ENROLLED ORDINANCE 176-10

FIRST AMENDMENT TO LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

WHEREAS, Waukesha County owns a radio tower (the "Tower") located at the 2120 Davidson Road, the City of Waukesha, Waukesha County, State of Wisconsin (the "Site"); and

WHEREAS, Cellco Partnership d/b/a Verizon Wireless, the successor in interest to Verizon Wireless Personal Communications LP, ("Verizon") currently leases space on the Tower and at the Site for operation of a cellular communications facility pursuant to that certain Tower and Ground Space Lease Agreement dated November 29, 2017 (the "Lease"); and

WHEREAS, Verizon desires to replace, modify or relocate various equipment, antennas and/or feedlines on the Tower in order to update aged equipment; and

WHEREAS, the County is willing to permit the upgrades, and otherwise amend the Lease with Verizon without requiring an increase in rent; and

WHEREAS, it is therefore necessary and desirable for the parties to execute an amendment to the Lease to formalize their agreement.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the First Amendment to Lease Agreement between the County and Verizon for use of the Tower and surrounding lands is hereby approved.

BE IT FURTHER ORDAINED that the Director of Emergency Preparedness or his designee is authorized to execute the First Amendment to Tower and Ground Space Lease Agreement and any other documents necessary to effectuate the intent thereof.

File Number: 176-0-024

FIRST AMENDMENT TO LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Presented by: Judiciary & Law Enforcement Committee
JeMUM
Peter M. Wolff, Chair
Michael afromley
Michael A. Crowley
3(2
Fyler J. Foti
Paristice W. Howard
Christine M. Howard
Darlere Marie Johnson
Darlene M. Johnson
Absent
Jacob LaFontain
Farry Nelson
Larry Nelson
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:
Date Margaret Wartman, County Clerk
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:
Wisconsin, is hereby: Approved: Vetoed:
Wisconsin, is hereby: Approved:

FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AGREEMENT

THIS FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AGREEMENT ("First Amendment"), dated as of the latter of the signature dates below, is by and between Waukesha County, Wisconsin, a quasi-municipal corporation, having a mailing address of 515 W. Moreland Blvd., Waukesha, WI 53188 hereinafter designated LANDLORD and Cellco Partnership d/b/a Verizon Wireless, with its principle offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 hereinafter designated TENANT.

WHEREAS, LANDLORD and TENANT entered into a certain Tower and Ground Space Lease Agreement dated on or about November 29, 2017 (the "Lease"), whereby LANDLORD leased to TENANT certain Premises, therein described, that are a portion of the Property located at 2120 Davidson Road, Waukesha, WI 53186 for use as a cellular communications facility; and

WHEREAS, among other things, the Lease requires that modifications and improvements to the Premises desired by TENANT that would result in additional equipment, change space requirements or change configuration, placement or number of antennas or feedlines are subject to the LANDLORD's prior approval, and may result in demand for increased rent and/or tower modifications; and

WHEREAS, TENANT desires to change, modify or relocate various equipment, antennas and/or feedlines on the Premises, which the LANDLORD is willing to approve so long as the Lease is otherwise amended as required hereby, and

WHEREAS, LANDLORD and TENANT, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LANDLORD and TENANT agree to amend the Lease as follows:

1. Additional Equipment Modification. LANDLORD consents to the installation and operation of the additional antennas, associated cables and equipment described on the attached Exhibit B-1 (the "Additional Equipment"). LANDLORD's execution of this First Amendment will signify LANDLORD's approval of Exhibit B-1. Exhibit B-1 hereby modifies Exhibit B to the Lease.

- 2. Other Terms and Conditions Remain. In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.
- 3. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this First Amendment on the dates set forth below.

"LANDLORD"

Waukesha County, Wisconsin, a quasi- municipal corporation
By:
Name:
Title:
Date:
TENANT"
Cellco Partnership d/b/a Verizon Wireless
By:
Its:
Name:
Title:
Date:

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

LESSEE ACKNOWLEDGEMENT

STATE OF
COUNTY OF
On the day of in the year before me,, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within this instrument and acknowledged to me that he/she executed the same in his/her official capacity, being authorized to do so, and that by his/her signature on the instrument, the party on behalf of which he/she acted, executed the instrument.
Notary Public
Printed Name:
My Commission Expires:
COUNTY ACKNOWLEDGEMENT
STATE OF WISCONSIN
COUNTY OF _WAUKESHA
On theday ofin the yearbefore me, Gary Bell, Waukesha County Director of Emergency Preparedness, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within this instrument and acknowledged to me that he executed the same in his official capacity, being authorized to do so, and that by his signature on the instrument, the party upon behalf of which he acted, executed the instrument.
Notary Public
Printed Name:
My Commission Expires:

Referred on: 05/06/21 File Number: 176-0-024 Referred to: JU 4

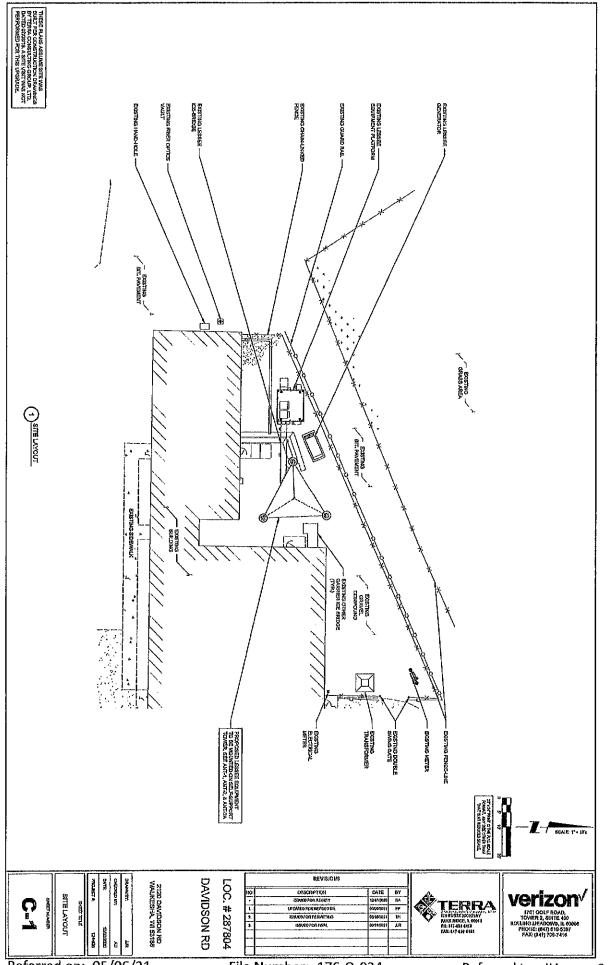
Exhibit B-1

(see attached drawings)

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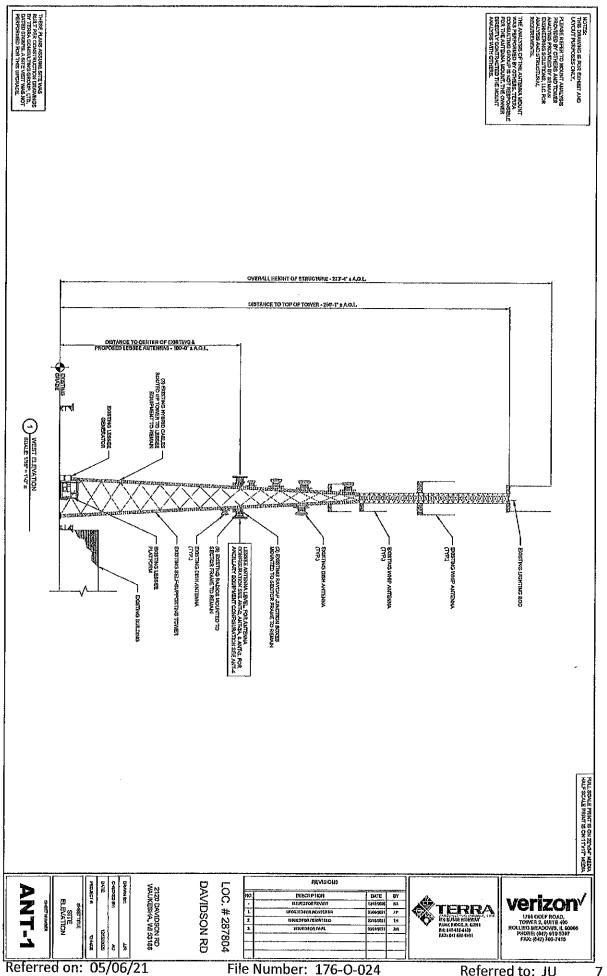
Referred on: 05/06/21

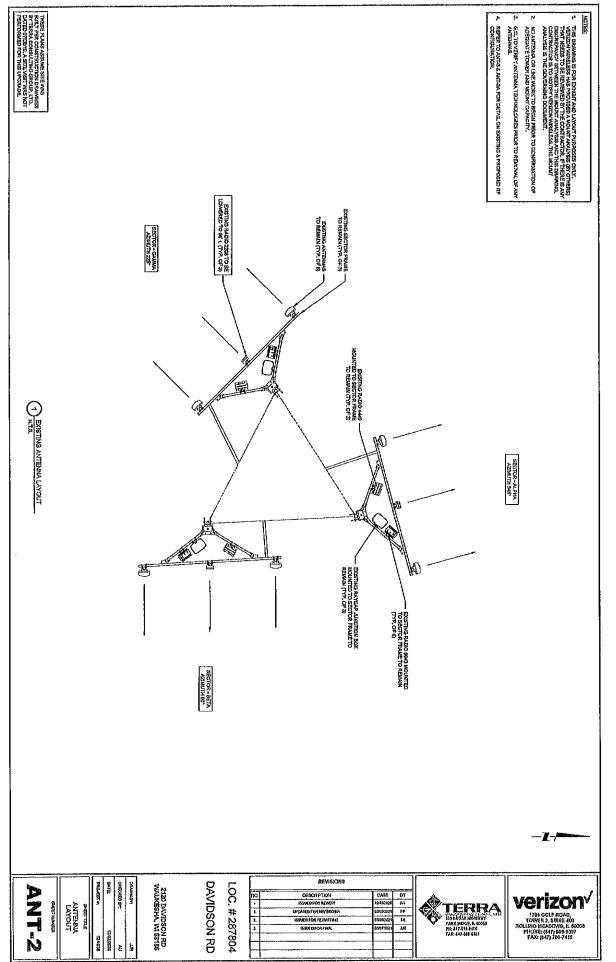
File Number: 176-0-024



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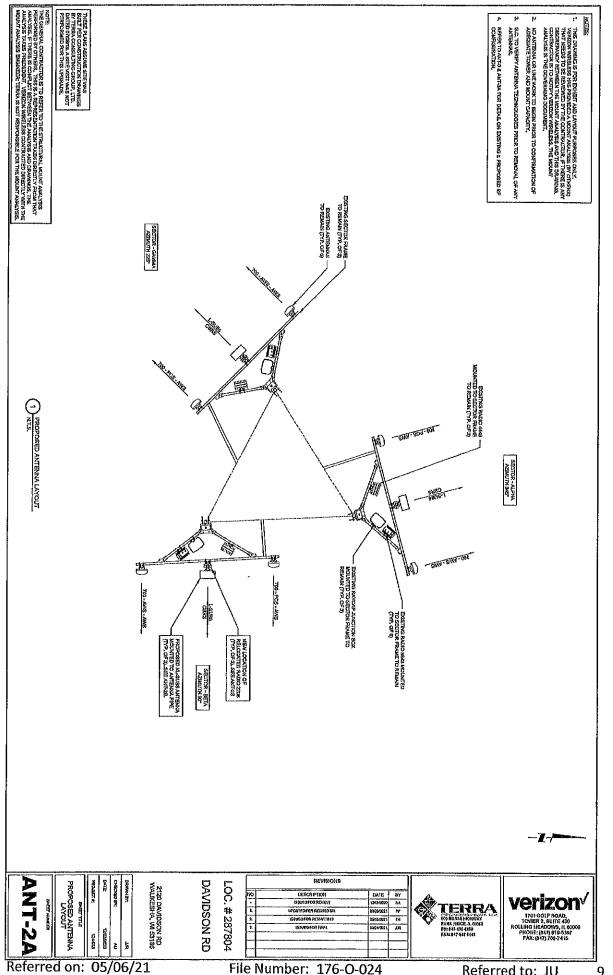
File Number: 176-0-024





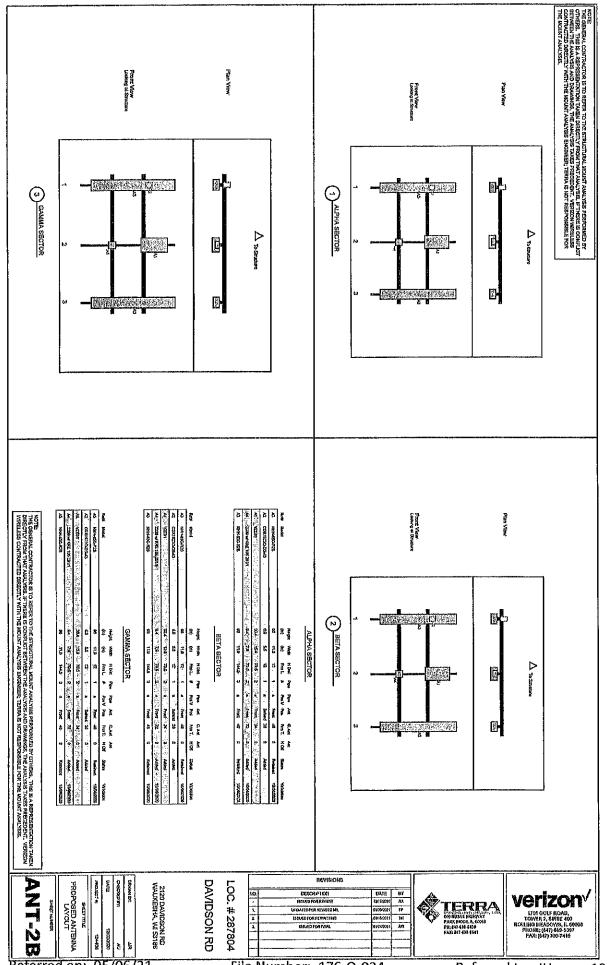
Referred on: 05/06/21

File Number: 176-O-024

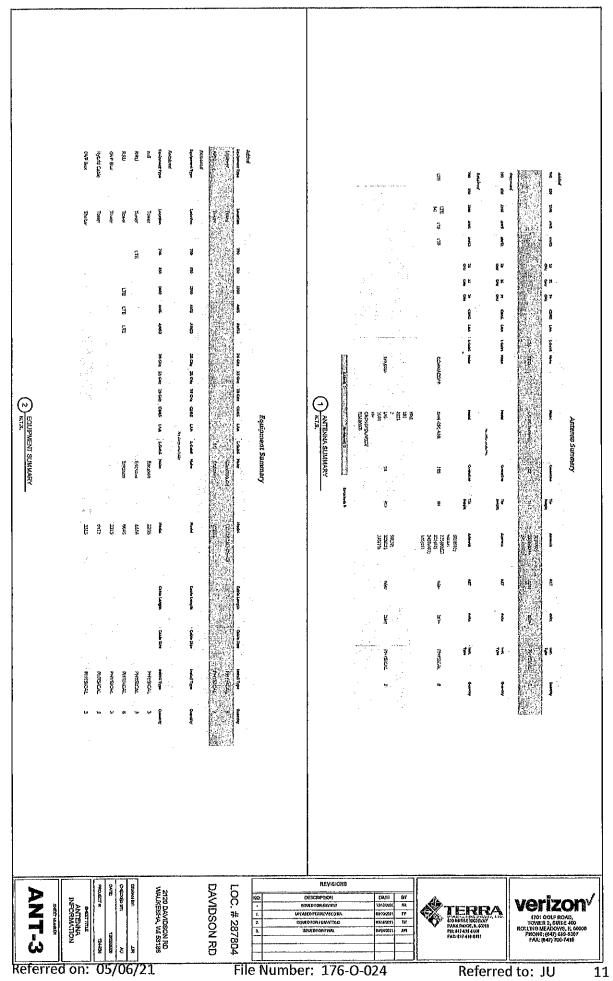


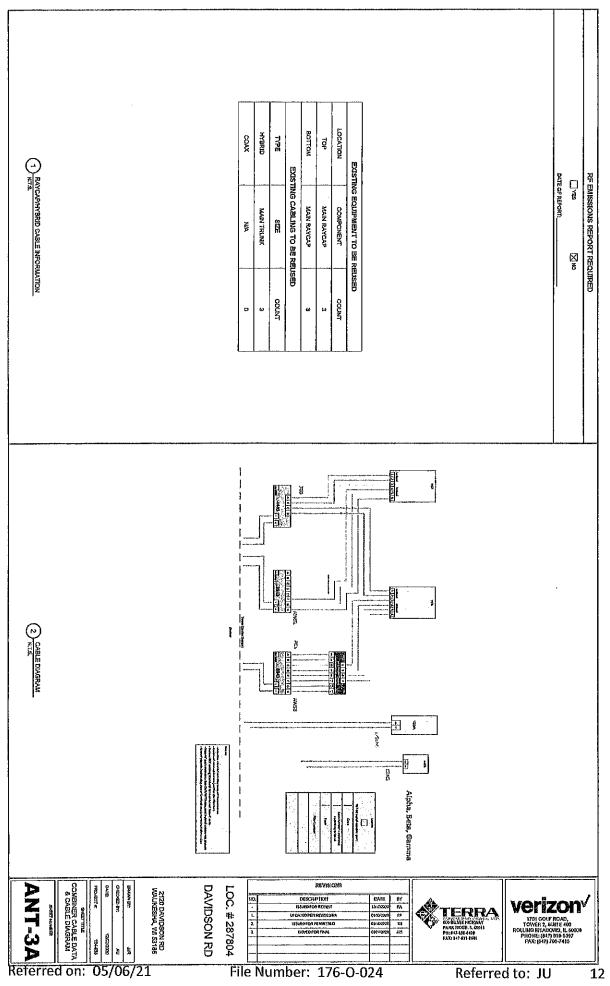
File Number: 176-0-024 Referred to: JU

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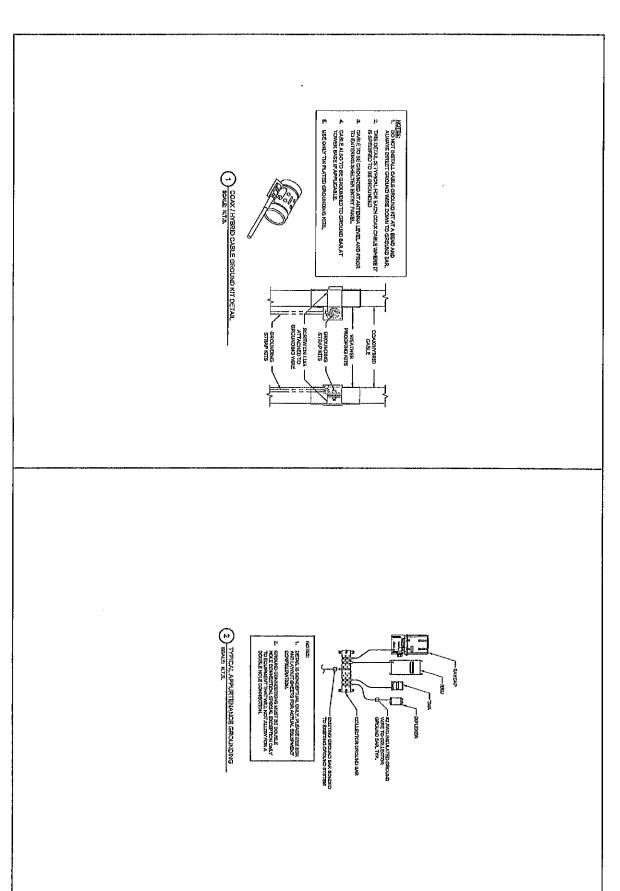


Referred on: 05/06/21 File Number: 176-0-024





File Number: 176-0-024



	o r	REVISIONS
VALIKESHA, WI 53185 WANTE: JA BOSSO PE: AU BOSSO PE: AU	OC. #287804 AVIDSON RD	DESCRIPTION

Referred on: 05/06/21

File Number: 176-0-024





Paul J. Ford & Company 250 East Broad Street Suite 600 Columbus, OH 43215 (614) 221-6679 iforbes@pauliford.com

Antenna Mount Analysis Report and PMI Requirements

Mount Analysis

SMART Tool Project #: 10016826

Paul J. Ford Project #: 24320-0549.002.8190

February 8, 2021

Site Information

Site ID:

287804-VZW / Davidson Rd

Site Name:

Davidson Rd Verizon Wireless

Carrier Name: Address:

2120 Davidson Road Waukesha, Wisconsin 53186,

3. Waukesha

County

Latitude: Longitude: 43.025000° -88.189960°

Structure Information

Tower Type:

250-Ft Self Support

Mount Type:

13.04-Ft Sector Frame

FUZE ID # 16233654

<u> Analysis Results</u>

13.04-Ft Sector Frame: 43.8% Pass

***Contractor PMI Requirements:

Included at the end of this MA report

Available & Submitted via portal at https://pmi.vzwsmart.com

Contractor - Please Review Specific Site PMI Requirements Upon Award

Requirements also Noted on Mount Modification Drawings

Requirements may also be Noted on A & E drawings

Report Prepared By: Jared Forbes

02|08|2021

IMBUS

Referred on: 05/06/21 File Number: 176-O-024 Referred to: JU 14

February 8, 2021 Site ID: 287804-VZW / Davidson Rd Page | 2

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only, and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS, FUZE# 16233654, dated September 14, 2020
Mount Mapping Report	RKS, Project # 287804, dated October 06, 2020

<u> Analysis Criteria:</u>

Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), Vult:	107 mph
	Ice Wind Speed (3-sec. Gust):	40 mph
	Paradamata a Mora Palamana	4 50 1

Design Ice Thickness:	1.50 İn
Risk Category:	II.
Exposure Category:	C
Topographic Category:	1
Topographic Feature Considered:	N/A
Topographic Method:	N/A
Ground Elevation Factor K.	A 988

	Ground Elevation Pactor, Ke:	บ.ยออ
Seismic Parameters:	Ss: St:	0.076 0.048

Maintenance Parameters:	Wind Speed (3-sec. Gust):	30 mph
	Maintenance Live Load, Lv:	250 lbs.
	Maintenance Live Load, Lm:	500 lbs.

	Maintenance Live Load, Lm:	500 lb
Analysis Software:	RISA-3D (V17.0.3)	

February 8, 2021 Site ID: 287804-VZW / Davidson Rd Page | 3

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

(Mount Elevation) (ft)	Equipment Elevation (ft)		Manufacturer	Model	Status
		3	Ericsson	VZE01	
	102.00	3	Commscope	CDX1923Q-DS-43	- Added
99.50		6	Commiscope	NHH-65C-R2B	
	100.00 6 3 3	6	Ericsson	8843	 Retained
		3	Ericsson	4449	Netamed
		3	Raycap	RC3DC-3315-PF-48]
	98.00	3	Ericsson	2208 w/ KRE 105 281/1	Added

Standard Conditions:

- All engineering services are performed on the basis that the information provided to Paul J. Ford and
 used in this analysis is current and correct. The existing equipment loading has been applied at
 locations determined from the supplied documentation. Any deviation from the loading locations
 specified in this report shall be communicated to Paul J. Ford to verify deviation will not adversely
 impact the analysis.
- 2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

- For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by PJF, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
- 4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
- 5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.
- 6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Paul J. Ford is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

Referred on: 05/06/21 File Number: 176-O-024 Referred to: JU 16

February 8, 2021 Site ID: 287804-VZW / Davidson Rd Page | 4

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:

0	Channel, Angle	ASTM A36 (Gr. 36)
0	Solld Round, Plate	ASTM A572 (Gr. 50)
0	HSS (Rectangular)	ASTM 500 (Gr. B-46)
0	Mount Pipe	ASTM A53 (Gr. B-35)
0	Bracing Pipe	ASTM A500 (Gr. C-50)
0	Threaded Rod	F1554 (Gr. 36)
0	Bolts	ASTM À325

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Poul J. Ford.

Analysis Results:

Component	Utilization %	Pass/Fall
Face Horizontal	20.3%	Pass
Standoff Member	24.4%	Pass
Bracing Member	35.2%	Pass
Tle Back	43.8%	Pass
Mount Pipe	16.1%	Pass
Mount to Tower Connection	13.7%	Pass

THE REPORT OF THE PARTY OF THE	
Structure Rating - (Controlling Utilization) of all Con	7.41 F.12-1. Sept. 18. Care 40.00/10/12/2019
Structure Rating — (Controlling Utilization) of all Con	iponems) 43.0/42/45
· 在中国企业的企业,在1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,19	

Recommendation:

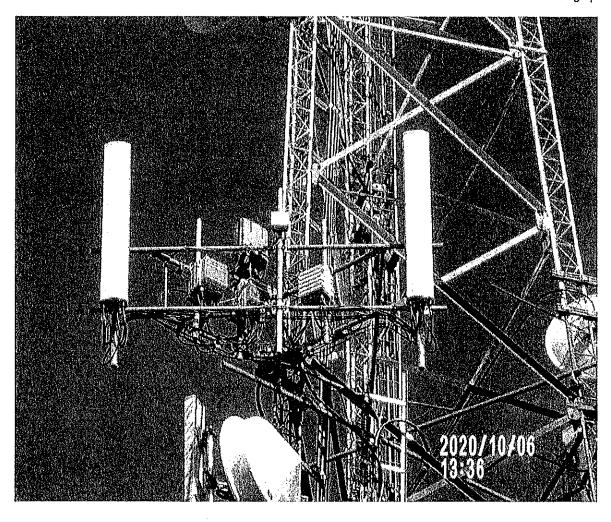
The existing mounts are SUFFICIENT for the final loading configuration and do not require modifications.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

- 1. Mount Photos
- 2. Mount Mapping Report (for reference only)
- 3. Analysis Calculations
- 4. Contractor Required Post Installation Inspection (PMI) Report Deliverables
- 5. Antenna Placement Diagrams

Referred on: 05/06/21 File Number: 176-O-024 Referred to: JU 17



Structure: 287804-VZW - Davidson Rd

Sector:

Plan View

Front View Looking at Structure λ

Structure Type: Self Support

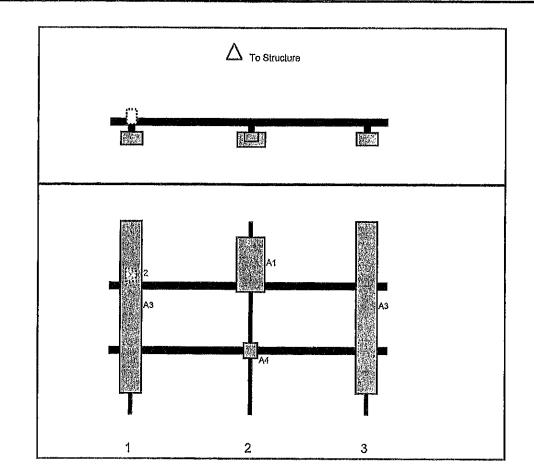
Mount Elev:

99.50

2/8/2021

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Page: 1



			Height	Width	vidth H Dist		Pipe	Pipe	Ant	C. Ant	Ant		
Ref#	Mode)		(in)	(in)	Frm L.	#	Pos V	Pos	Frm T.	H Off	Status	Validation	
АЗ	NHH-65C-R2B		96	11.9	12	1 .	a	Front	48	0	Retained	10/06/2020	
A2	CDX1923Q-DS-43		6.9	5,5	12	1	а	Behind	30	0	Added		
A1	vzeon		30.4	15.9	79.5	2	1 6 1	Front	24	0:2-22	Added 4	. Control	
A4 -	2208 w/ KRE 105 281/1	91 EU HAMA Franklika	8.4	7.9	79,5	2	a ., //	Front	72	0	Added	10/06/2020	
Аз	NHH-65C-R2B		- 96	11.9	144.5	3	a	Front	48	0	Retained	10/06/2020	

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Referred on: 05/06/21

File Number: 176-0-024

Structure: 287804-VZW - Davidson Rd

Sector:

В

2/8/2021

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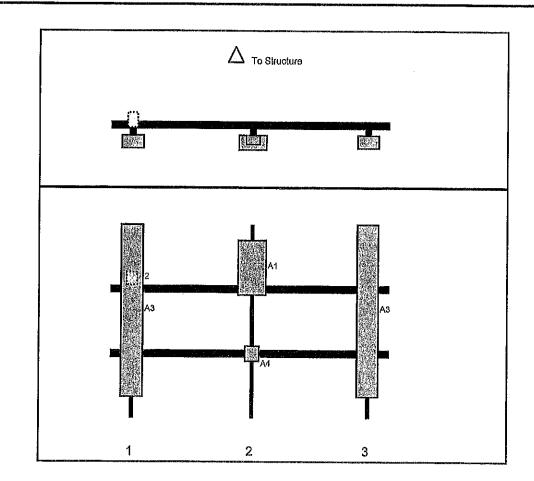
Structure Type: Self Support

Mount Elev:

Plan View

Front View Locking at Structure 99.50

Page: 2



Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Plpe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65C-R2B	.96	11,9	12	1	a	Front	48	0	Retained	10/08/2020
A2	CDX1923Q-DS-43	6.9	5,5	12	1	a	Behind	30	0	Added	-
A1 -	VZEO1	30.4	16.9	े79.6 ∷	⊹2 : =	ra ·	Front	-24	0 5 5 7	bebbA	
A4	2208 W/ KRE 105 281/1	8.4	7.9	79.5	, 2 ,,,,,	- a -	Front &	72	0	Added	10/06/2020
АЗ	NHH-65C-R2B	96	11.9	144,5	3	а	Front	48	0	Retained	10/06/2020

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Structure: 287804-VZW - Davidson Rd

Sector:

Plan View

Front View Looking at Structure Ć

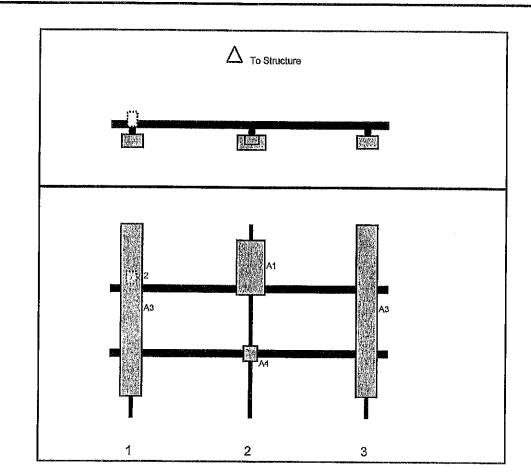
Structure Type: Self Support

Mount Elev: 99.50

2/8/2021

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Page: 3



		Height	Width	H Dist	Pipe	Pipe	Ant	C. Ant	Ant		
Ref#	Model	(in)	(in)	Frm L.	#	Pos V	Pos	Frm T.	H Off	Status	Validation
A3 .	NHH-65C-R2B	96	11.9	12	1	Δ .	Front	48	0	Retained	10/06/2020
A2	CDX1923Q-DS-43	6,9	5.5	12	1	a	Behind	30	0	Added	
A 1, ,,	VZE01	30.4	15,9	79,5	2,	A	Front	24	0	Added 🔠	15 15 15 15 15 15 15 15 15 15 15 15 15 1
A4	2208 w/ KRE 105 281/1	8.4	7.9	79,6	2	a Helenaria	Front	72	0	Added	10/06/2020
A3	NHH-65C-R2B	96	11,9	144.5	3	a	Front	48	0	Retained	10/06/2020

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Referred on: 05/06/21

File Number: 176-0-024

