

1.0 BACKGROUND:

The County regularly receives requests from representatives of wireless communication companies to lease county owned property for the purpose of constructing and operating communication towers, or to co-locate on an existing County owned tower. Each negotiated license or lease will be brought before the Lake County Board of County Commissioners for approval.

2.0 TECHNICAL REQUIREMENTS

The Consultant shall provide a submittal guideline for use by any party wishing to license or lease land and tower space on County-owned facilities. The submittal guideline shall include a list of technical information to be provided by a requestor so that the Consultant can make a determination as to the feasibility and risk associated with the request, in addition to maximizing return in funds and/or services.

Specifically, the Consultant's review of the submittal shall address the following:

- 2.1. Is there a guarantee that there is no interference to the now current operating system(s) at this location?
- 2.2. Are there any guarantees to solving potential interference in a timely manner (immediate for Public Safety)?
- 2.3. Is the proposed revenue to be received in line with the fair market value?
- 2.4. Is the County maximizing its return (from a wireless perspective), today and in the future, by licensing this site in this manner?
- 2.5. How does the site compare to other nearby sites available for the carrier?
- 2.6. What level of current coverage do the carriers have in this area?
- 2.7. What are the next closest four (4) sites to the area (north, south, east, west)?
- 2.8. How many co-locators could be likely to locate on the proposed tower?
- 2.9. Are the terms of the proposed license agreement in line with market practices, such as escalation, term and revenue/service sharing?

Consultant reports/analysis should be completed in thirty (30) days from the receipt of provided documentation and must include at a minimum:

- 2.10. An assessment of the lease value portion of the tower site co-location analysis.
- 2.11. Reviews of the provided site construction documents.
- 2.12. Reviews of the provided tower structural analysis.
- 2.13. Reviews of the provided intermodulation analysis.
- 2.14. Recommendations for each of the able.

The Consultant's service includes the review and analysis of requestor provided submittals and not the development of those submittals. Provided services include but not limited to reviewing and analyzing the accuracy of the following requestor provided documentation:

- 2.15. FCC licensing or coordination
- 2.16. The filing of FAA notices
- 2.17. Performance of structural analyses
- 2.18. Performance of intermodulation analyses
- 2.19. The signing and sealing of documents requiring the services of a professional engineer.

[The remainder of this page intentionally left blank]