

State of Vermont Reserved Capacity Pricing For Electronic Communications Licensing of Existing Buildings and Structures

Summary

The following describes monthly license rates per building or existing tower structures and owned by the State of Vermont or on land owned by the State of Vermont. The rate plan described below is available to all qualified carriers (licensees) where capacity is available on site. This plan allows licensees to model a capacity load (structural load and spacial occupancy) and to license that **capacity** at State-owned facilities. Capacity pricing provides licensees with a mechanism for utilizing State-owned facilities for network planning and encourages technological development by removing barriers for equipment changes (to the extent that the equipment remains within the capacity of the license). The rates established by this policy are designed to encourage communications providers to utilize existing State facilities and to provide additional wireless communications services to Vermont, especially in un-served and under-served areas.

The State's method for calculating a price begins with a base price for a "Standard Configuration." To the extent that the licensee seeks to reserve more or less capacity than the Standard Configuration represents, discounts and premiums are available. To the extent that a licensee deploys on a certain quantity of existing State sites, or addresses the State's public policy objectives to expand service, additional discounts are available. This pricing is only available on buildings and structures owned by the State of Vermont and placed in service prior to January 1, 2012.

Base Price Standard Configuration

The rate plan is based on a standard configuration that is modified to reflect a reservation “model” proposed by the licensee for each site. The standard configuration assumes:

- Up to 300 square feet of ground space or floor space (capped at ten feet vertically) for the installation of a supporting equipment cabinets [floor space at interior locations is only as required by supporting equipment cabinets]
- 10 linear feet on the tower (if applicable) on all azimuths at the same centerpoint
- Second position on tower height (if applicable)
- nine panel antennas up to 8' X 1' X 7" or equivalent weight and windload
- nine runs of 1 5/8" coax on cable trays OR cabling with equivalent weight and wind load
- twelve remote radio units (RRUs) and/or TMA's up to 22" X 14" X 7" mounted behind the antenna (weight included but no additional windload)

For purposes of licensing, a standard configuration will be assumed to have a total weight not to exceed: 2300 lbs. and total windload not to exceed 150 sq. ft. Note that the capacity is not “reserved” or “ghost loaded” for future use and the pricing does not confirm structural capacity which must be confirmed by the applicant. Once the standard configuration is established, however, the capacity it represents is available to the licensee, whether for more, less or different equipment providing that the specific installation on the tower is subject to the licensee’s confirmation of structural capacity.

This standard configuration is used for establishing a base load of equipment and capacity priced at \$1800/month*. For example, if a licensee applied to install the equipment as stated in the standard configuration, and no discounts or premiums were applicable, the monthly license fee would equal \$1800.

* The State reserves the right to evaluate the market price of the base price configuration annually. All terms are subject to change.

Annual Escalator: Each License Fee will increase by 3% per year, applicable on anniversary of license.

Capacity Discounts and Premiums

Based on licensee’s proposed installation at a State facility, the following discounts and premiums are applied to the Base Price Standard Configuration to determine the Licensee Fee at the site:

Structural and Capacity Discounts for space, weight & wind load reductions:

1. Omni Antenna: Discount for deployment of single Omni Antenna only of 50% or less weight and space capacity than Base Price Standard Configuration of 9 panels (cable and tower placement premiums may apply; additional panel antenna discounts not applicable): - \$400
2. Smaller Panels:
 - a. Discount for a quantity of standard panel antennas fewer in number than in the Base Price Standard Configuration: - \$50/ antenna; or
 - b. Discount per smaller panel antenna that is 50% or less of space, weight and wind load than the standard Base Price Standard Configuration panel size: - \$25/antenna

3. 100 SF Ground Space: Discount for reservation of 100 Sq. Ft. or less of ground space: - \$100
4. Tower Height: Discount for third position or lower on tower (does not include existing buildings and excludes space reserved for public safety, if any): -\$100
5. Smaller Accessories:
 - a. Discount for a quantity of standard sized RRU/TMAs fewer in number than in the Base Price Standard Configuration RRU/TMA: - \$40/unit; or
 - b. Discount per RRU/TMA that is 50% or less of space, weight and wind load than the standard Base Price Standard Configuration RRU/TMA: - \$20/unit
6. Coax Reduction:
 - a. Discount for a quantity of 1 5/8" coax cables fewer in number than in the Base Price Standard Configuration: - \$75/unit; or
 - b. Discount for coax cables with weight and diameter 50% less than Base Price Standard Configuration: - \$37/unit
7. One Sheath Coax/Fiber: Discount for all fiber/coaxial cable in one cable with 3-inch or less diameter: -\$30

Structural and Capacity Premiums for access, space, weight & wind load increases:

1. Panel Antennas: Increase per additional panel antenna (size same or less than Base Price Standard Configuration antennas above): + \$50
2. Coaxial Cable: Increase for each additional 1 5/8" diameter coax: +\$75
3. Accessories: Increase for each additional RRU/TMA of a scale similar to Base Price Standard Configuration mounted behind antennas: + \$40 each
4. Accessories: Increase for each additional RRU/TMA of a scale similar to Base Price Standard Configuration not mounted behind antennas: + \$60 each
5. Microwave Dishes – up to 26" diameter: Increase for Microwave dish and associated 1/2" diameter cable: +\$200
6. Microwave Dish – over 26" diameter: Increase in diameter of a microwave dish upto 12-inches over the 26" diameter microwave dish (e.g. a 36" dish adds \$100, and a 40" dish adds \$200): +\$100
- Top Spot: Premium for top ten-feet height on tower: +\$100

Public Policy Discounts and Premiums

Discounts and premiums are available that reflect the State of Vermont’s objectives for deployment of communications services. These public policy discounts and premiums, if applicable, adjust the License Fee calculated for licensee’s equipment at each site after the Structural Capacity Discounts and Structural Capacity Premiums (above) are applied. The resulting adjusted licensee fee is incorporated into the Electronic Communications Property License.

Public Good and Quantity Discounts

1. Unserved Area Discount* --- applicable where transmission from licensee’s installation covers an unserved area for mobile or broadband (areas are determined by the Secretary of Administration mapping): - 20%
 2. Low Population Discount*-- applicable where transmission from licensee’s installation provides coverage in low population towns (less than 7500 persons): - 10%
- OR**
3. Broad Area Coverage*—applicable where the licensee’s installation is part of a multi-site project (at least ten new installations within Vermont) and more than 25% of the installations in the total project (on state facilities and others not on state facilities) provide new coverage in an unserved

area or serve low population towns, as defined above, all installations at existing State facilities in the project qualify for the combined unserved area plus low population discounts: - 30%

4. 10 site Quantity Discount—applicable to the license of 10 or more existing State facilities within a 12 month period, for a minimum term of 10 years at each site: -5%
5. 20 or more Large Quantity Discount—applicable to the license of 20 or more existing State facilities within a 12 month period, for a minimum period of 10 years at each site: - 10%

* Note: Broad Area Coverage-- If the same carrier deploys at twelve or more sites in one twelve-month period and licensee's transmission from 25% of the sites (whether or not on state facilities) provide new coverage in an unserved area or serve low population towns, as defined, all deployment by the carrier in that twelve-month period on existing State facilities qualify for the unserved area discount and the low population discount.

Additional Adjustments

The license fee established for each existing State facility may be subject to specific discounts and premiums applicable to the site or to the expansion of capacity at a site. The State of Vermont reserves the right to address and document these exceptions where they reflect additional costs or savings.

Special Access Adjustments: Some existing State facilities require FBI checks and escorts for locked facilities. Additional costs will apply that are set annually for sites that require these parameters.

State Capital Savings Adjustment – A discount per \$10,000 invested by the Licensee to expand capacity of an existing State facility, up to \$50,000, agreed to by the State in advance, will result in reduction of the licenses fee by \$100.

Application and License Process Overview

Step 1: Application to reserve capacity and/or install equipment

Licensee applies to reserve capacity and to install equipment at a specific site by submission of an application to the VTA as the Secretary of Administration's designee to receive State Site applications. The initial application will specify the intended configuration and installation and be used to reserve site capacity with the weight, height and structural load specified in the application.

Application requirements include:

1. number and size of antennas,
2. radio frequencies (transmit/receive)
3. cabling size and lengths required,
4. ground space required,
5. other equipment to install on structure/building
6. power requirement, batteries and generator
7. number of equipment cabinets
8. size of equipment building (if applicable)

Should the equipment configuration as installed vary from the application, no additional charges or approval will be required, providing the weight, height, and structural load do not exceed the reserved capacity, and the proposed change does not create physical or radio frequency interference or violate applicable regulations or the applicable license agreement. The capacity reservation is only effective upon approval evidenced by full execution of the State's form of site license agreement, referred to as an Electronic Communications Property License.

Process Step 2: Site Survey A site survey is conducted by applicant and the applicable agency to determine feasibility of the proposed reservation or installation, and to determine any modifications to an existing structure or facility that would be necessary. The initial application will be rejected if the capacity of the existing facility will not accommodate the application. All installations are subject to interference and capacity confirmation, and plans for installation of Public Safety equipment, if any. Any facility-specific parameters, including but not limited to site modifications and access requirements, will be identified and incorporated into the proposed Electronic Communications Property License. All steps required for agency review are commenced at the site survey phase (this does not include permitting or regulatory review applicable to installation or construction).

Step 3: Pricing; Execution of License

The State's form of site license agreement, an Electronic Communications Property License, is established upon compiling the document, review by applicable agencies, and payment of the license fee. The license fee for the reserved capacity will be calculated using the Base Price Standard Configuration, subject to the applicable adjustments (discounts and premiums) described above. The Base Price Standard Configuration is used as a capacity model to evaluate the equipment profile and capacity requirements for the equipment installation submitted in the application. The License and

pricing is subject to review by the Agency of Administration. State approval of the application and review by interested state agencies is de minimis, unless the proposed installation creates conditions that require a change in regulatory review or site capacity. Public notice of each license agreement is required.

Process Step 4: Permitting

The permitting process for installation of equipment approved in the Electronic Communications Site License is the responsibility of licensee and is in addition to the license process. Regulatory review and permits as required by law are required prior to installation. Payment of the license fee will commence on a date certain stated in the license, or within a standard number of days after permits are obtained.

Step 5: Application for As-Built or Equipment Changes

Any installation of new equipment or change of the reserved configuration requires submission of a revised application. Each Electronic Communications Property License must document both the capacity reservation and the actual installation. The license fee does not change based on a revision to the equipment proposed by application *except to the extent that the proposed equipment installation exceeds the capacity reservation*. An updated application must be filed with the VTA to reflect the as-built.