



# 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*

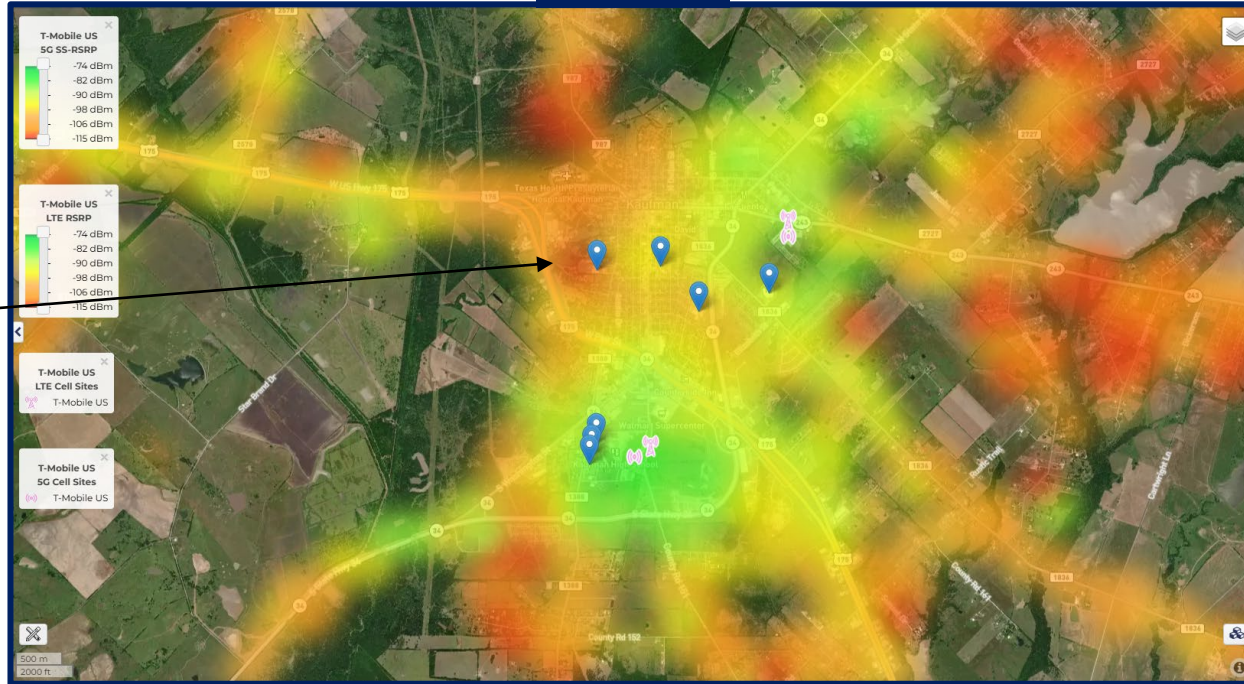
# ISD Coverage Outlook (900m RSRP Average)

	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

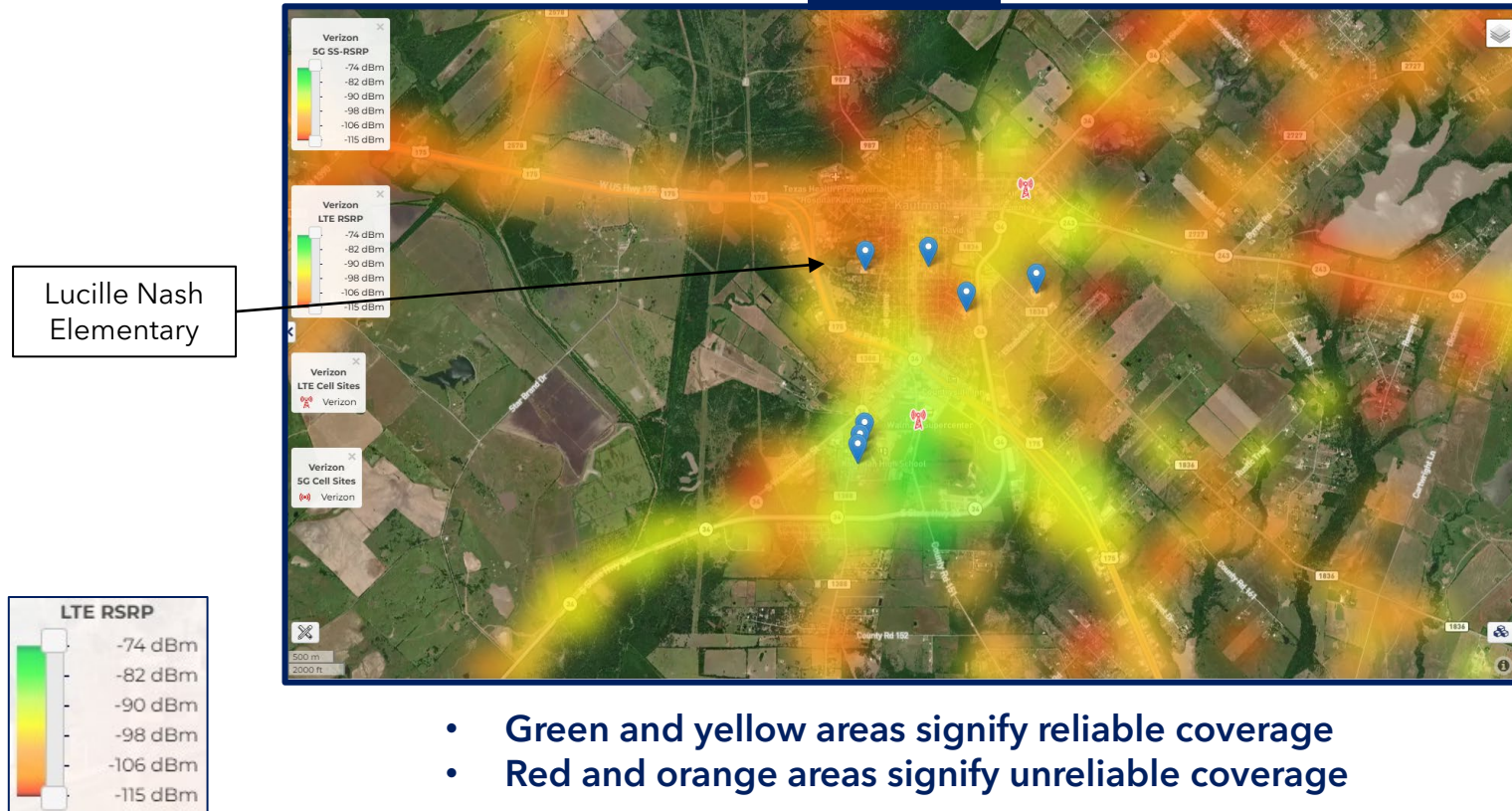
- Green and yellow areas signify reliable coverage
- Red and orange areas signify unreliable coverage

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



# Overall Coverage – Verizon

Verizon

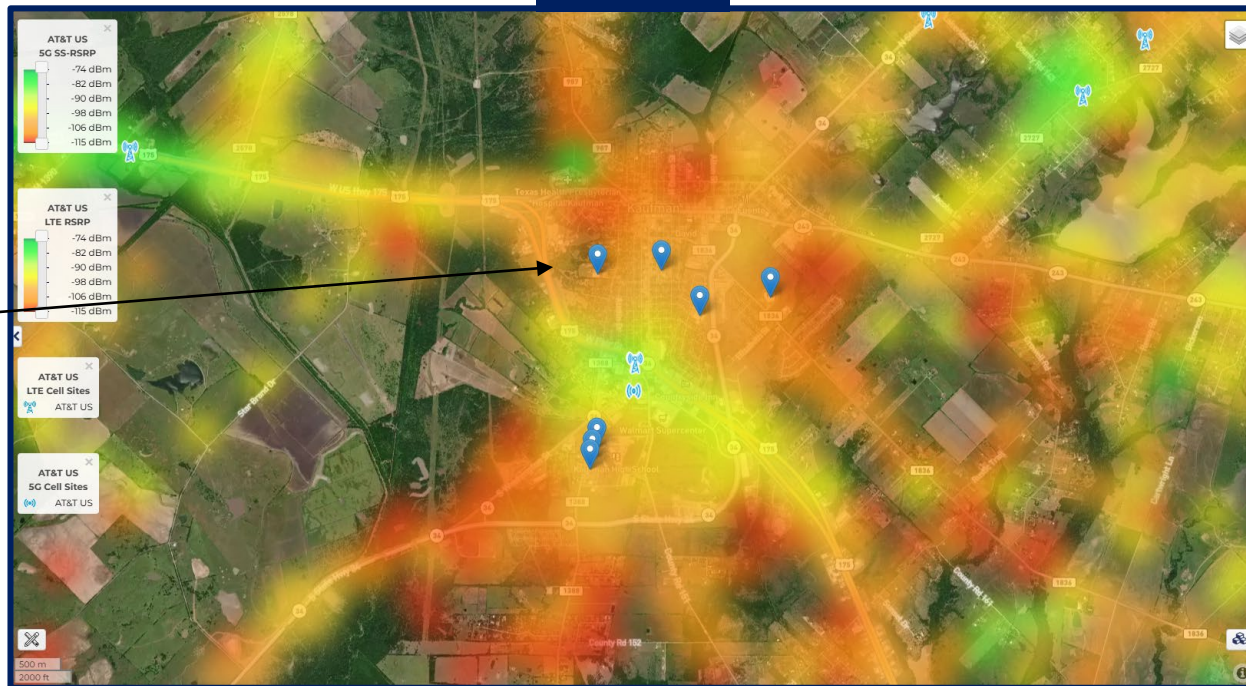


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# Overall Coverage - AT&T

AT&T

Lucille Nash  
Elementary

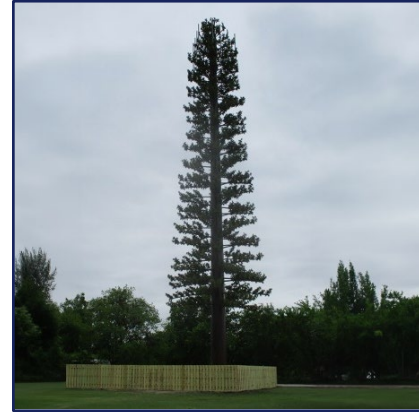
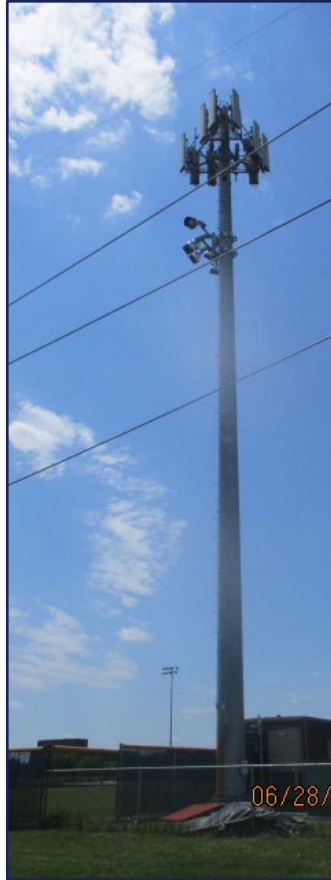
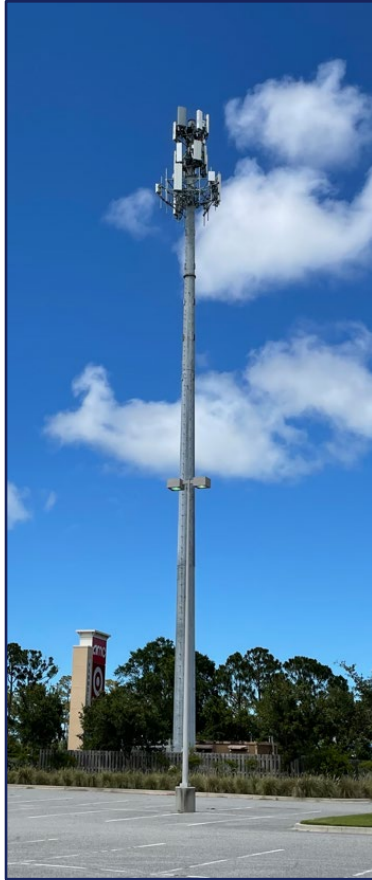


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# Tower Examples





# 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
<b>Total</b>	<b>\$9,000</b>	<b>\$18,225</b>	<b>\$30,681</b>	<b>\$31,448</b>	<b>\$32,234</b>	<b>\$295,254</b>

- 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



# Indoor Connectivity

- Many schools have been constructed with materials that negatively impact cellular coverage
  - 'Old' materials (e.g., cinder blocks) or 'new' materials (e.g., energy efficient glass) are difficult to penetrate
- Diamond has a team that solely focuses on providing indoor wireless connectivity. We design comprehensive indoor solutions, including distributed antenna systems ("DAS")
- Diamond can analyze the indoor connectivity at your schools, and discuss various options to improve in-building cell service



# 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