



**King County**

**Dow Constantine**

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August 19, 2021

The Honorable Claudia Balducci  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Balducci:

In accordance with Ordinance 18712, Section 2, this letter provides a progress summary of sites leased for the Puget Sound Emergency Radio Network (PSERN) Project. As required, this letter includes a brief description of the sites to be leased or licensed and the key terms of the site lease or license for each of the PSERN leases or licenses or extensions of a lease or license.

The original 43 PSERN core emergency radio network leases have been completed and are no longer impacting the project schedule. Having satisfied the requirements of the April 2018 ordinance described above, this is the twelfth and final letter to be transmitted.

**Summary of King County-Led PSERN Project Radio Sites  
Completed Lease Agreements as of March 31, 2021 – 43 PSERN Sites:**

Site Name	Brief Description	Estimated Site Costs
Federal Way	<b>Lease Amendment</b> <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice) <u>Site Improvements:</u> New equipment installation for PSERN including grounding and electrical upgrades	<b>Ongoing (Annual):</b> <u>Rent:</u> \$18,251, 15% increase every five years <u>Utilities:</u> \$12,000
Norway Hill	<b>Lease</b> <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice) <u>Site Improvements:</u> New tower (transferred to City of Bothell), shelter, equipment and generator	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$7,000

<b>Site Name</b>	<b>Brief Description</b>	<b>Estimated Site Costs</b>
<b>Suquamish</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with an extension option of up to 25-yrs  <u>Site Improvements:</u> New shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$34,101, 2.25% annual increase  <u>Utilities:</u> \$7,000</p>
<b>Kent Repeater</b>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New shelter, generator, equipment including microwave backhaul equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$4,320, 15% increase every five years; 1<sup>st</sup> year of rent waived  <u>Utilities:</u> \$3,730</p>
<b>Education Hill</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$27,000, 2% annual increase or CPI for previous year (whichever is greater)  <u>Utilities:</u> \$5,930</p>
<b>Northeast</b>	<p><b>License</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New equipment installation for PSERN including grounding and electrical upgrades</p>	<p><b>Ongoing (Annual):</b>  <u>Fee:</u> \$30,000, 2% annual increase  <u>Utilities:</u> \$1,230</p>
<b>Swan</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$20,000, 1.5% annual increase  <u>Utilities:</u> \$750</p>
<b>Cambridge</b>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> Tower extension, new shelter, equipment and generator replacement</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$4,320, 15% increase every five years  <u>Utilities:</u> \$5,450</p>
<b>Clearview</b>	<p><b>Sublease</b>  <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless sublessee terminates with notice)  <u>Site Improvements:</u> New equipment installation for PSERN including grounding work and new ice bridge</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$0</p>
<b>Bellevue Station 9</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with three 5-yr extension options (automatic unless sublessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$13,200, 10% increase every 5 years  <u>Utilities:</u> \$5,930</p>

Site Name	Brief Description	Estimated Site Costs
<b>Capitol Hill</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> Tower reinforcement, HVAC work, new generator and equipment</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$199,200, 1.5% annual increase; rent reduced by \$24,000/year for first 16 years of the term  <u>Utilities:</u> \$23,720</p>
<b>CRISTA</b>	<p><b>Lease</b>  <u>Term:</u> 18 years, with three, 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> Installation of a new HVAC unit, upgrading the electrical capacity of King County’s shelter, and other civil improvements</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$72,000, 3% annual increase + \$6,000 monthly reservation fee for 4 months, 7 days  <u>Utilities:</u> \$5,450</p>
<b>Cougar Mountain WSDOT/Tower</b>	<p><b>Lease</b>  <u>Term:</u> Approximately 3 years, with unlimited five-year extensions; provided the Prime Lease remains in effect  <u>Site Improvements:</u> Upgrade existing tower</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$0</p>
<b>Skyway</b>	<p><b>Lease</b>  <u>Term:</u> 25 years with three 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> Tower extension</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$11,700, 3% annual increase  <u>Utilities:</u> \$5,450</p>
<b>East Tiger</b>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$29,401, 2% annual increase; one-time Rent abatement of \$14,846  <u>Utilities:</u> \$5,450</p>
<b>Sobieski</b>	<p><b>Lease</b>  <u>Term:</u> Approximately 30 years, expiring on 12/31/2048  <u>Site Improvements:</u> New tower, shelter, demolition of the existing facilities and construction of the new facilities.</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,450</p>
<b>Bellevue City Hall</b>	<p><b>Lease</b>  <u>Term:</u> 10 years with four, 5-year extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> No construction; equipment installation only</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$24,732, 10% increase every 5 years  <u>Utilities:</u> \$750</p>
<b>Snoqualmie Pass</b>	<p><b>Lease</b>  <u>Term:</u> Approximately 30 years, expiring on 12/31/2048  <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,450</p>

Site Name	Brief Description	Estimated Site Costs
<p><b>Valley Communications Center</b></p>	<p><b>Lease</b>  <u>Term:</u> 5 years with right to request new lease in advance of expiration  <u>Site Improvements:</u> No construction; equipment installation only</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$0</p>
<p><b>West Tiger</b></p>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$20,820, 2% annual increase  <u>Utilities:</u> \$5,450</p>
<p><b>Tinkham</b></p>	<p><b>Lease</b>  <u>Term:</u> 10 years with two, 10-year extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,450</p>
<p><b>Olallie</b></p>	<p><b>Lease</b>  <u>Term:</u> 10 years with two, 10-year extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,450</p>
<p><b>Preston</b></p>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$17,200, 2% annual increase  <u>One-Time Payment</u> – Utility Area &amp; Prorated Cost Share for Road Access Area Roadwork: \$24,423.45  <u>Utilities:</u> \$5,450</p>
<p><b>West Seattle</b></p>	<p><b>Lease</b>  <u>Term:</u> 25 years with three, 5-year extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> New tower, shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual)</b>  <u>Rent:</u> \$20,000, 2% annual increase  <u>Utilities:</u> \$5,450</p>
<p><b>Cougar Mountain USACE/Ground</b></p>	<p><b>Lease</b>  <u>Term:</u> 5 years  <u>Site Improvements:</u> New shelter, generator, equipment and fuel storage tank</p>	<p><b>Ongoing (Annual)</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,930</p>
<p><b>Hyak</b></p>	<p><b>Lease</b>  <u>Term:</u> 10 years with two, 10-year extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> Tower extension, HVAC/Electrical/Back-Up Power upgrades to WSDOT’s shelter, and equipment</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$0</p>

<b>Site Name</b>	<b>Brief Description</b>	<b>Estimated Site Costs</b>
<b>Maloney</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>Deception Creek</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>I-90 Repeater</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$0
<b>HWY 2 West</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$0
<b>Wellington</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>Stevens Pass</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>Scenic</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>Cowboy Mountain</b>	<b>Lease</b> <u>Term:</u> Approximately 30 years, expiring on 12/31/2049 <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank	<b>Ongoing (Annual):</b> <u>Rent:</u> \$0 <u>Utilities:</u> \$5,450
<b>Stampede Pass</b>	<b>Sublease</b> <u>Term:</u> 25 years with three, 5-yr extension options (automatic unless lessee terminates with notice) <u>Site Improvements:</u> Two fuel storage tanks	<b>Ongoing (Annual):</b> <u>Rent:</u> \$9,766 <u>Utilities:</u> \$4,992

Site Name	Brief Description	Estimated Site Costs
<b>Three Lakes</b>	<p><b>Lease</b>  <u>Term:</u> 5 years, with two 5-yr extension options (automatic unless lessee terminates with notice)  <u>Site Improvements:</u> Tower improvements and equipment</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$5,400, 20% increase at the beginning of each renewal term  <u>Utilities:</u> \$0</p>
<b>King Lake</b>	<p><b>Lease</b>  <u>Term:</u> Approximately 14 years, expiring 8/15/2033 &amp; can be extended for the same term the Prime Agreement is renewed  <u>Site Improvements:</u> New shelter, equipment, generator and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$59,121  <u>Utilities:</u> \$5,450</p>
<b>McDonald</b>	<p><b>Lease</b>  <u>Term:</u> Approximately 26 years, expiring 10/31/2045  <u>Site Improvements:</u> Minor electrical work and HVAC work</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$21,749, 2% annual increase  <u>Utilities:</u> \$10,000</p>
<b>Deer Creek</b>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New tower, shelter, equipment, generator and fuel storage tank</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$20,194, 2% annual increase  <u>Utilities:</u> \$7,650</p>
<b>Tacoma</b>	<p><b>Lease</b>  <u>Term:</u> 30 years, with two five-year extensions; provided underlying MOU is extended 10 years  <u>Site Improvements:</u> Tower extension, fuel storage tank, and HVAC upgrades to City of Tacoma's shelter</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$20,000, annual CPI increases  <u>Utilities:</u> \$0</p>
<b>Bandera</b>	<p><b>Lease</b>  <u>Term:</u> 20 years  <u>Site Improvements:</u> New tower</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$12,200, 1.5% annual increase  <u>Utilities:</u> \$0</p>
<b>Grass Mountain FAA/Shelter</b>	<p><b>Lease</b>  <u>Term:</u> 20 years  <u>Site Improvements:</u> Generator, fuel tank and shelter improvements including HVAC, ice bridge and stairs</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$0  <u>Utilities:</u> \$5,450</p>
<b>Grass Mountain DNR/Ground</b>	<p><b>Lease</b>  <u>Term:</u> 25 years  <u>Site Improvements:</u> New Tower</p>	<p><b>Ongoing (Annual):</b>  <u>Rent:</u> \$19,000, 2% annual increase  <u>Utilities:</u> \$0</p>

**Planned Completion of Leases/Agreements by Quarter, as of March 31, 2021:**

**Completed Leases/Agreements (43):**

Federal Way	West Tiger
Norway Hill	Olallie
Suquamish	Preston
Cougar Mountain (2 separate agreements)	West Seattle
- WSDOT Tower	Hyak
- USACE Ground	Maloney
Kent Repeater	Cowboy Mountain
Education Hill	Deception Creek
Bellevue Station 9	HWY 2 West
Cambridge	I-90 Repeater
Capitol Hill	Scenic
Clearview	Stevens Pass
CRISTA	Wellington
Northeast	Stampede Pass
Skyway	Three Lakes
Swan	King Lake
East Tiger	McDonald
Sobieski	Deer Creek
Bellevue City Hall	Bandera
Snoqualmie Pass	Tacoma
Valley Communications Center	
Tinkham	
Grass Mountain (2 separate agreements)	
- FAA Shelter	
- WA ST DNR Ground	

**King County sites to be leased to PSERN after the creation of PSERN (5):**

RCECC	Top Hat
Ring Hill	Rattlesnake
Squak Mountain	

**PSERN sites to be subleased to King County/METRO after the creation of PSERN (2):**

Skyway  
West Seattle

The Honorable Claudia Balducci

August 19, 2021

Page 8

The lease agreements further the King County Strategic Plan goal of efficient, accountable regional and local government by ensuring the completion of the PSERN project in coordination with regional partners.

If your staff have questions, please contact Anthony Wright, Director, Facilities Management Division at 206-477-9352.

Sincerely,

 for

Dow Constantine  
King County Executive

cc: King County Councilmembers  
ATTN: Janine Weihe, Interim Chief of Staff  
Melani Pedroza, Clerk of the Council  
Shannon Braddock, Deputy Chief of Staff, Office of the Executive  
Karan Gill, Director, Council Relations, Office of the Executive  
Caroline Whalen, County Administrative Officer, Department of Executive Services (DES)  
Anthony Wright, Director, Facilities Management Division (FMD), DES  
Bryan Hague, Manager, Real Estate Services, FMD, DES  
Tanya Hannah, Chief Information Officer, Department of Information Technology (KCIT)  
David Mendel, Director, Emergency Radio Communications Division (ERC), KCIT  
Kimberly Nuber, Deputy Division Director, ERC, KCIT