basis of their race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, gender identity or expression, disability, or genetic information with respect to any activity occurring under this Lease.

7. Tenant represents that it is an entity registered with the Federal Securities Exchange Commission whose interest is for sale to the general public, and therefore, it is exempt from disclosing its beneficial interest pursuant to Section 286.23 (3) (a) Florida Statutes.

8. Except as modified by this Third Amendment and the prior amendments, the Lease remains unmodified and in full force and effect and the parties hereby ratify, confirm and adopt the Lease, as amended, in accordance with the terms thereof. This Third Amendment is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners, and shall become effective only when signed by all parties and approved by the Palm Beach County Board of County Commissioners.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, County and Tenant have executed this Third Amendment, or have caused the same to be executed by their duly authorized representatives, as of the day and year first above written.

WITNESS:

Doris P. Roosen
Witness Signature

DORIS P. ROOSEN
Print Witness Name

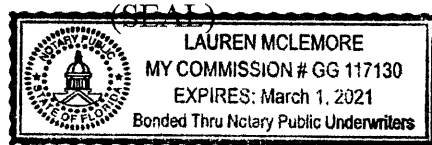
Jamie Fernandez
Witness Signature

Jamie Fernandez
Print Witness Name

VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a
Verizon Wireless

Frank Wise
Executive Director, Network

Date: 5/8/18



Lauren McEmore 5/8/18

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

PALM BEACH COUNTY,
a political subdivision of the State of
Florida

By: _____
Melissa McKinlay, Mayor

(SEAL)

WITNESSES:

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: [Signature]
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

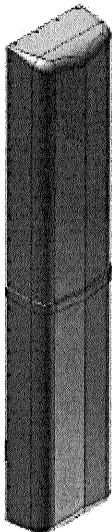
By: [Signature]
Audrey Wolf, Director
Facilities Development & Operations

Exhibit “C-3”
Equipment Specifications



X7CQAP-665-V

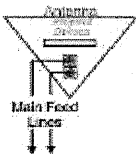
X-Pol Low/4 Branch RX High, 698-896/1710-2170MHz, 72", 65° H-Beam
Variable E-Tilt RET/MET



- Macro Cell Antenna
- 4 Branch RX High Band antenna:
 - One Low Band, Two High Band Antennas in a Single Radome, each with Seperate Tilts
- Quantity 3 RET or MET Setup
- Suitable for LTE/CDMA/UMTS/GSM
- AISG 2.0 RET or Manual MET Tilt Control

Available with Integrated Diplexers

Reduces mainline cables
Eliminates external devices



Electrical Specifications

Frequency Band, MHz	698-824	824-896	1710-1880	1850-1990	1920-2170
Horizontal Beamwidth, 3dB points	69°	65°	65°	64°	62°
Gain, dBi	15.6	16.5	17.5	17.9	17.7
Vertical Beamwidth, 3dB points	10.1°	10.°	5.9°	5.7°	5.5°
Front-to-Back Ratio at 180°, dB	>28		>28		
Upper Sidelobe Suppression, Typical, dB	<-16		<-16		
Polarization	+/-45°		2x +/-45°		
Electrical Downtilt	0°-10° or 4°-14°		0°-6° or 4°-10°		
VSWR/Return Loss, dB, Maximum	1.5:1/14.0		1.5:1/14.0		
Isolation Between Ports, dB, Minimum	>28		>28		
Intermodulation (2x20w), IM3, dBc, Maximum	-150		-150		
Impedance, ohms	50		50		
Maximum Power Per Connector, CW	500		250		

www.cssantenna.com
410-612-0080

All Specifications are subject to change.

Exhibit “C-3”
Equipment Specifications



X7CQAP-665-V

X-Pol Low/4 Branch RX High, 698-896/1710-2170MHz, 72", 65° H-Beam
Variable E-Tilt RET/MET

Mechanical Specifications

Dimensions, Length/Width/Depth	72.0/14.6/8.1 in (1829/372/206mm)
Connector (Quantity) Type (non-IP Model)	(6 total: 2 low, 4 high band) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	49.5 lbs (22.45 Kg) <i>Estimated</i>
Bracket Weight	13.2 lbs (5.99 Kg)
Standard Bracket Kit	CSS P/N 919011
Mechanical Downtilt Range	0°-12°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	150 mph (241 km/h)
Front Wind Load @100mph	211.8 lbf (942.2 N)
Equivalent Flat Plate @ 100mph	4.22 sq-ft (c=2) @100 mph

RET Information

Model	CSS-RET-200
Mounting Location	Back
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	CSS-PCU-220



Order Information

Model	Description
X7CAP-665-VM0	Manual adjust variable e-tilt (MET), EDT 0-10° low band and 0-6° high band
X7CAP-665-VM4	Manual adjust variable e-tilt (MET), EDT 4-14° low band and 4-10° high band
X7CAP-665-VR0	Remote motor adjust variable e-tilt (RET), EDT 0-10° low band and 0-6° high band
X7CAP-665-VR4	Remote motor adjust variable e-tilt (RET), EDT 4-14° low band and 4-10° high band
X7CAP-665-VM0-IP	Manual adjust variable e-tilt (MET), EDT 0-10° low band and 0-6° high band with internal diplexers
X7CAP-665-VM4-IP	Manual adjust variable e-tilt (MET), EDT 4-14° low band and 4-10° high band with internal diplexers
X7CAP-665-VR0-IP	Remote motor adjust variable e-tilt (RET), EDT 0-10° low band and 0-6° high band with internal diplexers
X7CAP-665-VR4-IP	Remote motor adjust variable e-tilt (RET), EDT 4-14° low band and 4-10° high band with internal diplexers

www.cssantenna.com
410-612-0080

All Specifications are subject to change.

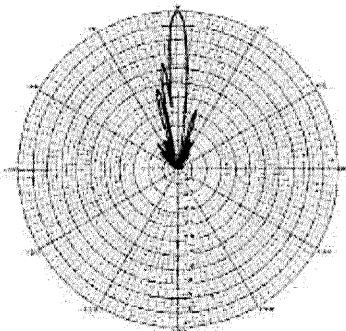
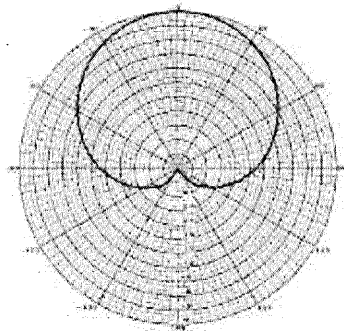
Exhibit “C-3”
Equipment Specifications



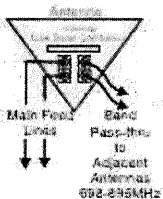
AXP19-60
Xpol, 60° H-Beams

1710-2170 MHz

Electrical Specifications		Mechanical Specifications		Link to Mechanical Drawing
Frequency	1710-2170 MHz	Input Connector (female)	Back 7/16 DIN or w/bol. opt.	
Polarization	Slant +/- 45	Antenna Dimensions (LxWxD)	69.1 x 6.7 x 4.1 in. (1755 x 170 x 104mm)	
Gain @ 1710 MHz	19.0 dBi	Antenna Dimensions with Col. "lp"	69.1 x 6.7 x 4.5 in. (1755 x 170 x 114mm)	
Gain @ 1920 MHz	19.3 dBi	*Antenna Weight	15.0 lbs	
Gain @ 2170 MHz	19.6 dBi	Bracket Weight	13.2 lbs	
Horizontal Beam (3dB Points)	60°	RF Distribution	Printed Microstrip Substrate	
Vertical Beam (3dB Points)	5°	Radome	Ultra High-Strength Luran	
Elect. Down tilt Range, 2° Increments	0-6°	Weatherability	UV Stabilized, ASTM D1925	
VSWR / Return Loss	<1.40:1 / 15.6 dB	Radome Water Absorption	ASTM D570, 0.45%	
VSWR / Return Loss w/lp	<1.50:1 / 14.0 dB	Environmental	MIL-STD-810E	
Front-to-Back at Horizon	>30 dB	Wind Survival	150 mph	
Upper Side Lobe Suppression	<-18 dB	Front Wind Load @ 100mph	105 lbf	
Impedance	50 Ohms	Equivalent Flat Plate @ 100mph	2.13 sq. ft. (c=2)	
Power Input Per Connector	250 CW at 1900 MHz	Mounting Brackets	Fits 3.5 Inch Max. O.D. Pipe	
Isolation	< -26 dB	Mechanical Down tilt Range	0-12°	
Intermodulation (2x20W)	typ -150 dBc	Clamps/Bolts	Galvanized Steel/Stainless Steel	



Available with Integrated Diplexers
and back mounted connectors,
bottom mounted connectors
are not available with Integrated Diplexers.



Integrated Pass-Thru Diplexers will work with TMA's

Recommended Connector Coupling Torque
7/16 DIN: 220-265 lb/in (25-30 N-m)

Ordering Information & Options

AXP19-60-x "x" is a placeholder for the built-in fixed electrical down tilt in degrees, set to 0, 2, 4 or 6
AXP19-60-xip "ip" option includes pass-thru integrated diplexer(s) which pass DC to the diplexer port(s)
AXP19-60-x(bol) for bottom mounted connectors, add "bol" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options

Published 12/01/12
Subject to change

www.cssantenna.com



Exhibit “C-3”
Equipment Specifications

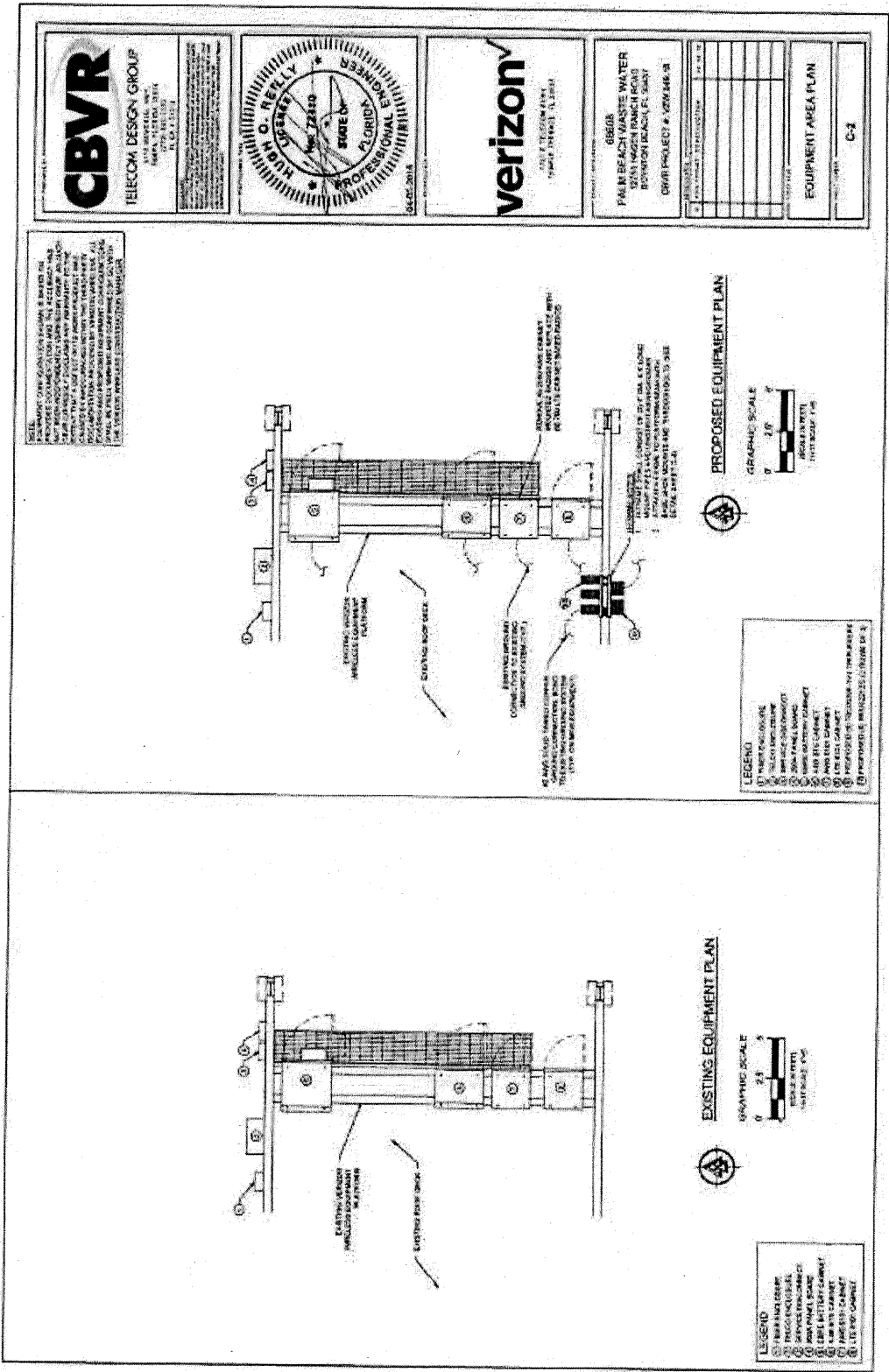


Exhibit “C-3”
Equipment Specifications

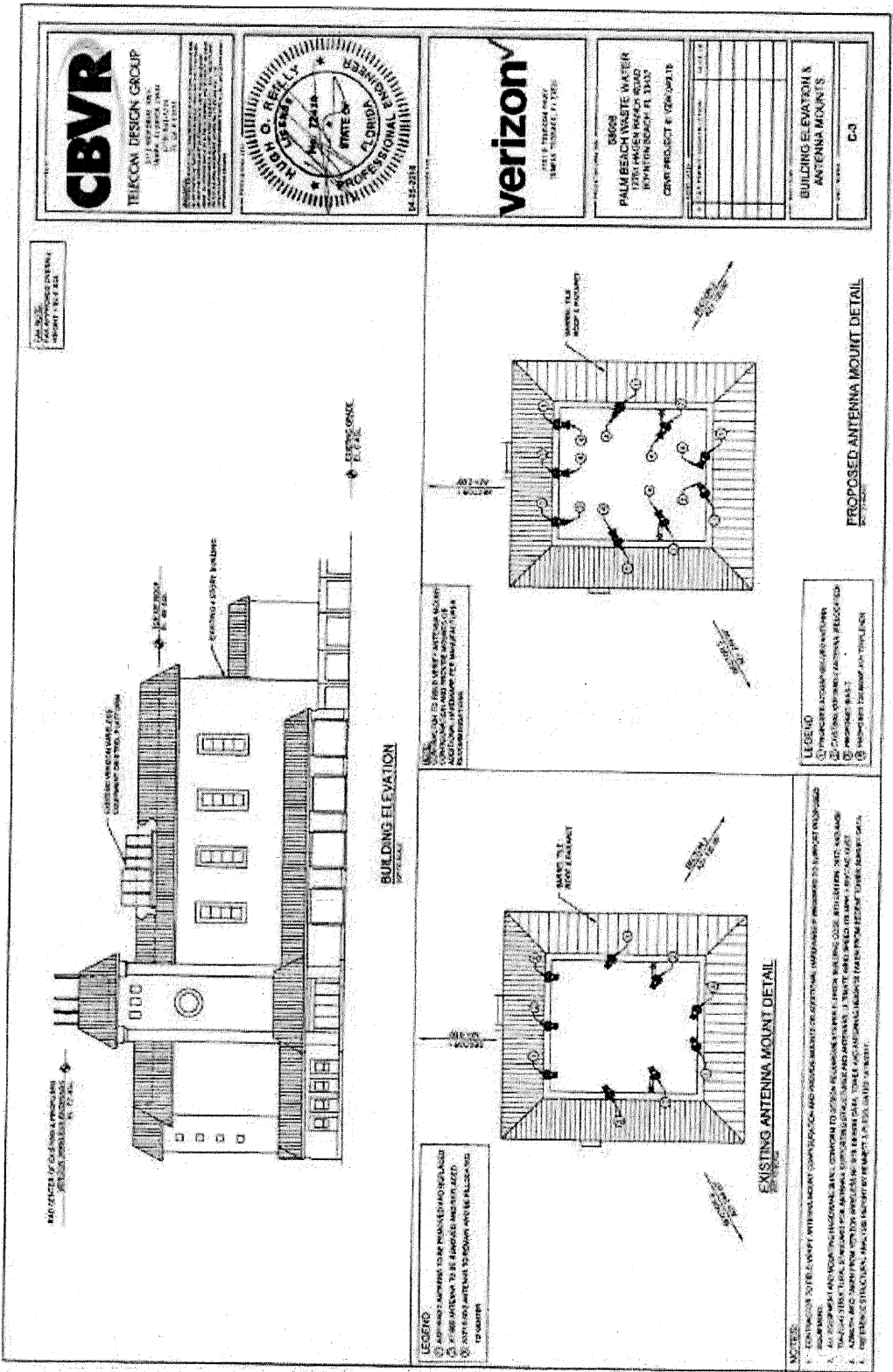


Exhibit "D-3"
Rooftop Site Plan

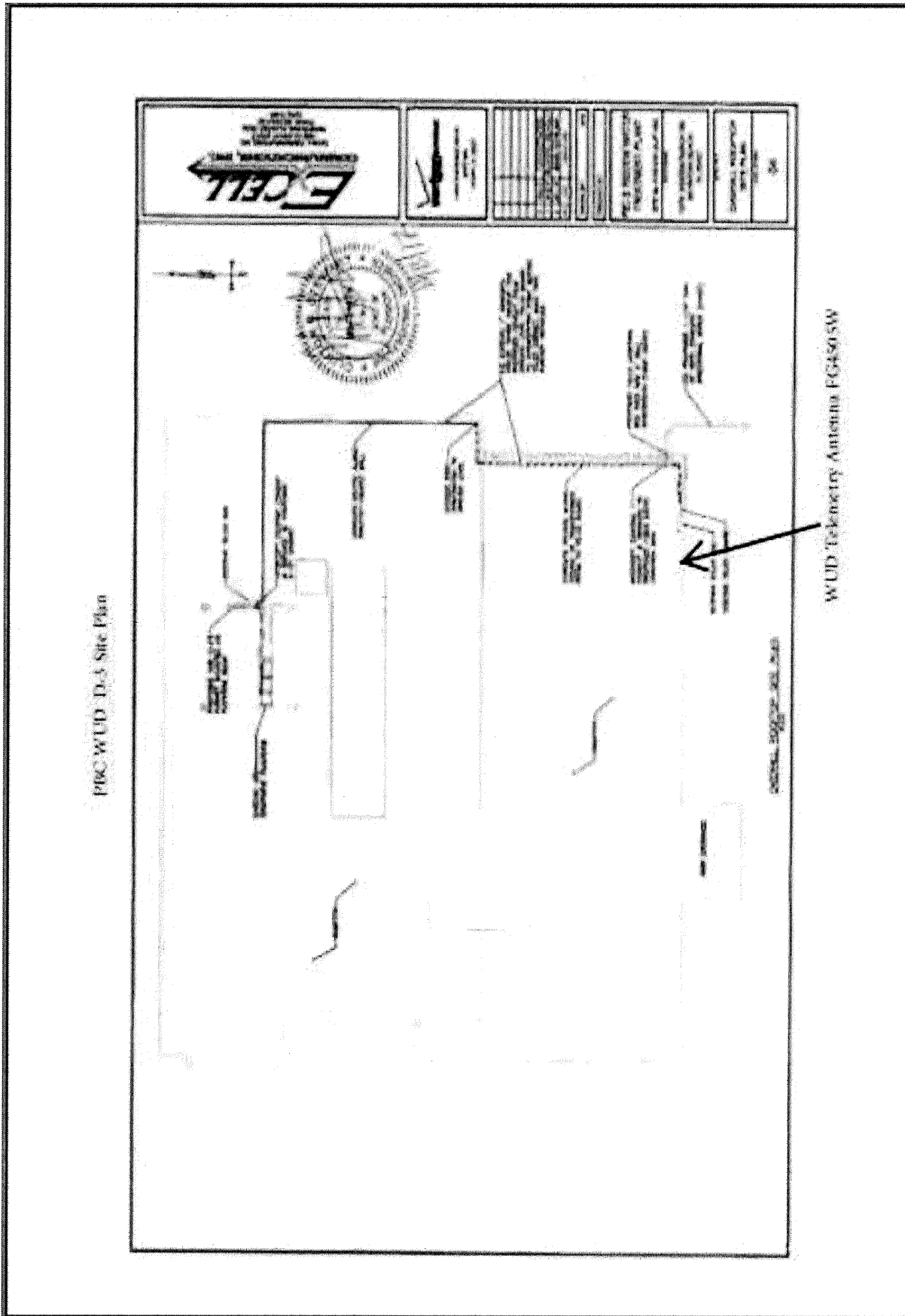


Exhibit “E-3”
Photo Simulations

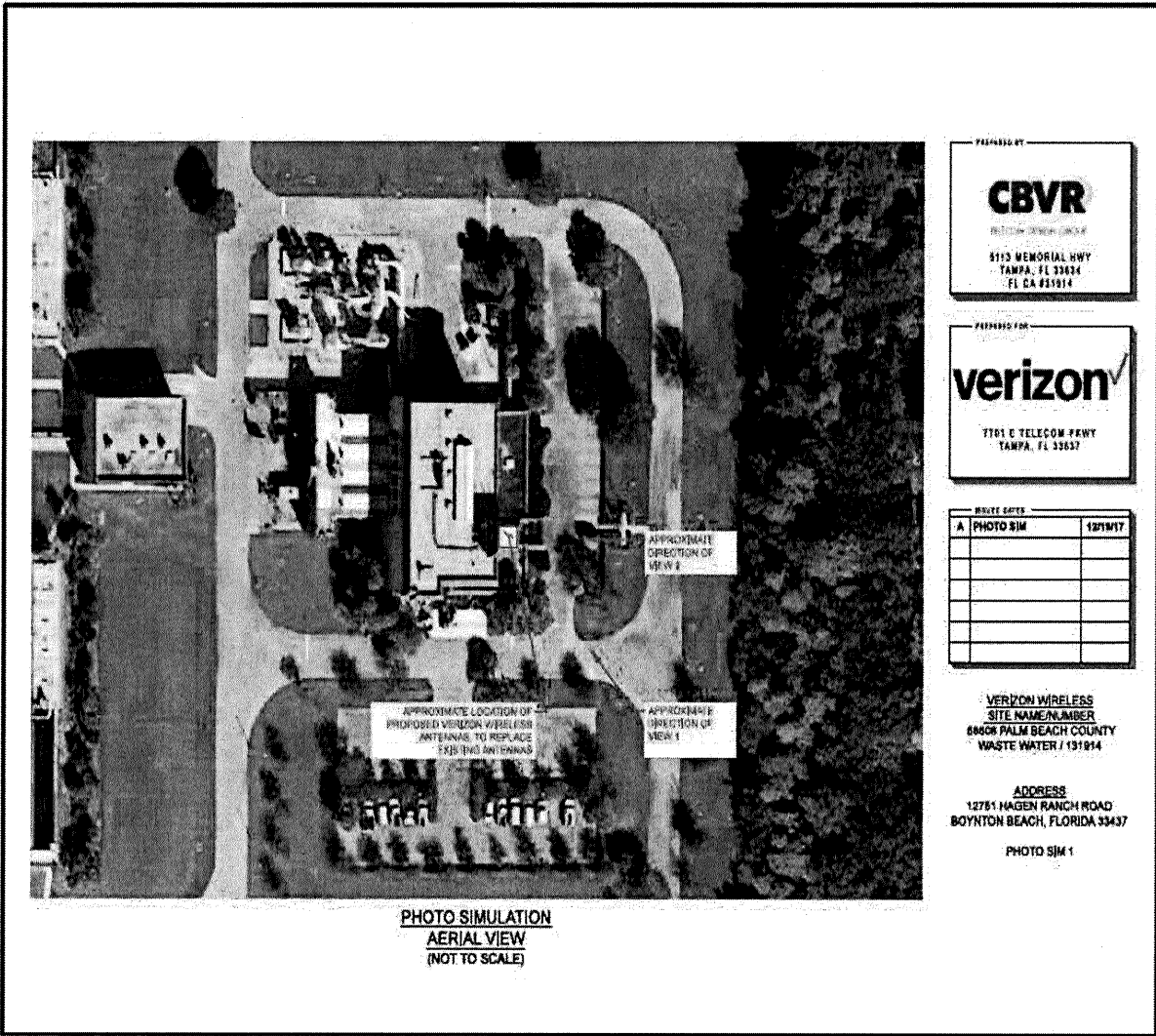


Exhibit “E-3”
Photo Simulations




PHOTO SIMULATION - VIEW 1
TWO EXISTING ANTENNAS PER SECTOR (SIX TOTAL) TO BE REPLACED WITH PROPOSED ANTENNAS OF SIMILAR PHYSICAL DIMENSIONS (HEIGHT AND DEPTH) AND VISUAL IMPACT.

PREPARED BY
CBVR
PALM BEACH COUNTY
5115 MEMORIAL HWY
TAMPA, FL 33634
FL SA 831014

PREPARED FOR
verizon
7101 E TELECOM PKWY
TAMPA, FL 33637

SHEET DATA	
A. PHOTO SIM	12/19/17

VERIZON WIRELESS
SITE NAME/NUMBER
68608 PALM BEACH COUNTY
WASTE WATER / 131914

ADDRESS
12781 HAGEN RANCH ROAD
BOYNTON BEACH, FLORIDA 33437

PHOTO SIM 2

Exhibit “E-3”
Photo Simulations

PREPARED BY:

CBVR

BOYNTON COUNTY FACILITY

8113 MEMORIAL HWY
TAMPA, FL 33624
FL CA 835014

PREPARED FOR:

verizon

7701 E TELECOM PKWY
TAMPA, FL 33637

REVISED DATES		
A	PHOTO SIM	12/10/17

VERIZON WIRELESS
SITE NAME/NUMBER
68608 PALM BEACH COUNTY
WASTE WATER / 131914

ADDRESS
12781 HAGEN RANCH ROAD
BOYNTON BEACH, FLORIDA 33437

PHOTO SIM 3

Exhibit “F-3”

Frequencies

PALM BEACH COUNTY ELECTRONIC SERVICE AND SECURITY DIVISION - SYSTEM
FREQUENCIES
SITE NAME: South Regional Water Reclamation Facility
12751 Hagen Ranch Road, Boynton Beach

3-6-2018

TRANSMIT	RECEIVE	USE	NOTE
460.5000	465.5000	Water Utilities, TM	(1)
460.6250	465.6250	Water Utilities, RPT	(1)
460.7500	465.7500	Water Utilities, LST	(1)
453.2250	453.2250	Water Utilities, Irrigation	(1)
452.9125	457.9125	Water Utilities, TM	(3)
902-928MHz ISM	902-928MHz ISM	Water Utilities, Well Water Level Data	(3)
5.725-5.850GHz & 2.4-2.5GHz	5.725-5.850GHz & 2.4-2.5GHz	Water Utilities, WIFI	(1)
940.1750	901.1750	Water Utilities, AMI System	(2)
851.8500	806.8500	PBC 800MHz Trunked System	(1)
857.3125	812.3125	PBC 800MHz Trunked System	(1)
851.3250	806.3250	PBC 800MHz Trunked System	(1)
852.1000	807.1000	PBC 800MHz Trunked System	(1)
853.2250	808.2250	PBC 800MHz Trunked System	(1)
851.7500	806.7500	PBC 800MHz Trunked System	(1)
851.6250	806.6250	PBC 800MHz Trunked System	(1)
851.6000	806.6000	PBC 800MHz Trunked System	(1)
852.3250	807.3250	PBC 800MHz Trunked System	(1)
851.1250	806.1250	PBC 800MHz Trunked System	(1)
851.1000	806.1000	PBC 800MHz Trunked System	(1)
860.3375	815.3375	PBC 800MHz Trunked System	(1)
859.3375	814.3375	PBC 800MHz Trunked System	(1)
853.7000	808.7000	PBC 800MHz Trunked System	(1)
856.3375	811.3375	PBC 800MHz Trunked System	(1)
860.3125	815.3125	PBC 800MHz Trunked System	(1)
852.3375	807.3375	PBC 800MHz Trunked System	(1)
853.6500	808.6500	PBC 800MHz Trunked System	(1)
856.3125	811.3125	PBC 800MHz Trunked System	(1)
858.3125	813.3125	PBC 800MHz Trunked System	(1)
852.3500	807.3500	PBC 800MHz Trunked System	(1)
858.3375	813.3375	PBC 800MHz Trunked System	(1)
859.3125	814.3125	PBC 800MHz Trunked System	(1)
851.8250	806.8250	PBC 800MHz Trunked System	(1)
1710-2170MHz		Verizon Additional Antennas	(2)

Note: (1) Current; (2) Future; (3) To be installed.

TENANT SYSTEM FREQUENCIES (Verizon)

Transmit Frequency	Receive Frequency
1950-1965 MHz (1)	1870-1885 MHz (1)
776-787 MHz (2)	746-757 MHz (2)