



Wireless Connectivity in Kaufman ISD

ConnectED Texas Program Overview

TASB is working with Diamond Communications to bring best-in-class wireless services and connectivity solutions to its Independent School Districts ("ISDs")

- Diamond has **full-service wireless infrastructure capabilities** and will work in close collaboration with each ISD to meet critical objectives:
 - Health and safety considerations
 - Educational opportunities
- Diamond to **market ISD properties** to wireless carriers
- Provide ISDs with connectivity solution opportunities
 - Reduce safety concerns by improving connectivity for school resource officers, emergency services and educators
 - Keep students and parents connected more reliably
- Provide ISDs with a **no-cost option** to improve wireless connectivity in and around school properties
- Potential to create a **long-term revenue stream** for ISDs
- ISDs **maintain approval rights**

About Diamond

Diamond is a U.S. leader in the development and management of wireless communications infrastructure

- Founded in 2006 by tower industry executives
- National presence with offices in 20 states
- Significant presence and experience in Texas
- Key executives have 15 - 25 years of wireless industry experience
- Over 4,000 tenanted sites (owned and managed)
- Market and/or manage approximately 500,000 sites
- Proven track record of successful management programs
- Highly-experienced team with operational, engineering, legal and financial expertise
- Experience deploying emergency communications networks on our sites
- Unique capabilities for indoor and outdoor connectivity solutions



Diamond is management-controlled with additional financing provided by both individual and institutional sources, including Sculptor Capital Management, Manulife Investment Management and the Ontario Teachers' Pension Plan Board

ISD Coverage Outlook (900m RSRP Average)

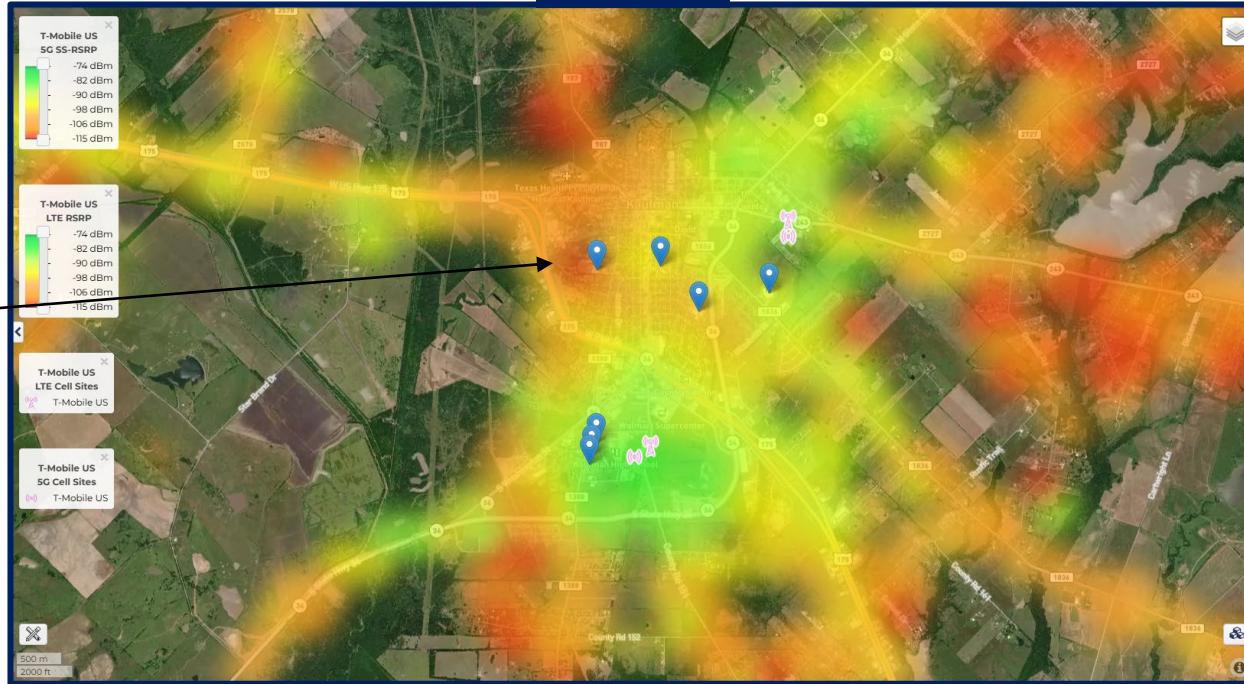
	T-Mobile	Verizon	AT&T
Helen Edwards Early Childhood Center	-94 dBm	-97 dBm	-105 dBm
Monday Elementary	-98 dBm	-100 dBm	-104 dBm
Phillips Elementary	-94 dBm	-94 dBm	-98 dBm
Lucille Nash Elementary	-100 dBm	-101 dBm	-102 dBm
Norman Jr. High School	-89 dBm	-92 dBm	-101 dBm
Gary W. Campbell High School	-88 dBm	-91 dBm	-100 dBm
Kaufman High School	-88 dBm	-91 dBm	-98 dBm

*Less than -105 dBm is considered unreliable coverage
E.g., -108 dBm is considered unreliable; -85 dBm is considered reliable*

Overall Coverage - T-Mobile

T-Mobile

Lucille Nash
Elementary



- Green and yellow areas signify reliable coverage
- Red and orange areas signify unreliable coverage

Based on crowd-sourced data provided by Ookla from August 2024 – July 2025.

Overall Coverage – Verizon

Verizon

Lucille Nash
Elementary



- Green and yellow areas signify reliable coverage
- Red and orange areas signify unreliable coverage

Based on crowd-sourced data provided by Ookla from August 2024 – July 2025.

Overall Coverage - AT&T

AT&T

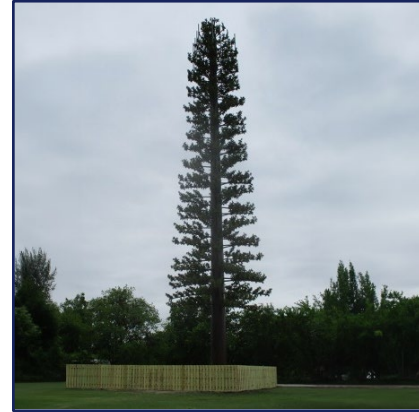
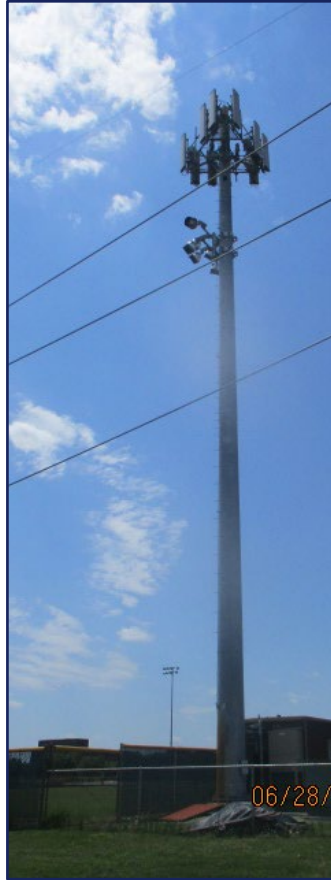
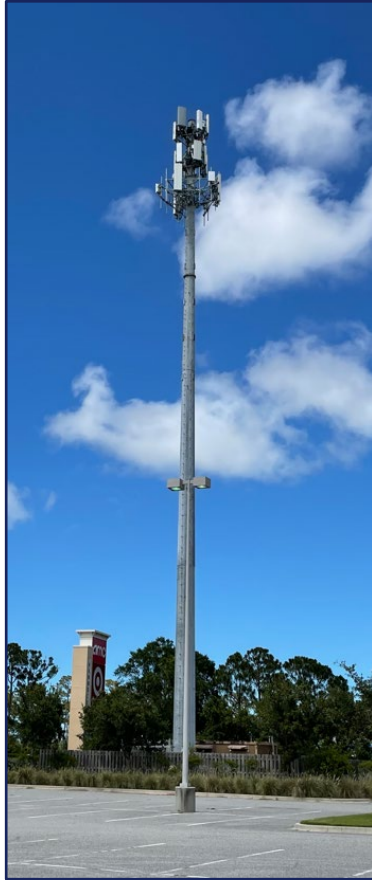
Lucille Nash
Elementary



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Based on crowd-sourced data provided by Ookla from August 2024 - July 2025.

Tower Examples



Illustrative Economics

- **Existing Structures** (rooftops, water tanks, etc.)
 - **ISD receives 75%** of the revenue received from **any tenant** installed
- **New Tower Builds - Monopole Structure**
 - Diamond will incur all costs associated with tower construction and maintenance
 - **ISD receives 30%** of the revenue received from the **first and second** cellular carriers installed
 - **ISD receives 40%** of the revenue received from the **third and any subsequent** cellular carriers installed

Revenue-Share Example - New Tower Build

# of tenants	Year 1	Year 2	Year 3	Year 4	Year 5	Cumulative Year 10
1	\$9,000	\$9,225	\$9,456	\$9,692	\$9,934	\$100,830
2		\$9,000	\$9,225	\$9,456	\$9,692	\$89,591
3			\$12,000	\$12,300	\$12,608	\$104,833
Total	\$9,000	\$18,225	\$30,681	\$31,448	\$32,234	\$295,254

- Monthly Rent: \$2,500
- Annual Escalation: 2.5%

Importance of Carrier Participation

- Carrier interest is based on their individual coverage and capacity needs
- Carriers are responsible for funding their equipment to be deployed at each site
- Carrier budgets are limited, and network priorities established
- Diamond will showcase available ISD properties/locations and coverage deficiencies to the carriers through our marketing efforts



Next Steps

1. ISD: Review and Sign the Site Marketing Agreement ("SMA")
 - Review only - ASLA (lease for a carrier colocation on an existing structure)
 - Review only - Option and Ground Lease (lease for a new tower build)
2. Diamond: Develop Marketing Materials
3. Diamond: Market ISD Properties to the Wireless Carriers
4. ISD: Approve/Reject Opportunities for Antenna(s) Sites on School Property