

# South Utah Valley Electric Service District

**Payson, Utah**

## **Request for Proposals**

**For**

## **Partnership for Deployment of District wide Fiber to the Premises (FTTP)**

Issued: October 4th 2018

## 1. Introduction

### A. Purpose of RFP.

The purpose of this Request for Proposals (the “RFP”) is to solicit proposals to enter into a contract for a potential public-private partnership between a qualified vendor and South Utah Valley Electric Service District, hereafter referred to as “SESD” or “District” for the design and engineering of, a District system wide fiber optics backbone ring to each substation for the purposes of SCADA & metering capabilities. In addition, the District seeks to design & engineer a fiber-to-the-premise network with gigabit capabilities (the “FTTP Network” or “Network”). SESD will own the Network, but it seeks a qualified vendor to design and create construction ready engineered drawings. The entities submitting proposals in response to this RFP will hereafter be referred to as “Vendors.”

The District would like to complete the engineering design for the project in phases.

Phase 1:

- A. Design a system interconnection with ISP provider
- B. Design a 288 ct fiber optics backbone with a dedicated 24 ct fiber into Loafer Substation
- C. Design FTTP to the community of Elk Ridge (approximately 1600 homes)
- D. Design a 288 ct fiber optics backbone from Loafer Substation to Suter Substation & the District’s office (approximately 25,500 linear feet, 4.88 miles)

Phase 2:

- A. Design & identify 2<sup>nd</sup> system interconnection with ISP provider
- B. Design 288 ct fiber optics backbone, with dedicated 24 ct fiber to Arrowhead Substation from the District’s office
- C. Design FTTP to the community of Woodland Hills City (approximately 450 homes)

Phase 3: TBD

Phase 4: TBD

### B. Background.

SESD is a local electric improvement district with a defined service territory covering more than 120 square miles. The area currently covers from Springville City at the north boundary to Santaquin City to the south boundary. SESD is unique in that SESD serves electricity to both rural and City customers. SESD exclusively provides power to the cities of Elk Ridge & Woodland Hills. SESD mutually provides power to customers of Spanish Fork City, Payson City, Salem City and Santaquin City.

SESD owns and operates a 46kV to 12kV system. SESD currently has (5) 46kV/12kV substations within its service area. The substations are:

Arrowhead Substation; Suter Substation; Loafer Substation; Strawberry Substation; Sorenson Substation.

SESD at the present time has a peak load of 15 MW, covers approximately 120 square miles and serves 3300 residential and 457 commercial, 1 industrial customer, 58 Irrigation, 7 Municipal wells. The electrical system consists of 58 miles of overhead 46 kV transmission, 1 hydro generators (5 total MW), 5 substations, 5 power transformers (42 total MVA), The 15 kV distribution consists of 100 miles of underground circuits and 240 miles of overhead circuits.

The City of Woodland Hills Located in Southern Utah County, Utah, the has a resident population of approximately 1,455. The City has approximately 370 homes and one church. There are no business stores; however, many residents work out of their homes for employment. There are approximately 500 undeveloped lots. The average lot size is one acre. There are no sidewalks and little formal landscaping in the City's rights-of-way. The City is situated at the south end of Utah County, below Mount Loafer at altitudes between 5,000 and 7,000 feet.

The City of Elk Ridge was built on the 1800 acre Goosenest Ranch nestled against Mount Loafer in the south end of Utah County. The area was first called Salem Hills. As the area grew the development soon approached the time when it had 100 residents living within its boundaries and according to Utah County rules the development had to incorporate into a city. On December 22, 1976, the Salem Hills development was incorporated into the town of Salem Hills. Because of the confusion with the town of Salem, Salem Hills was changed to Elk Ridge at a special meeting of the town by a vote of the people on June 15, 1978. In 1990 the Census recorded a population in Elk Ridge of 771 people. By January, 1994 the town had grown to 230 homes. In 2017 census data show Elk Ridge having approximately 1600 homes and an estimated population of 3757 people.

## 2. Project Scope

As is set forth in greater specification in Project Details, each Vendor's proposal must address how it will meet the following Minimum Mandatory Requirements:

1. Design a system fiber optics backbone tying (2) District substations with dedicated 24 fiber strands to each of the 2 substations.
2. Dedicated fiber ring needs to be 288 fiber count between the 2 determined substations to allow for future growth and capacity
3. Provide fiber optics to certain key pieces of electrical equipment, such as switchgear & reclosers
4. Design to provide fiber optics to each customer metering location for future system electric metering
5. Provide a scalable broadband network to the City of Elk Ridge.
6. The proposal must offer to design and engineer a District-wide, fiber Network for Elk Ridge, that allows for open-access to multiple internet and data service providers which will be owned by the District after construction;
7. The Network will be capable of supporting a minimum symmetrical 1 Gbps speeds for residential customers and 10 or more Gbps for businesses or home businesses;

8. Fiber strand capacity capable of providing direct homerun connections to businesses and residential users

### 3. Project Details

#### A. Overview

SESD seeks a partner to design, Engineer, a FTTP Network that allows for fast, affordable broadband Internet over fiber optics that reach each existing resident and business, while providing for future expansion, including public Wi-Fi and other area networks to support improved public services and infrastructure. The Network will allow every home, business, public facility, and private institution access to SESD Network of high-speed broadband connections to the Internet.

#### B. Design and Construction.

The following baseline technical attributes are preferred:

1. Fully fiber-based connectivity to residential and business customers alike;
2. Fiber strand capacity capable of providing direct homerun connections to businesses and residential users;
3. Fiber strand capacity and physical architecture (e.g., handhole placement, backbone routes, etc.) anticipating full deployment to all homes and businesses;
4. Backbone topology capable of supporting connections over diverse paths from one or more central hub locations to fiber distribution cabinets distributed throughout the District to facilitate high-availability service offerings;
5. Fiber distribution plant placed in underground conduit (as opposed to direct burial cable) to more readily facilitate repairs and capacity upgrades is required.
6. Aerial fiber distribution plant constructed on utility poles where beneficial and cost effective. SESD has existing aerial plant with pole line infrastructure that can and should be utilized whenever possible.
7. Active components placed in environmentally hardened shelters and/or cabinets equipped with backup power generation and/or batteries, as appropriate, capable of sustaining services in the event of extended power outages;
8. Underground communications conduit pathways that can be utilized by the District for future scalability;

9. Fiber routes that are aligned with existing conduit and coincide with planned District utility, roadway, and related capital improvement projects to reduce cost and minimize disruption where possible;
10. SESD has existing aerial plant with pole line infrastructure that can and should be utilized whenever possible. Design vendor will need to consider all SESD existing infrastructure when performing design and engineering.

## 4. RFP Evaluation & Selection

### A. Multiple Stage Process.

SESD reserves the right to conduct the RFP in a multiple stage process and narrow the number of Vendors that will move on to subsequent stages. SESD also reserves the right to award the bid to the vendor they feel is best for the project regardless of pricing.

### B. Oral Presentation.

SESD may award a contract based on initial proposals received without discussion of such proposals with Vendors. However, SESD may require oral presentations as a supplement to the written proposals. These presentations may be scheduled, if required, by SESD evaluating committee after proposals are received and prior to the award of the contract. After the oral presentations are complete, the committee shall be allowed to re-score the technical criteria as needed to reflect the information provided in the presentations. SESD reserves the right to reschedule or cancel oral presentations at any time at no cost to the SESD.

### C. Best and Final Offer.

Best and Final Offer (BAFO) may be requested as part of this process from responsive and responsible proposals received.

### D. Selection

Selection of the successful firm will be based on the following criteria to evaluate all proposals received:

1. Project Plan. Staff will review the firm's management plan, including key personnel and subconsultants for the project, to complete the scope of work described in this RFP
2. Qualifications of Firm. Staff will review the firm's experience in similar projects over the last ten years, as described previously & the Firm's experience with design & engineering experience of similar systems.

3. Qualifications of Personnel. Staff will consider the qualifications of the individuals assigned to the completion of the Broadband RFP. The Network designer’s professional work history and experience designing similar networks
4. Project Schedule. Staff will consider the amount of time required for the firm to complete the scope of work.
5. Project Cost. Consideration will be given to the total project cost, as well as the value of services provided by the firm, including the level of the personnel and their time that would be devoted to the project. Cost will be evaluated separately from the rest of the project proposal.

#### **E. Award of the Contract.**

Upon completion of the evaluation process, SESD may award the contract to the highest scoring responsive and responsible Vendor. The award of this solicitation may result in multiple contracts. SESD, pursuant to the scores given proposals by the evaluating committee and authorization by SESD Board of Directors, is the only entity authorized to award a contract for the proposed Network. Upon successful completion and award of this RFP as described above, SESD will provide notice to other Vendors and the public.

#### **F. Contract Period and Effective Date.**

1. The anticipated Contract term will be for a period of *ninety (90) days* for the design and engineering.
2. The anticipated effective start date of the contract(s) is **October 26th 2018.**
3. SESD may delay the anticipated start date of design and engineering at any time.

### **5. Submittal Requirements**

- A. All proposals must be in the SESD office at 803 North 500 East in Payson, Utah on or before **4:30 p.m. on October 19<sup>th</sup>, 2018.**
- B. If mailed, proposals should be sent to:

**South Utah Valley Electric Service District  
PO BOX 349  
Payson, UT 84651**

- C. All proposals must be submitted in **sealed envelopes clearly bearing the name and address of the firm** and the words: **“REQUEST FOR PROPOSALS—Broadband FTTP”**

- D. Costs of the proposals must be separate. The costs may be included in the same sealed envelope but must be separate from the rest of the proposal.
- E. The cover letter should include an introduction of the Vendor's company, as well as contact information for those persons who are authorized to represent the company in dealing with this RFP, including the name, title, office address, telephone number, fax number and e-mail address of the person(s) authorized to represent the Vendor regarding the proposal submitted in response to this RFP. The cover letter should also provide the name, title, office address, telephone number, fax number and e-mail address of the person authorized to sign a contract and receive and sign all formal notices and/or addendum regarding such contract.
- F. Questions may be sent to Ryan Bagley, SESD System Planner at [ryan@sesdofutah.org](mailto:ryan@sesdofutah.org)

## 6. General Provisions

### A. Incurring Costs.

The District will not be liable for any cost which Vendors may incur in connection with the preparation or presentation of their proposal(s).

### B. Addendum to RFP.

In the event that it becomes necessary to revise this RFP in whole or in part an addendum will be provided to all Vendors on record as having received this RFP.

## 7. Other Communications.

During the RFP process (from the date of issue through the date of contract award or other final decision) SESD is the sole source of official information regarding this RFP. All other communications, both spoken and written, which are received by any representative of the Vendor from other sources should be confirmed by the Vendor through a question submitted via an email by the applicable deadline established in this RFP. All questions submitted to SESD by any Vendor will be distributed, along with the District's Answer, to all Vendors to which the District has received a letter of intent.

## 8. Authorized Vendor Representatives.

SESD reserves the right to require a change in the individual assigned to represent the Vendor if the assigned representative is not serving the needs of SESD in an acceptable manner. This right shall carry forward through the response period and, with the successful Vendor during the term of the contract.

## 9. Remedies.

The laws of the State of Utah shall apply in all disputes arising out of this RFP, without application of any principles of choice of laws.

**10. Compliance.**

The Vendor hereby agrees to abide with all applicable federal, state, county, and District laws and regulations and to be responsible for obtaining and/or possessing any and all permits and licenses that may be required.

**11. Cancellation.**

Inadequate delivery, unsatisfactory service or failure to adhere to contract covenants may result in cancellation of the contract. The Vendor shall be responsible for reimbursing SESD for expenses incurred as a result of unacceptable service.

**12. Acceptance of Services Rendered.**

SESD, through its designated agents and representatives, will be the sole determining judge of whether services rendered under the contract satisfy the requirements as identified in the contract.

**13. Anti-Collusion.**

The submission of a proposal constitutes agreement that the Vendor has not divulged its proposal to, or colluded with, any other offeror or party to a proposal whatsoever.

**14. Restrictions.**

All proposals must clearly set forth any restrictions or provisions deemed necessary by the Vendor to effectively service the proposed contract.

**15. Right to Reject.**

SESD reserves the right to accept any proposal, to reject any or all proposals, to waive defects, informality or technicality in proposals submitted in response to this request, and to select the proposal deemed to be in the best interests of SESD.

**16. Record Keeping and Audit Rights.**

Any Vendor providing goods or services under any contract shall maintain accurate accounting records for all goods and services provided thereunder, and shall retain all such records for a period of at least one (1) years, or longer if imposed as required by applicable law or statute, following termination of the contract. Upon reasonable notice and during normal business hours, SESD, or any of its duly authorized representatives, shall have access to and the right to audit any records or other documents pertaining to the contract. SESD audit rights shall extend throughout the term of the contract and for a period of at least one (1) years thereafter.

## **17. Management Reports.**

Upon request the Vendor must be able to summarize and concisely report pertinent information to SESD in a timely manner, throughout the duration of any contract resulting from this RFP.

## **18. Relationship of the Parties.**

In assuming and performing the obligations of any contract, SESD and any Vendor shall each be acting as independent parties and neither shall be considered or represent itself as a joint venture, agent, or employee of the other. Vendor affirms that the Vendor or any employee in their organization does not have a conflict of interest or potential conflict of interest with SESD.

## **19. Equal Opportunity.**

No Vendor of goods and/or services under this RFP or any contract shall discriminate against any employee, applicant for employment, or recipient of services on the basis of veteran status, race, religion, color, sex, sexual orientation, age, disability, or national origin.

## **20. Debarment Clause.**

Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction (RFP and subsequent contract), by any governmental department or agency. If Vendor cannot certify this statement, attach a written explanation for review by the District. Vendor must notify the District within 30 days if debarred by any governmental entity during the contract period.

## **21. Pricing**

The Owner wants not-to-exceed pricing for each of the following tasks:

1. Network design; including labor and material estimates for construction of the designed system
2. Preparing bid package in RUS 515 format including all information and construction drawings to place into an RFP to select the construction company;
3. Identifying rights-of-ways & easements
4. Acquiring permits and rights of way authority

## **22. Mapping and Design**

1. STAKING SHEETS. The Proposer will be expected to create scaled AutoCad construction drawings sufficient for permit applications and to create a bid package for outside plant construction. Respective bidder will coordinate with Centracom on all electronics and equipment in order to facilitate the GPON infrastructure. A material list will be provided to the winning contractor concerning vaults pedestals fiber and conduit sizes and types.
2. An ACD MAP (Area Coverage Design)
3. Splicing Schematic and cut sheets
4. A per foot cost for mainline construction. Estimated footage is approximately 99110' 18.77 route miles.
5. A per foot cost for drops. A drop will be considered labor and material required to place a drop cable from pedestal or vault typically located at the property line to the NID or termination point located on the customers premises. All other infrastructure will be considered Mainline. Estimated drop footage is approximately 92500' 17.51 route miles.

### 23. Materials and Labor

The Proposer will be expected to deliver the following finished products using the RUS 515 UNIT CODES:

1. A complete bill of materials required to construct the network based on the design agreed upon.
2. A complete description of labor elements required to complete the agreed upon design.
3. An expected cost of all material and labor costs required to construct the design.

All of the above requirements will be covered in your per foot pricing for Phase 1 of the project:

- ❖ OSP Engineering Aerial Transmission Loafer Sub to Suter Stations Backbone 25,500' (4.88 Miles)
  - Per foot      \$\_\_\_\_\_
- ❖ OSP Engineering (Elk Ridge) New Conduit Buried Distribution 75,232' (14 Miles)
  - Per foot      \$\_\_\_\_\_
- ❖ OSP Engineering (Elk Ridge) Existing Conduit Buried Distribution 59,775' (11 Miles)
  - Per foot      \$\_\_\_\_\_
  - **Proofing (rope & rod) of existing conduits may be required**
- ❖ OSP Engineering Aerial Distribution 2,560' (.48 Miles)

- Per foot        \$\_\_\_\_\_
  
- ❖ OSP Engineering (Elk Ridge) Existing conduit underground Drops - 750 residential at approx. 60' per drop
  - Per foot        \$\_\_\_\_\_
  
- ❖ OSP Engineering-New underground Drops - 900 residential at approx. 60' per drop
  - Per foot        \$\_\_\_\_\_
  
- ❖ Creation of bill of materials with associated costs
  - Unit Charge    \$\_\_\_\_\_
  
- ❖ Creation of Splicing Schematics on ACD map
  - Unit Charge    \$\_\_\_\_\_
  
- Total cost...        \$\_\_\_\_\_**

## 24. Permitting/Right of Way acquisition

All installations shall conform to the National Electric Safety Code, National Electric Code or SESD's Construction Standards. The selected contractor should be able to comply with the following:

1. Identify and make applications for all needed permits and rights-of-way for all construction on public and private property, RR crossings, water and wetlands crossings, and interstate crossings.
2. This will be billed on a per hour basis all permitting fees will be passed through to SESD.
3. R/W ENGINEER.....Per Hour \$\_\_\_\_\_

## 25. Deliverables

At the close of the project, the selected firm will provide an electronic copy of the Broadband FTTP Plan & design, suitable for reproduction, and three hard-copy bound originals of the finished plan.

Technical designs may be submitted in Autocad dwg or ESRI GIS Shapefile formats.