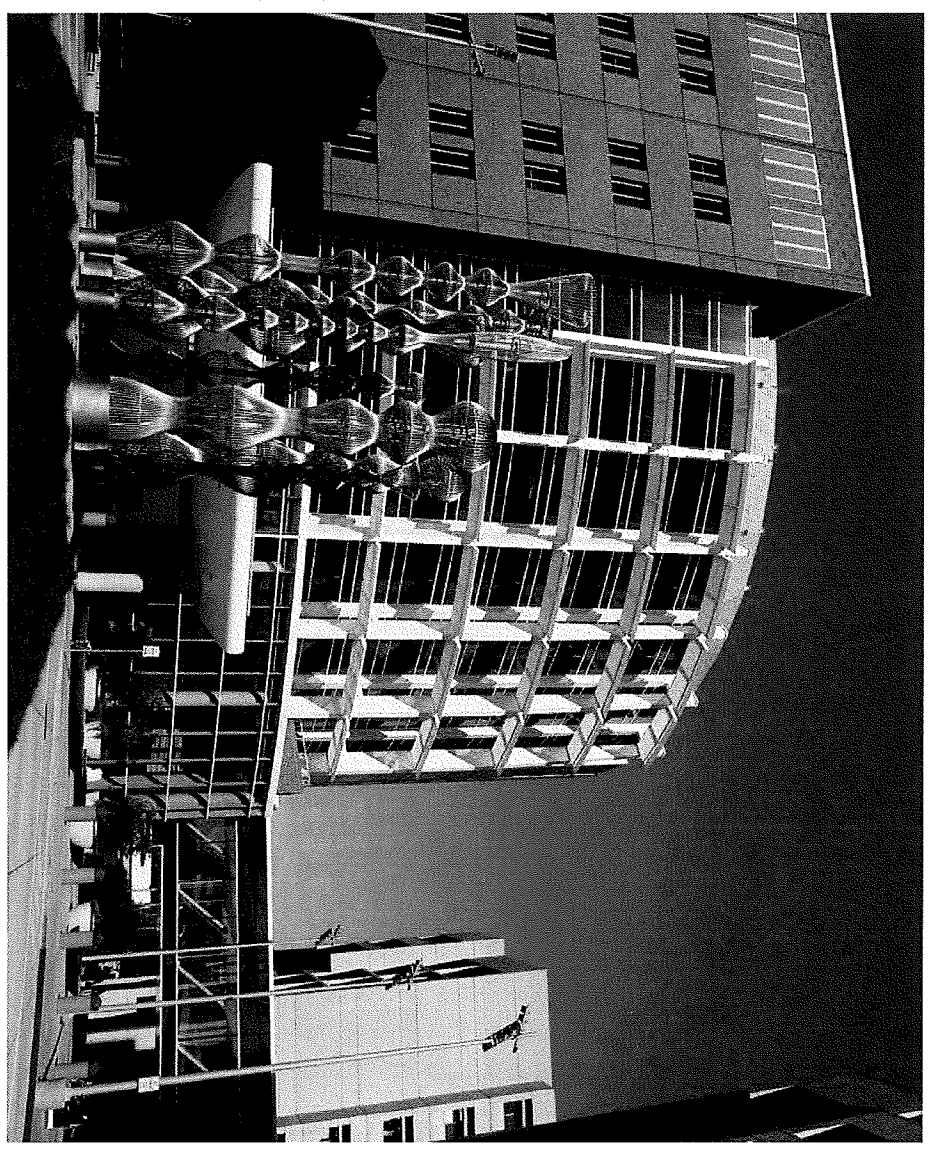


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ZUCKERBERG
SAN FRANCISCO
GENERAL
HOSPITAL
DISTRIBUTED
ANTENNA SYSTEM
("DAS") LEASES





DISTRIBUTED ANTENNA SYSTEM – “DAS”

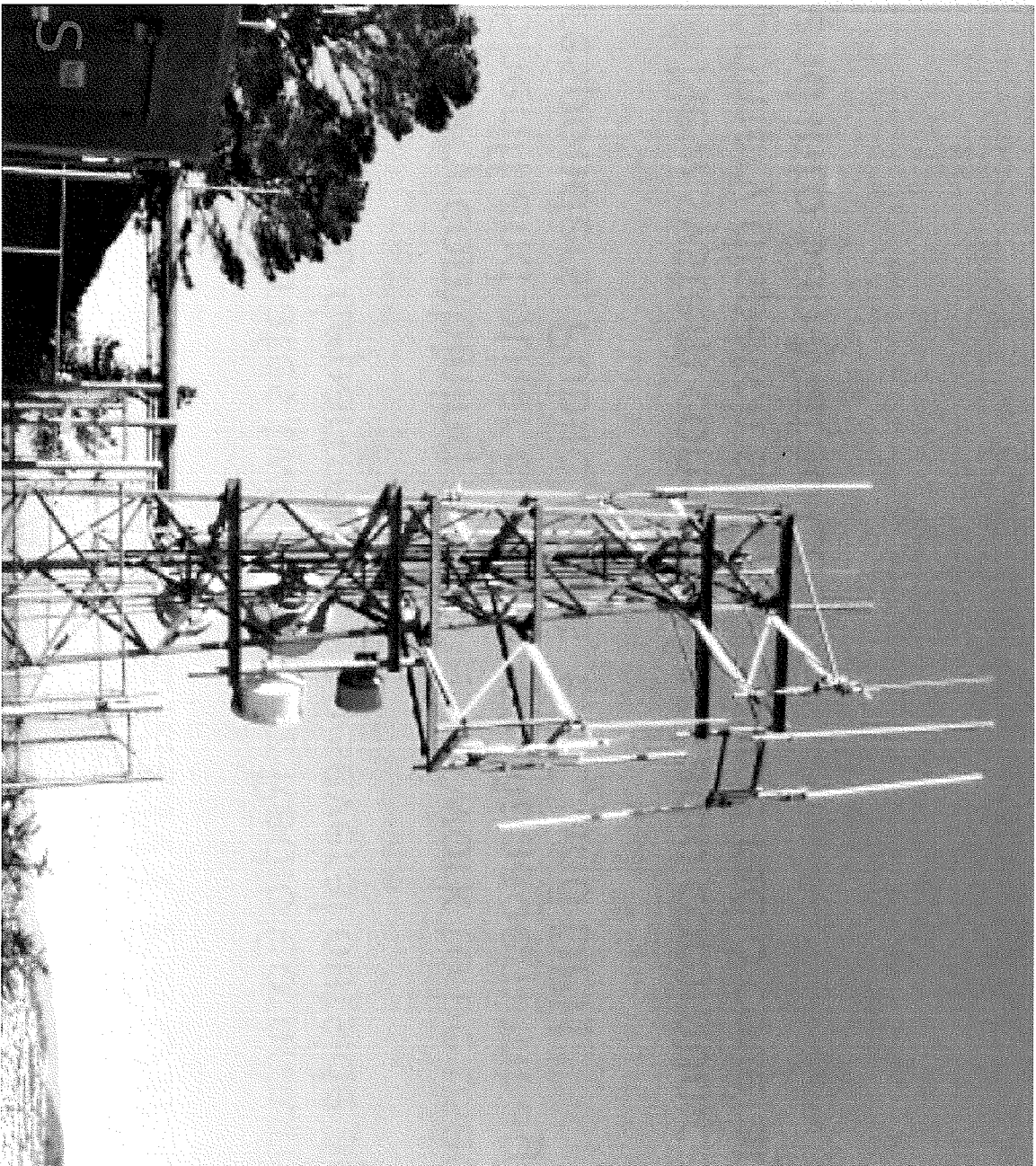
- SFDPH installed system at new ZSFGH – Building 25
- Supports multiple wireless services (cellular, two-way radios, paging both commercial and City’s public safety/first responder frequencies)
- City’s paging service provided by American Messaging Systems
- UCSF’s paging service provided by SPOK
- Enhances coverage within the building including:
 - Operating Rooms (lower levels)
 - Procedure/Treatment Rooms
 - Elevators
 - Basement
 - Stairwells
 - Mechanical/Electrical Rooms
 - Crawl Space/Sub-basement [First Responder requirement]

- * City currently negotiating renew Master Agreement with American Messaging Services (3 years + 2 year option) – Official duty pager for DPH, Code Blue alerting
- * Over 1,000 active pagers used by both DPH doctors, staff, and other first responders (public safety)
- * SPOK currently has a month to month service agreement with SPOK to provide paging services (UCSF researchers, doctors, nurses, and other clinical staff)
- * Health Commission recommended the Board of Supervisors approve the lease agreements via a resolution adopted on November 30, 2016

	AMERICAN MESSAGING SERVICES	SPOK
LEASE TERM	Approval of Lease to December 31, 2021 Approximately 4 years and 9 months	Approval of Lease to December 31, 2021 Approximately 4 years and 9 months
OPTIONS	Two 5 year options At the then current "Fair Market Rent"	Two 5 year options At the then current "Fair Market Rent"
EQUIPMENT	19" Rack – Transmitter Room 1.2 Meter Dish Antenna - Roof 1-Transmit Antenna, 1-Receive Antenna - Roof	1 – Yagi Antenna and BDA adapter - Roof
BASE RENT	\$5,000 per month \$60,000 per year	\$5,000 per month \$60,000 per year
ANNUAL ADJUSTMENTS	3 percent	3 percent
UTILITIES AND SERVICES	Approximately \$3,708 per year paid by Tenant, subject to 3% annual adjustment	Approximately \$3,708 per year paid by Tenant, subject to 3% annual adjustment
WAIVER	Rent and utilities/services waived in full during term of Master Service Agreement	Rent and utilities/services waived in full during term of Master Service Agreement

800 MHz PUBLIC SAFETY RADIO REPLACEMENT PROJECT

- * City operates two 800 MHz Radio Communications Systems used by 20 departments and several outside agencies
- * City combining into one network to be used by SFPD, SFFD, Sheriff and other Emergency Management agencies for first responders, Public Works, PUC, and DPH
- * New system consists of 10 radio communication sites, 1 primary dispatch site, to provide radio coverage throughout City and into San Mateo County



800 MHz Public
Safety Radio
Replacement
Project

South Hill Tower
Lease



* Existing tower for current 800 MHz Citywide Emergency Radio System, 700 MHz Interoperable Radio System, the Public Service Emergency Radio System, the Wireless Data Network and City's Public Wi-Fi Network

* 1998 - Lease – Between Daly City and CCSF to construct 40' tower at Daly City's water tank site off of Alta Vista Way

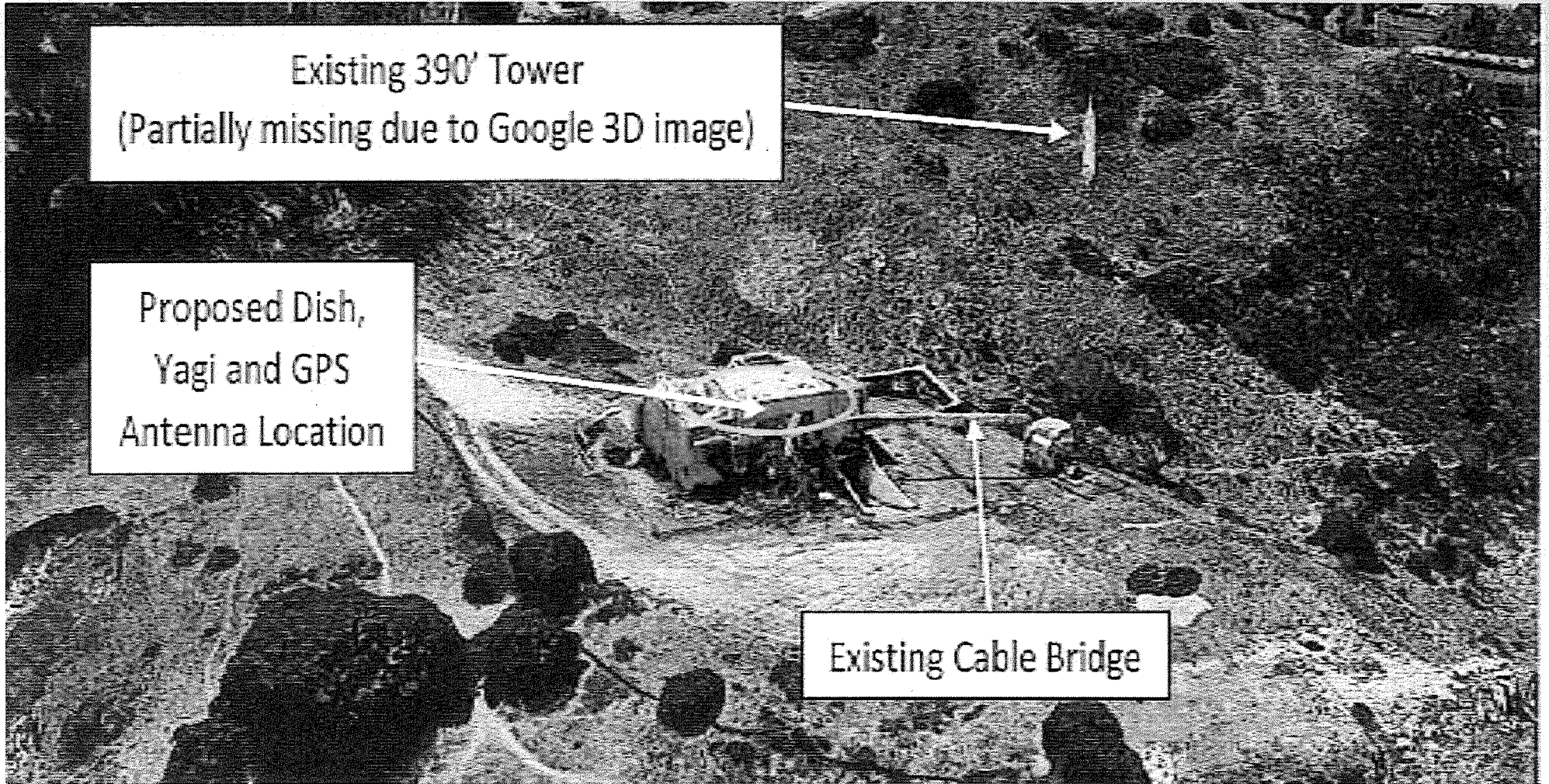
* Tower part of the original six locations determined essential to optimal radio coverage

* Complete coverage depends upon towers in specific locations at specific heights – other locations were reviewed but did not provide the required coverage, strength of signal or minimal dropped zones

South Hill Tower Lease Terms:

- ◆ 25 years - July 1, 2017 to June 30, 2042 (No options)
- ◆ \$3,657 per month - \$43,884 per year
Based upon the State's guidelines
- ◆ 3.5% annual adjustment
- ◆ \$7,200 per year in utilities
- ◆ State Park Benefit Fund Payment - \$175,000 (2 installments)
- ◆ State may place one antenna on tower in the future

Bayview Park Road Lease



Bayview Park Road Lease Terms:

- ◆ 10 years - April 1, 2017 to March 31, 2027 (3 five-year options)
- ◆ \$7,650 per month – 95% of appraised fair market rent of \$8,000 per month
- ◆ 3% annual adjustment
- ◆ City pays utilities – estimated at \$12,000 per year
- ◆ One time fee – \$25,000; Administration Fee \$2,100
- ◆ Site improvements - \$1,375,003

Address	Date	Monthly Rent	Annual Adjustment	Utilities	Comments
1 Bayview Park Road	Proposed	\$7,650.00	3%	No	One time fee - \$25,000
One Market Plaza	Pending	\$13,750.00	3%	Yes	City lessee; 2 equipment rooms; more antennas; wifi
1250 Jones	12/2015	\$11,286.25	2.5 – 4%	Yes	City lessee; one time fee \$25,000; similar equipment
1 Bayview Park Road (existing)	1/2015	\$6,500.00	3%	No	SFMTA lessee – no Yagi, no microwave, no secured room, provides power for other tenants
1 Bayview Park Road	8/2014	\$6,000.00	3%	No.	KEST AM radio - no inside racks
555 California St.	5/2013	\$8,123.50	2.5%	Yes	SFMTA – substantially less equipment