



MEMORANDUM
PUBLIC WORKS AND FACILITIES
REAL ESTATE SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: December 4, 2018
FROM: Ken Grehm, Director of Public Works and Facilities
By: Janet Triplett, Project Manager
SUBJECT: Real Estate Services/ Lease Amendment No. 3 / New Cingular Wireless PCS / Placer County Government Center

ACTION REQUESTED

Authorize the Director of Public Works and Facilities, or designee, to negotiate and execute Lease Amendment No. 3 with New Cingular Wireless PCS, LLC, a Delaware limited liability company, subject to County Counsel and Risk Management concurrence, to accommodate the installation of an emergency generator by increasing the tenant's current premises by 40 sq. ft. and monthly rent by \$350.

BACKGROUND

In 1993 the County of Placer entered into Lease Agreement No. 93-037, which leased a portion of the real property at the Placer County Government Center to New Cingular Wireless PCS, LLC, a Delaware limited liability company (New Cingular). This Agreement permitted New Cingular to install its antennas and equipment shelter on County property.

In 2007, the County constructed a communication tower adjacent to Auburn Justice Center. At this time New Cingular relocated its antennas and equipment shelter to the County's radio communication facility located on the corner of B Avenue and Richardson Drive. To effect this change, the parties entered into Amendment No. 1.

In 2016 the Board of Supervisors approved Amendment No. 2 to extend the Option Terms, and to change the annual Rental Adjustment to a fixed 2.5 percent, replacing the annual CPI increases. This Agreement is currently in its 5th Option Term and has two five year Option Terms remaining after the end of this Option Term.

New Cingular has requested to add an emergency generator adjacent to its equipment shelter within the County's radio communication facility. This will increase New Cingular's current premises from 760 sq. ft. to 800 sq. ft. and will increase the monthly rent by \$350. Staff supports the proposed Amendment No. 3, as it will support cellular communications in an emergency and it will increase rental revenue to the County.

In order to incorporate these negotiated changes into the current Agreement, staff requests that your Board authorize the Director of Public Works and Facilities, or designee, to execute Lease Amendment No. 3, subject to County Counsel and Risk Management concurrence.

ENVIRONMENTAL IMPACT

This Lease Amendment is categorically exempt from review pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

FISCAL IMPACT

The approval of Amendment No. 3 will result in no additional cost to the County. The increase in the monthly rent will result in an additional \$350 per month in revenue to the Administrative Services Department FY 2018-19 Final Budget, Countywide Radio Systems, Appropriation 06246.

On file with Clerk of the Board: Lease Agreement No. 93-037 - Amendment Nos. 1 and 2

