



# Wireless Connectivity in Gatesville 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*

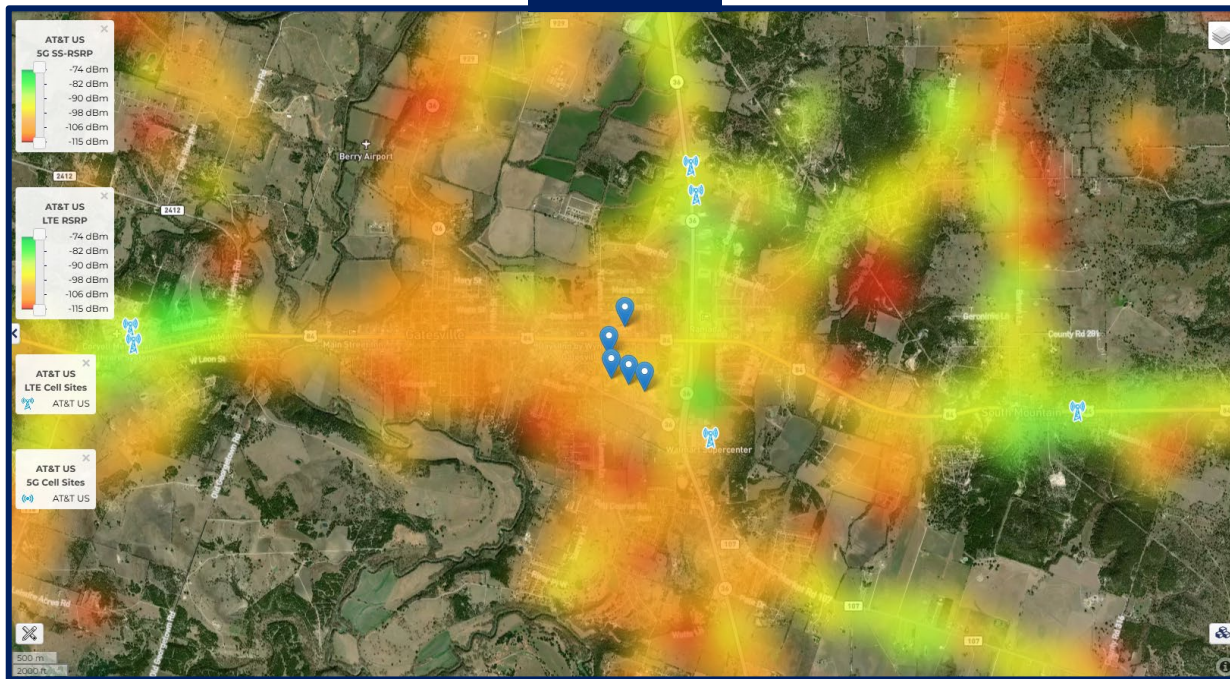
# ISD Coverage Outlook (900m RSRP Average)

|                         | AT&T     | Verizon | T-Mobile |
|-------------------------|----------|---------|----------|
| Gatesville High School  | -104 dBm | -99 dBm | -105 dBm |
| Gatesville Junior High  | -104 dBm | -99 dBm | -106 dBm |
| Gatesville Elementary   | -103 dBm | -98 dBm | -103 dBm |
| Gatesville Primary      | -103 dBm | -99 dBm | -105 dBm |
| Gatesville Intermediate | -103 dBm | -99 dBm | -104 dBm |

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

# Overall Coverage - AT&T

AT&T



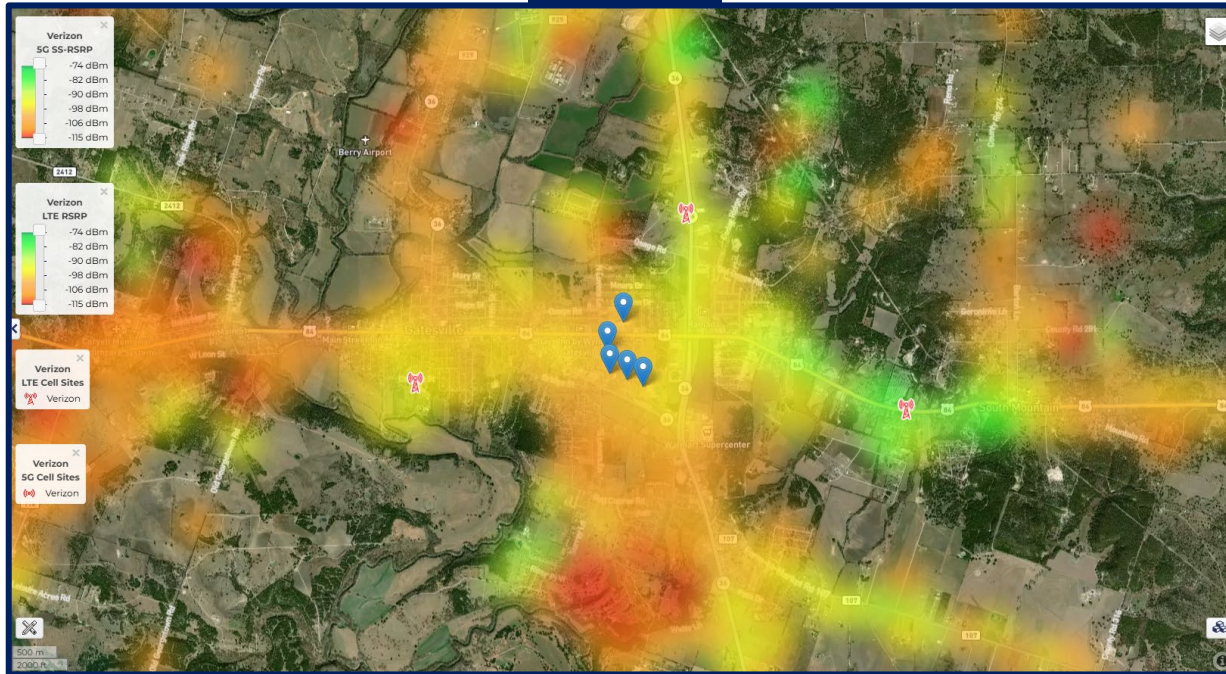
- Green and yellow areas signify reliable coverage
- Red and orange areas signify unreliable coverage

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



# Overall Coverage – Verizon

## Verizon

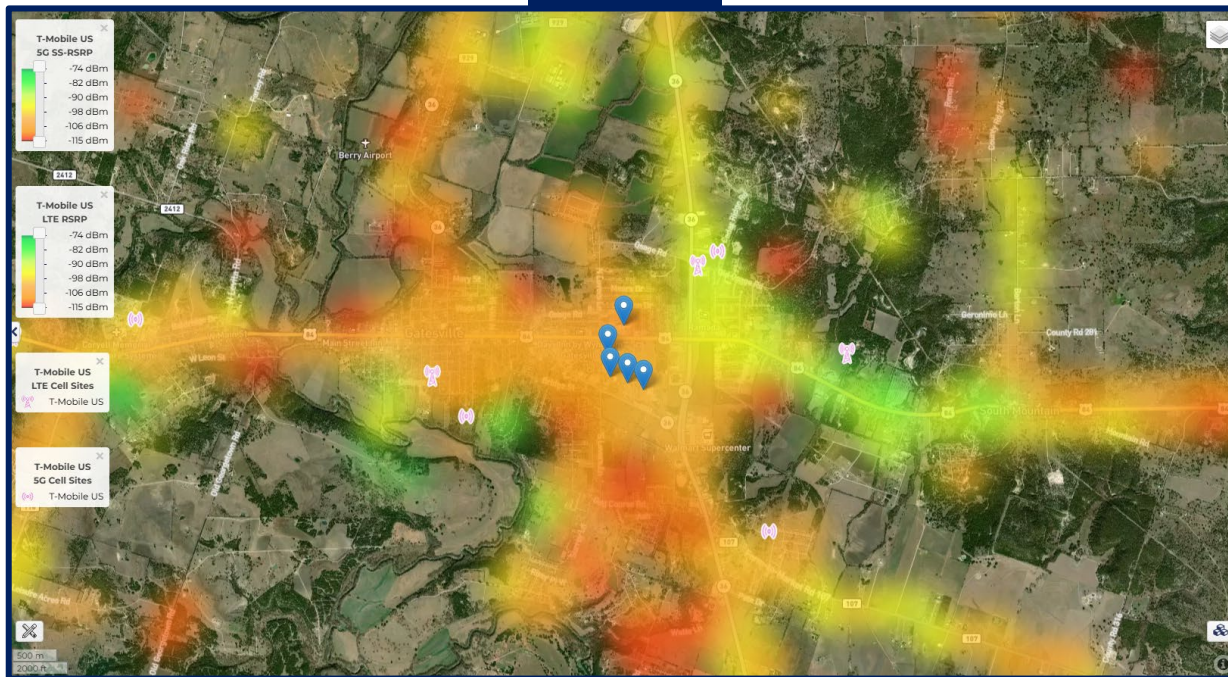


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# Overall Coverage - T-Mobile

## T-Mobile

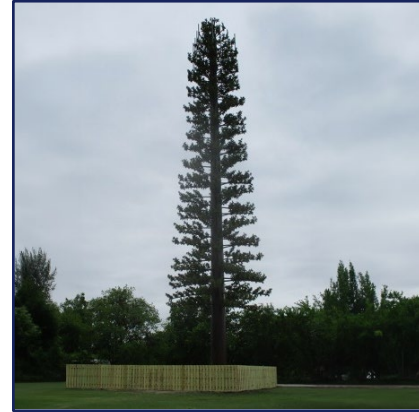
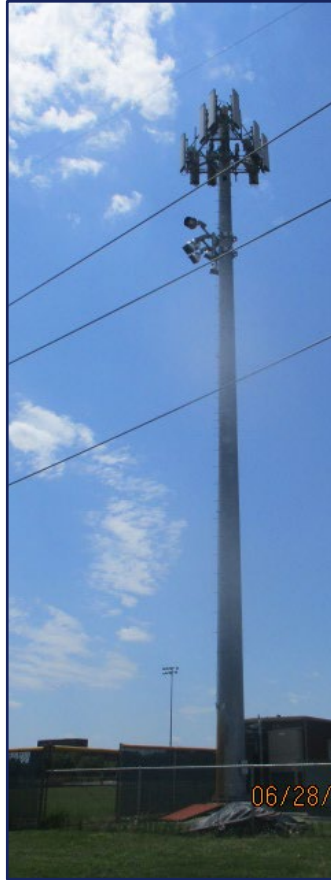


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# Tower Examples





# 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