



Edwin M. Lee, Mayor  
Naomi M. Kelly, City Administrator



John Updike  
Director of Real Estate

November 13, 2017

Through City Administrator Naomi Kelly

Honorable Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Subject: Telecom License with AT&T at ZSFGH - DAS

Dear Board Members:

Attached for your consideration is a Resolution approving and authorizing the license of a portion of Building 25, the new Zuckerberg San Francisco General Hospital and Trauma Center ("ZSFGH"), located at 1001 Potrero Avenue, San Francisco, which allows the proposed licensee AT&T Mobility National Accounts LLC ("AT&T"), to participate in Building 25's DAS (a multi-carrier cellular, paging and public safety radio "Distributed Antenna System") and to install and operate equipment for its cellular telecommunications system for use by City employees and staff, including the doctors and staff at ZSFGH, and the patients, visitors and vendors at ZSFGH.

### **Background**

The Department of Public Health ("DPH"), emergency services (such as SFFD, SFPD and SFSD) and the doctors, nurses, patients and visitors of the new Zuckerberg San Francisco General Hospital and Trauma Center ("ZSFGH"), aka Building 25 at the campus, require strong paging and cellular services for daily and emergency communications. Building 25 was constructed with materials that hinder radio and cellular signals from reaching essential portions of the building for daily operation (such as the basement surgical areas, stairwells, building mechanical rooms and restrooms) and in emergencies (such as crawl spaces, sub-basement areas, and moat area, a requirement for First Responders).

To resolve the issue, DPH installed a Distributed Antenna System (DAS) which enhances coverage inside the building through a series of "in-building" antennas (repeaters) distributing the radio/cellular frequencies of the participants of the DAS throughout designated spaces within the building - - connecting service providers, such as AT&T, to clinicians, clients and care. The DAS supports a broad range of wireless services, cellular, public safety, first responder, two-way radios, and paging.

In light of the various cellular companies' services used by the City, DPH, UCSF, and individual doctors, nurses, other staff, patients, and other visitors at Building 25, DPH invited cellular companies to join the DAS to improve their coverage within the Building.

Should a prospective participant, such as AT&T (and T-Mobile which the Board approved its lease in September 2017), agree to participate in the DAS, it will be solely responsible for the expense of their equipment and its installation at Building 25. In consideration of the benefit of the enhanced coverage to the City, DPH, ZSFGH, and the patients, doctors, staff and visitors to ZSFGH, during the term of the License, rent and all service charges (for utilities and other services) will be waived. If and when Building 25 ceases to be used as a hospital facility or after the end of the 5-year Term, either the City or AT&T terminate the license with 90-days notice of intend not to renew for another year, the waiver ceases and should AT&T continue to participate in the DAS in Building 25 under a new or expanded use, it would have to pay rent and utilities per the agreement.

### **Resolution**

Specifically, the Resolution approves:

- (A) An initial term of five years commencing upon approval by the Board of Supervisors and Mayor;
- (B) After Term, automatic one-year extensions unless either City or AT&T gives 90-day notice of termination of license prior to extension year;
- (C) A base monthly rent of \$5,000, subject to annual adjustments of 3% (in both the initial and option terms);
- (D) The Licensee to pay for utilities and other services for a service charge of \$3,708.00 per year;
- (E) A waiver that the Licensee is exempt from payment of Base Rent and utilities and other services so long as the premises remain a hospital and trauma center, and the Licensee participates in the DAS providing enhanced cellular service to the doctors, staff, patients and visitors at Building 25 who subscribe to Licensee's wireless communications services; and
- (F) A finding that Competitive Bidding Procedures would be impractical in light of Department of Public Health's invitation to participate in the DAS from City to Licensee and other cellular companies, including T-Mobile, Sprint, Verizon, and AT&T.

The Department of Public Health and Real Estate recommend approval of the proposed Resolution. If you have any questions regarding the project or the license, please contact Vernie Roble of DPH at [Verwina.roble@sfdph.org](mailto:Verwina.roble@sfdph.org) or Claudia J. Gorham of Real Estate at 415.554.9871 or [Claudia.gorham@sfgov.org](mailto:Claudia.gorham@sfgov.org).

Respectfully,



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