

STAFF REPORT

SUBJECT: Proposed AT&T Cell-Site at LAVTA Administration and Maintenance Facility

FROM: Michael Tree, Executive Director

DATE: February 26, 2019

Action Required

Information only- Staff is requesting guidance on the deal points for the proposed AT&T Mobile cell-site at LAVTA Administration and Maintenance Facility

Background

In September of 2007, LAVTA approved a proposal to install a T-Mobile cell-site at the LAVTA facility located at 1362 Rutan Court, Livermore, California. The cell-site approved was a telecommunication facility consisting of three antennas on a pole at a total height of 40 feet and ground-mounted equipment cabinets in the LAVTA bus parking lot. The basic deal points of the T-Mobile cell-site agreement were as follows:

- T-Mobile offered to reimburse LAVTA up to \$3,000 for attorney fees and other administrative costs incurred during the implementation phase.
- T-Mobile offered a monthly rental fee of \$1,800 per month (current rate is \$3,078)
- T-Mobile offered a rent escalator of 5% per year
- The initial term was for five (5) years, with three (3) additional five (5) year (renewal) terms available.

Discussion

Recently, LAVTA was approached by AT&T Mobile about the prospects of installing an AT&T cell-site in the vicinity of the T-Mobile cell-site at the LAVTA facility. The cell-site is similar to the T-Mobile cell site, but slightly larger with a 50 foot pole and three arms at the top where antennas are mounted. The AT&T Mobile cell-site also includes ground mounted equipment cabinets.

Staff has reviewed the location of the proposed AT&T cell-site and finds that there is sufficient space on three of the parking spaces that were used years ago for the agency's paratransit fleet, but are no longer used. Additionally, staff finds that the proposed cell-site will not interfere with bus operations in the yard. See Attachment 1 for a locator map of the proposed cell-site and a drawing of the pole, antennas and cabinets.

After review of rents and rent escalator information for nearby cell-sites (see Attachment 2), staff and AT&T have tentatively agreed on the following deal points to bring forward for consideration:

- AT&T Mobile offers to reimburse LAVTA up to \$5,000 for attorney fees and other administrative costs incurred during the implementation phase.
- AT&T Mobile offers a monthly rental fee of \$3,750 per month
- AT&T Mobile offers a rent escalator of 3% per year
- The initial term is for five (5) years, with three (3) additional five (5) year (renewal) terms available.

AT&T Mobile is currently in the process of working with the City of Livermore to obtain permits for the proposed cell-site. The City is expected to require enhancements to the appearance of the cell tower. Additionally, legal is reviewing the Agreement that will be used for the project.

Financial Impact

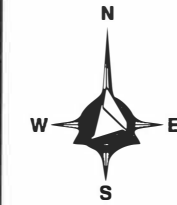
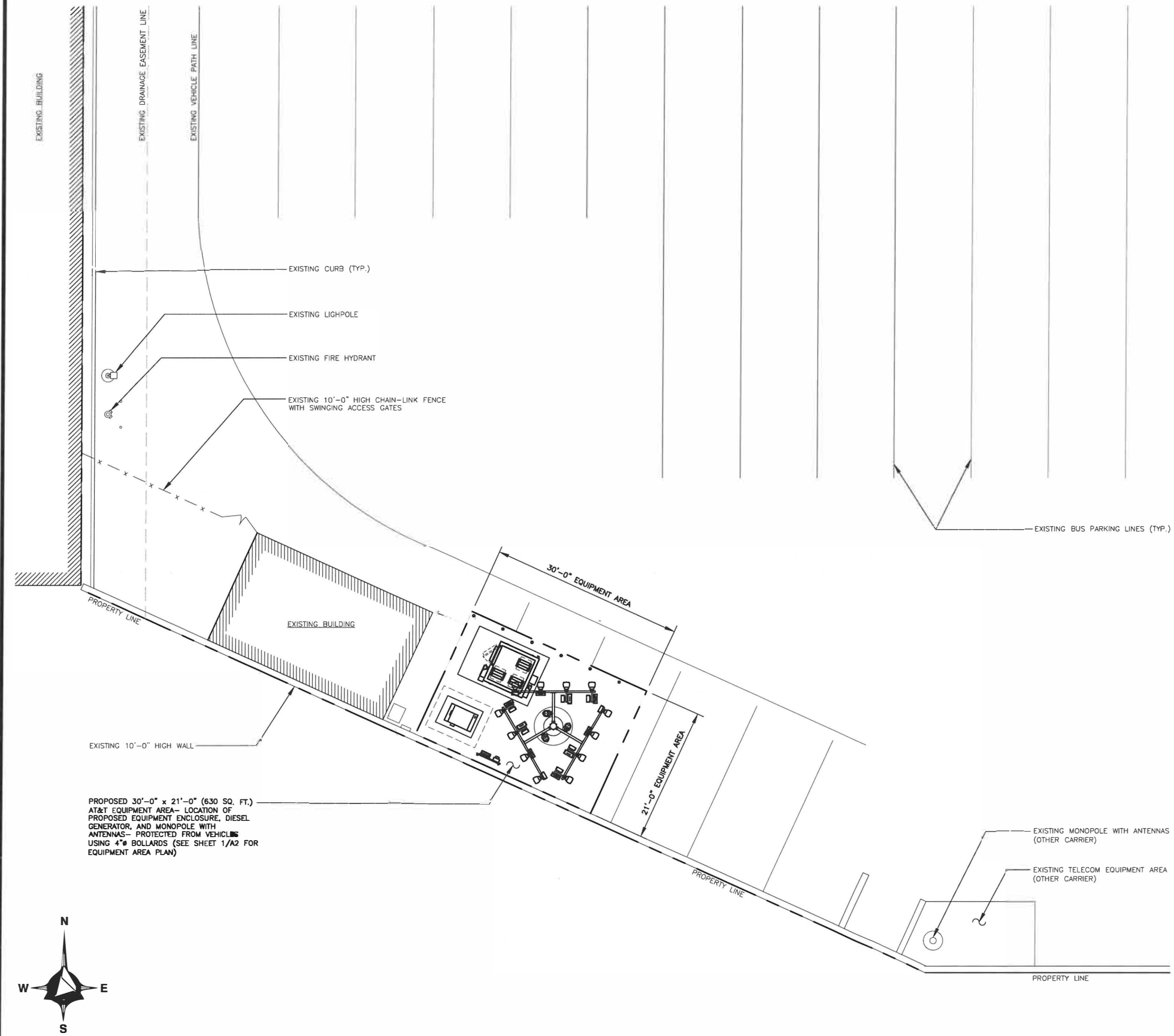
The initial financial impact of the AT&T Mobile cell-site rental agreement will be an augmentation of \$45,000 per year in funds for the agency's operating budget. This amount will increase five (5) percent annually for the term of the agreement.

Recommendation

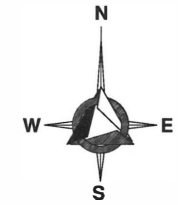
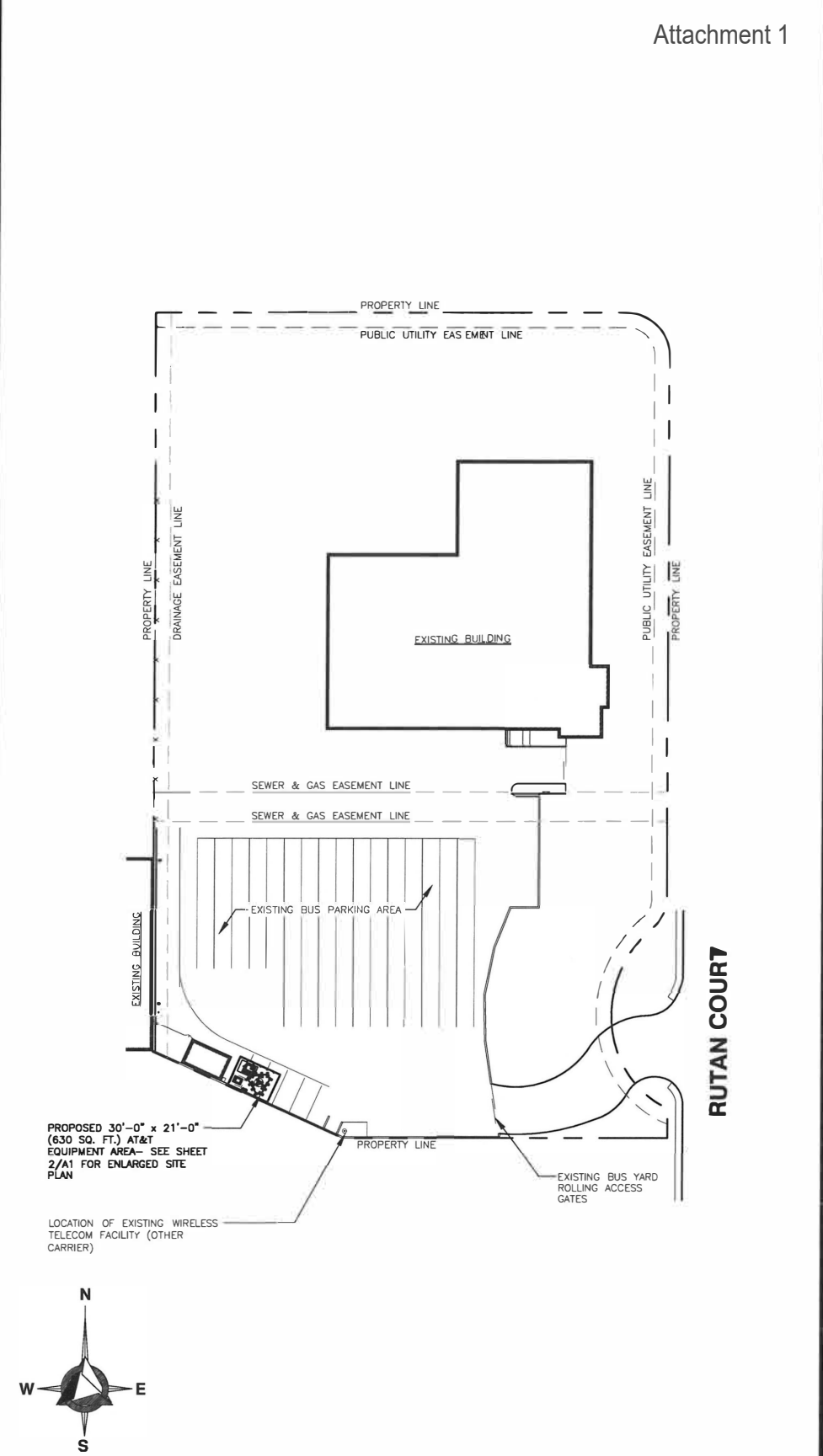
No action required at this time- Staff is requesting guidance on the deal points for the proposed AT&T mobile cell-site at LAVTA Administration and Maintenance Facility.

Attachments:

1. Drawing of cell-site location and appearance
2. Inventory of cell-sites and rents in the area



ENLARGED SITE PLAN



OVERALL SITE PLAN

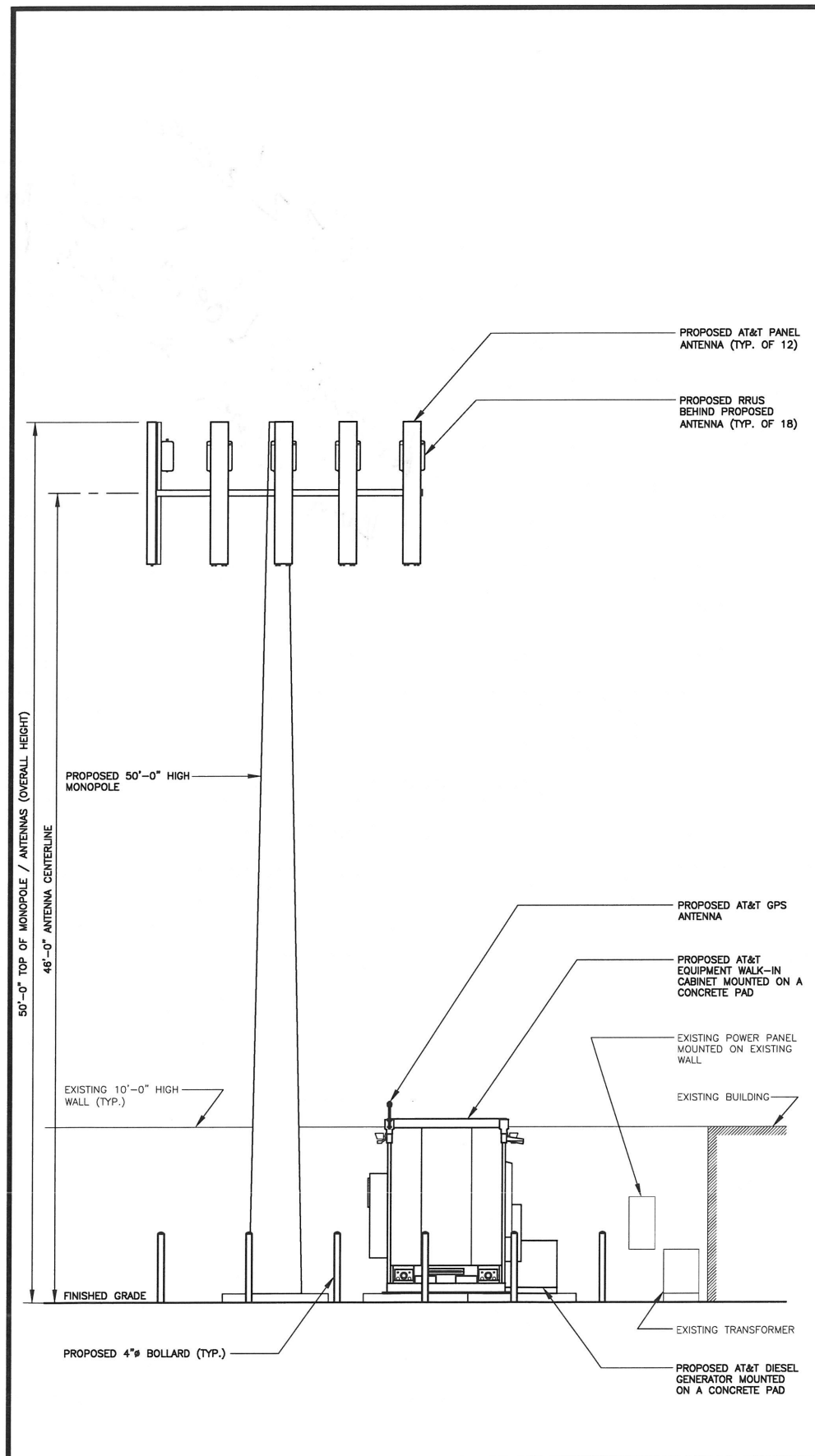

5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583

WHEELS LAVTA
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1362 RUTAN COURT
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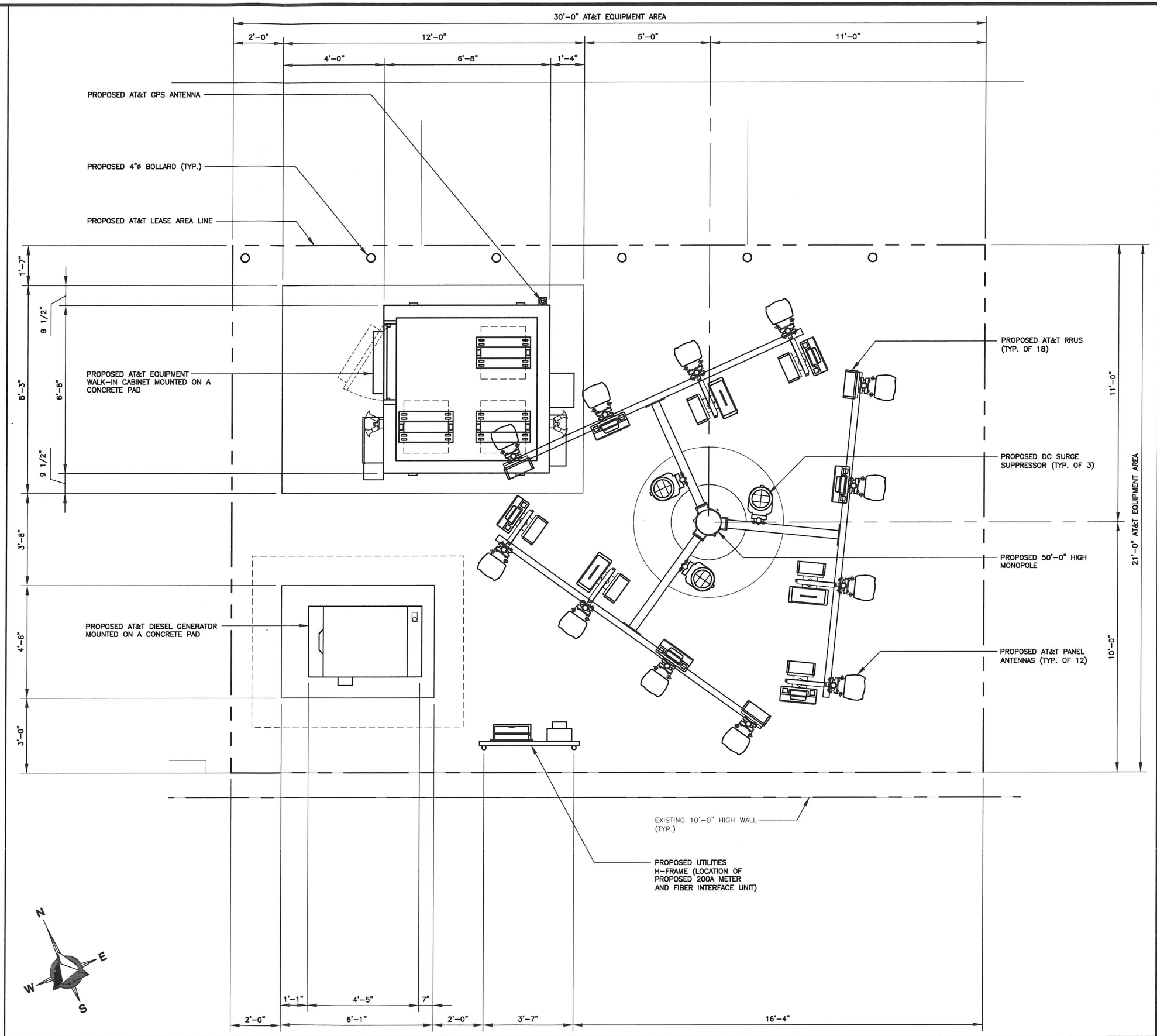
REV.	DATE	DESCRIPTION	BY	CHK
1	12/11/17	ISSUED FOR CONCEPT DESIGN	ND	JK
2	1/15/18	ISSUED FOR CONCEPT DESIGN	HT	

SHEET TITLE	
OVERALL & ENLARGED SITE PLANS	
SHEET	DGE NO.
A1	P17AN007
	SITE NAME
	WHEELS LAVTA



NORTH ELEVATION

2



EQUIPMENT AREA PLAN

1

<p>5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583</p>	<p>WHEELS LAVTA CCL02511 1362 RUTAN COURT LIVERMORE, CA 94551</p>	<p>DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS 5635 WEST LAS POSITAS, SUITE 403 PLEASANTON, CA 94588 TEL: (925) 468-0115 FAX: (925) 468-0355</p>	<p>REV. DATE DESCRIPTION BY CHK</p> <p>1 12/11/17 ISSUED FOR CONCEPT DESIGN ND JK</p> <p>2 1/15/18 ISSUED FOR CONCEPT DESIGN HT</p>	<p>SHEET TITLE</p> <p>EQUIPMENT AREA PLAN & NORTH ELEVATION</p>	
			<p>SHEET DGE NO.</p> <p>A2 P17AN007</p>		
			<p>SITE NAME</p> <p>WHEELS LAVTA</p>		

Inventory of Cell-Sites in Area

Current Monthly Rent	Escalator	Site Name
\$4,275	3%	Cingular Wireless-City of Livermore (premium location on hill)
\$3,887	3%	ATTM-Spectrum (I-580 & Greenville)
\$3,887	3%	ATTM-Crown Castle (south Livermore)
\$3,215	3.5%	GTE-City of Livermore (City Hall)
\$3,078	5%	T-Mobile-LAVTA
\$2,622	3%	ATTM-Dublin Water District
<u>\$2,097</u>	2%	ATTM-CCATT (Vasco Rd)
Avg \$3,294		