

From: [Jim Weinmann](#)
To: [Steve Struss \(sstruss@ci.cambridge.wi.us\)](#); [Allan Majid](#)
Cc: [Todd Anderson](#); [Balistreri, Mike](#)
Subject: Cambridge WT FW: CUP 2343 follow up from 5-24 zoning committee meeting (USCC tower proposal in Christiana)
Date: Friday, June 17, 2016 9:42:40 AM

Steve/Majid,

It has taken a little longer to collect all of the engineering data and financial data. Please review the information below and let us know your thoughts.

Engineering and Engineering Costs:

Initially our engineer believed that not only would the railing fail but the whole bell of the tank would fail as well. The engineer needed additional time to further evaluate the bell. The costs to modify the railing are in the tens of thousands. The cost to modify the bell are in the hundreds of thousands. After further review our engineer determined the bell of the tank is structurally capable of handling the necessary loading for US Cellular and Verizon. The railing, however, still fails. The cost to modify the railing so that it would be capable of supporting current USCC loading and possible additional future loading for USCC and Verizon is estimated at \$40,000. The cost for additional tank penetrations is \$8,000. The tank penetrations could be considered part of normal construction (though not always depending on the type of tower). Total approximate cost for the mods \$40,000 to \$48,000.

WT Painting and Temporary Relocation Costs:

Each year at least one or two (sometimes more) water tower installations need to be temporarily removed from a WT in order to facilitate painting or other general WT maintenance. The actual costs for 4 recent USCC sites are listed below. The average cost to remove equipment, install and operate a temporary facility, and reinstall equipment on a WT is \$125,814. Over the life of a 30 year lease a WT is often painted twice. It depends on when the WT was last painted and when the carrier equipment was installed.

Green Hill WT:	\$ 85,000
Greenview WT:	\$219,538
Papillion:	\$ 63,000
<u>Spring Green WT:</u>	<u>\$135,720</u>
Average:	\$503,258 divided by 4 = \$125,814

Total Costs over Life of Lease:

Our estimated cost over the life of the lease for the railing modification and one (1) tower painting (\$125,814) and no other costs is \$165,814 (not including tank penetrations). The cost over the life of the lease for the railing modification and two (2) tower paintings and no other costs is \$291,628.

In order for US Cellular to begin to consider utilizing the water tower, the Village would have to be

willing to contractually obligate itself to be responsible for all tower modification costs and any costs related to water tower painting and maintenance. This means any and all US Cellular costs to purchase and install the railing modifications and all costs related to removal and reinstallation for paintings and maintenance, including any costs related to a temporary facility. There could be no cap on any such costs and the Village would have to pay any and all costs directly to the contractors responsible for US Cellular work. US Cellular would not agree to pay the contractors or for materials and then seek reimbursement from the Village. In addition, US Cellular would bid out and hire the contractor(s) of its choosing in US Cellular's sole discretion. If the Village wanted its own engineering contractor to review or inspect any such work the cost for any review or inspection would be borne by the Village. Every water tower is different and each have their own issues. There is no telling what may, or may not, happen to this tank or what sort of maintenance will be required for the tank over the life of the lease. In addition, the Village would have to agree to allow US Cellular to add or remove equipment as US Cellular sees fit in US Cellular's sole discretion and the Village could not charge additional rent for any additional antennas, radios, coax or any other equipment. This is what US Cellular would be able to do if it built its own tower and these accommodations must be met in addition to the costs above.

The requirements listed above are the baseline for US Cellular to consider leasing space on the water tower. If the Village will unconditionally agree to these preliminary requirements we could continue further dialogue about utilizing the water tower.

Please consider and let us know your thoughts.

Thank you,

Jim

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