

M E M O R A N D U M

TO: Governing Board Members

THROUGH: Kenneth G. Ammon, P.E., Deputy Executive Director, CERP

FROM: Ruth P. Clements, Director, Land Acquisition and Land Management

DATE: September 20, 2006

SUBJECT: A Resolution of the Governing Board of the South Florida Water Management District to authorize entering into a 25 year lease with the Florida Fish and Wildlife Conservation Commission for the replacement of C-18 Telemetry Tower.

Recommendation: Approve a Resolution to authorize entering into a 25 year lease with the Florida Fish and Wildlife Commission, as lessor, for the replacement and construction by the District of a new telemetry tower on 0.76 acres, more or less, in the J. W. Corbett Wildlife Management Area, Palm Beach County; providing an effective date.

The Construction & Engineering Department of the District is the project sponsor for the existing tower removal and the construction of the new tower. This item is being presented to the October Governing Board under CN060716/C443, PR# 10001623, for its consideration to award a contract to the lowest responsive and responsible bidder, Southeastern Communication System, Inc. with a total bid amount of \$768,955.00.

Background: The District desires to enter into an inter-governmental lease agreement with the Florida Fish & Wildlife Conservation Commission (FWC) to erect a 310' freestanding communications tower at the J.W. Corbett Wildlife Management Area in Palm Beach County. The purpose of this communications tower project is to provide the District with the ability to enhance the telemetry connections to its water control structures and to provide communication during natural disasters. The District will be responsible for the cost of the tower construction and for the communications equipment it installs on the tower.

The original agreement was entered into between FWC's predecessor, Florida Game and Fresh Water Commission (G&FC), on June 6, 1979. This agreement allowed the District to install its communications equipment on a tower owned and maintained by the G&FC. The District was responsible for the construction of a maintenance facility to house its equipment. The original agreement has been modified four (4) times over the years (through March 2, 1992) to allow for equipment modifications on the tower. The structural soundness of the existing tower was recently appraised and it is no longer able to provide the support necessary for the District's equipment.

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As partial consideration for the lease, the District will remove the existing tower from the site and FWC will have the right install communications equipment on the tower, subject to the prior approval of the District. The District shall pay annual rental to FWC in the amount of \$1 per year during the 25 year lease term.

How this helps meet the District's 10-Year Plan: This project is an integral component of the District's Operations & Maintenance strategic priority of maintaining telemetry/SCADA systems.

This Board item impacts what areas of the District, both resource areas and geography: This item impacts Operations & Maintenance's existing northern digital microwave and communications loop.

What concerns could this Board item raise?

The existing tower removal and construction of the new telemetry tower has been coordinated with FWC and Palm Beach County to ensure complete compatibility of this project with the communications needs of our land partner and the permitting requirements of the County.

Why should the Governing Board approve this item?

The Governing Board should approve this item to insure that the District's telemetry system remains functional and is capable of providing communication with and control of water control structures in the northern section of the District.