



STAFF REPORT INFORMATION/DISCUSSION ITEM

Item # 9.a.

SUBJECT: Update on Water Tower Project

DATE OF MEETING: March 10, 2020

STAFF CONTACT(S): Dale Lehnig, Capital Projects & Engineering Manager

SUMMARY and RECOMMENDATIONS:

Since the update at the February 11, 2020 Town Council meeting, Town Staff and our outside attorney, Matt Ames, have continued dialogue with the carriers regarding the timing of modifications needed to the water tower (brackets on catwalk railing and foundation modifications) in order to accommodate the loadings due to the cellular equipment.

As noted in the February 11 update, all of the carriers agreed in principal to the foundation modification and to paying their portion of the associated costs. The Town has provided answers to the questions that have been posed by the carriers. The start of the foundation work is now dependent on the issuance of Purchase Orders to Pittsburg Tank & Town Group (PTTG). We anticipate the following schedule:

- March 9, 2020: Utility Services (SUEZ) begins catwalk project.
- March 20, 2020: Catwalk project completed.
- Not later than March 13, 2020. Carriers/Town provide Purchase Orders or initial payment to PTTG.
- April 13 week: Preconstruction conference with Town, PTTG and design engineer (MRA)
- April 20 week: PTTG begins foundation work.
- May 29: PTTG completes work; final completion approved
- June 1 – August 21: Cell carriers install antennas onto the tower: each carrier 2-3 weeks, so a total of 8-12 weeks. Temporary Tower removal 1-2 weeks.

A call with the carriers is scheduled for Thursday March 5, 2020. During that call, we will confirm that carriers are in agreement with the path forward, we will present the rough schedule and determine if there are any obstacles in meeting this schedule.

BACKGROUND:

See attached Staff Reports from 2/11/2020, 1/28/2020.

ATTACHMENTS:

Staff Report from 01.28.20

Staff Report from 02.11.20



STAFF REPORT **INFORMATION/DISCUSSION ITEM**

Item # 9.a.

SUBJECT: Update on Water Tower Project

DATE OF MEETING: January 28, 2020

STAFF CONTACT(S): Dale Lehnig, Capital Projects & Engineering Manager

SUMMARY and RECOMMENDATIONS:

A final quote for the structural modifications to the elevated water storage tank has been received and a prorated split between the carriers and the Town has been presented to the carriers. Matt Ames, outside Attorney, is contacting each carrier individually, by both email and telephone calls. A conference call with the carriers is scheduled for Thursday, January 30, to discuss the quotes and a path forward.

BACKGROUND:

Painting and renovation of the elevated water storage tank on N. Maple Avenue began in earnest in May 2018. Prior to painting the tower, a temporary cell tower was erected and the cellular antennas were removed from the tank. The antennas that were placed on the temporary tower were not necessarily the same as those removed; this differed for each carrier.

The interior painting of the elevated water tank was completed in December 2018. Exterior painting of the tank was delayed until 2019 due to weather. The exterior coating was completed in August, 2019. During the project, a structural analysis found that the elevated water tank could not support the antennas that the carriers proposed to put back on to the tank, and onto the catwalk around the bowl of the tank. Town staff and our outside attorney, Matt Ames, have been working with the carriers and their design engineer to finalize a design to modify the tank as needed, get quotes from contractors, and finalize the carrier Contracts with the Town.

With respect to the leases with the Town, Verizon and T-Mobile have current leases. Sprint & AT&T leases are very close to agreeing to final terms. Matt Ames states that there may be only minor changes before the lease language is finalized. However, Sprint and AT&T would not agree to move forward with signing the leases until numbers for the structural modifications were finalized.

The Town received only two quotes for the costs to modify the tank. The lowest cost is from Pittsburgh Tank & Tower, with an estimated cost of \$203,800. This total cost is proposed to be prorated between

the four carriers (AT&T, Verizon, Sprint and T-Mobile) and the Town based on the weight of the equipment that is proposed to be on the tank. Using this approach, the Town's cost is \$27,180.

During the week of January 27, Matt Ames will be contacting each of the carriers separately to finalize the lease agreements and cost sharing with the carriers. Each carrier must agree to issue a purchase order to Pittsburgh Tank & Tower to perform the work, and to finalize the lease agreements. If the carriers are willing, this should take 2-3 weeks to issue the Purchase Order to the Pittsburgh Tank & Tower. Once the Agreements are finalized and the Purchase Orders are issued to Pittsburgh Tank & Tower, we anticipate the following timeline for the antennas to be installed on the elevated storage tank:

- Contractor foundation work: 6-8 weeks
- Contractor railing/catwalk work (note that this cost is to be borne solely by the carriers that will install on the catwalk railing, Verizon and T-Mobile): 4-6 weeks
- Cell carriers begin to install antennas onto the tower: each carrier 2-3 weeks, so a total of 8-12 weeks
- Temporary tower removal: 1 week

BUDGET IMPACT:

As noted above, the cost to the Town is \$27,180, based on the Contractor quote and prorated schedule for cost sharing.



STAFF REPORT INFORMATION/DISCUSSION ITEM

Item # 10.b.

SUBJECT: Update on Water Tower Project

DATE OF MEETING: February 11, 2020

STAFF CONTACT(S): Dale Lehnig, Capital Projects & Engineering Manager

SUMMARY and RECOMMENDATIONS:

Since the update at the January 28, 2020 meeting (Staff Report attached), Town Staff and our outside attorney, Matt Ames, have continued dialogue with the carriers regarding the cost of foundation modifications that are needed in order to accommodate the loadings due to the cellular equipment.

In our most recent call with the carriers (January 30, 2020) all of the carriers agreed in principal to the foundation modification and to paying their portion of the associated costs. The team is working to answer some remaining questions from the carriers and to finalize the costs of outside inspection (through a contract with a Town task order contractor) for which the Town will request reimbursement.

In the January 28, 2020 staff report, we provided the following schedule:

Once the Agreements are finalized and the Purchase Orders are issued to Pittsburgh Tank & Tower (PT&T), we anticipate the following timeline for the antennas to be installed on the elevated storage tank:

- *Contractor foundation work: 6-8 weeks*
- *Contractor railing/catwalk work (note that this cost is to be borne solely by the carriers that will install on the catwalk railing, Verizon and T-Mobile): 4-6 weeks*
- *Cell carriers begin to install antennas onto the tower: each carrier 2-3 weeks, so a total of 8-12 weeks*
- *Temporary tower removal: 1 week*

The start date for this work is dependent on final agreements with the carriers, including final leases with Sprint and AT&T. The Sprint lease is nearly done, and will be presented to the TC for approval in an upcoming session. We now anticipate the following rough schedule to begin the foundation work:

- Feb. 6: Town (Matt Ames) sends email to each carrier confirming their total obligation for the PT&T work and any other amounts to be paid to the Town. This needs to be accurate and complete.
- Feb. 7: Based on Feb. 6 email, each carrier will begin internal process for getting approval of PT&T as a vendor and issuing purchase orders or otherwise providing for payment.
- Week of Feb. 10: PT&T provides statement to the Town showing each carrier's obligation; Town (Matt Ames) then forwards to the carriers. Note that AT&T has specifically requested this.
- No later than (NLT) March 2 (three weeks from next Monday): each carrier and the Town pay their shares to PT&T

- NLT April 13: MRA, PT&T, and Town conduct preconstruction conference
- NLT April 20: PT&T starts work
- NLT May 29: PT&T completes work

We are awaiting information from SUEZ regarding the schedule for railing work that is needed for the antennas to be installed on the catwalk railing.

A call with the carriers is scheduled for Thursday February 6, 2020. During that call, we will confirm that carriers are in agreement with the path forward, we will present the rough schedule and determine if there are any obstacles in meeting this schedule.

BACKGROUND:

See attached Staff Report from 1/28/2020.

ATTACHMENTS:

2020_0128 water tower cell service updateKB