

**Spring Creek Association  
Spring Creek, NV 89815**

**Broadband Enhancement Request for Information**

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## **1. RFI Timeline**

<b>June 18, 2019</b>	<b>RFI is released</b>
<b>June 28, 2019</b>	<b>Service Providers must express interest in responding by E-mailing <a href="mailto:jessiebahr@springcreeknv.org">jessiebahr@springcreeknv.org</a> by 5 PM PT.</b>
<b>July 5, 2019</b>	<b>Initial Vendor Questions e-mailed <a href="mailto:jessiebahr@springcreeknv.org">jessiebahr@springcreeknv.org</a></b>
<b>July 10, 2019</b>	<b>Vendor Web Conference (Link provided to interested service providers)</b>
<b>July 17, 2019</b>	<b>Final Vendor Questions</b>
<b>July 19, 2019</b>	<b>Q&amp;A posted</b>
<b>August 5, 2019</b>	<b>Responses due at 5 PM PT; E-mailed <a href="mailto:jessiebahr@springcreeknv.org">jessiebahr@springcreeknv.org</a></b>

## **2. Background**

### **Current Profile:**

Spring Creek, NV is a census-designated place in central Elko County, in northeastern Nevada in the western United States. It mainly serves as a bedroom community for the businesses and industries in and around the nearby city of Elko.

Spring Creek's operations are governed by the Spring Creek Association. The Spring Creek Association is a private property owners association. Located near the base of the Ruby Mountains, the Spring Creek Community encompasses 23.4 square miles and 5,240 lots.

The most recent population measurement was 13,482 with a density of 226 inhabitants per square mile. Median household income is \$94,951. Median Age is 34.9 years old and median property value \$220,400. The typical household in Spring Creek, the wealthiest town in Nevada, earns \$92,908 a year, about \$11,500 more than the median income in Spanish Springs, the state's second wealthiest town. Spring Creek also has the state's lowest poverty rate at 3.4%. In comparison, 14.9% of Nevada's population and 15.1% of Americans nationwide live below the poverty line.

### **Spring Creek History, Master Plan and Maps**

The Spring Creek, NV area was primarily a valley or flat that was used by the Lamoille ranchers for grazing land. Several smaller ranches were located within the flat area along the Ten Mile Creek and Spring Creek. The earliest ranches in this area were very secluded and did not expand as much as the Lamoille Ranches.

Today, operation of the Whear Ranch located along the Ten Mile Creek in the geographic center of the Plan area continues to provide some memory of the historical use of this land over the past 150 years. Several small ranches still are in operation including what we now know as the animal farm, located in Spring Creek. This was one of the first ranches settled within the area.

In the late 1960's, a large portion of the ranch land was sold to a developer from Texas. The intention was to develop a 6,000-unit subdivision including an 18 hole golf course and reservoir along Spring Creek.

As it is today, the Spring Creek subdivision is developed into four major areas, the 100, 200, 300, and 400 Tracts.

The 200 Tract is commonly known as the Mobile Home Section while the other tracts are predominantly comprised of stick-built homes.

The 100 Tract is comprised of 2,034 lots and is developed to within 75% of capacity, with 1,522 occupied lots and 512 vacant lots.

The 200 Tract is comprised of 1,469 lots and is developed to within 97% with 1,422 occupied lots and 47 vacant lots.

The 300 Tract is comprised of 397 lots and is developed to within 65% with 260 occupied lots and 137 vacant lots.

The 400 Tract is comprised of 1,520 lots and is developed to within 68% with 1,036 occupied lots and 484 vacant lots.

As a whole, the Spring Creek subdivision is comprised of 5,420 lots and is developed to within 78% of capacity, with 4,240 occupied lots and 1,180 vacant lots. (Revised 2012) (Spring Creek Association Data Nov.2011)

Several smaller subdivisions have been created throughout the Valley. The creation of these subdivisions has provided diverse types of dwelling possibilities in the area ranging from semi-metropolis housing to the full development of large ranching companies, as well as the development of Commercial and Industrial corporations within the Valley.

The Spring Creek / Lamoille area has become an area that Elko County residents are proud of due to the diversity of planned development and the beauty of the area, which includes panoramic views of the Elko and Ruby Mountain Ranges.

#### **Spring Creek Master Plan**

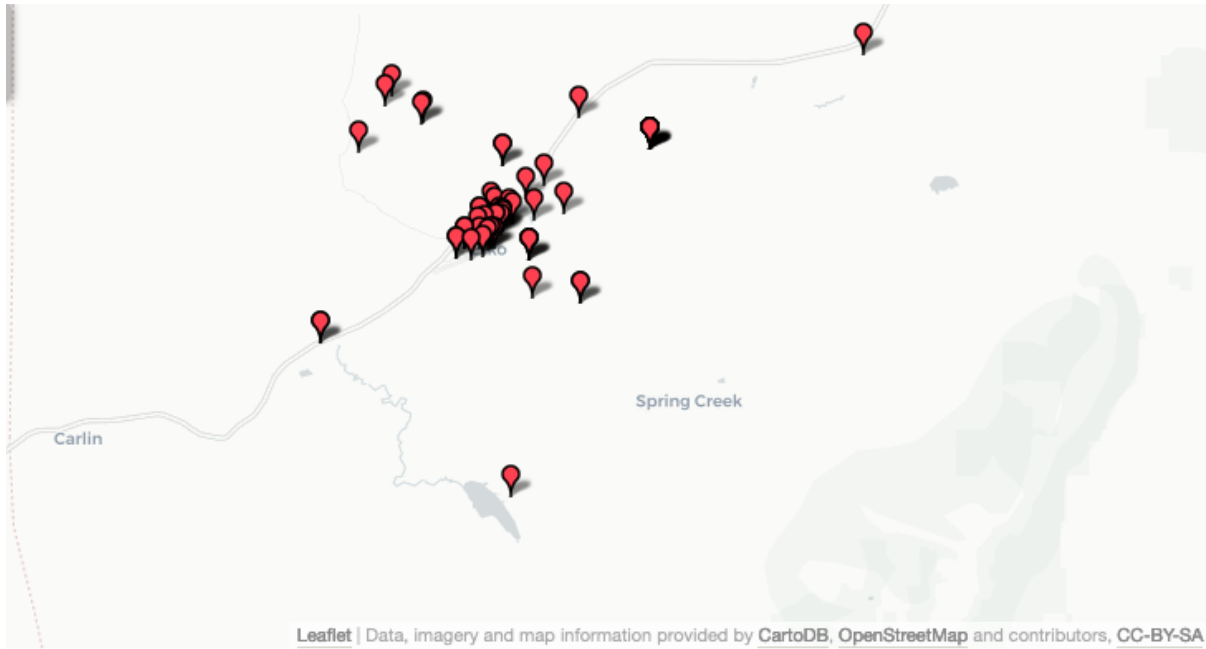
**[http://www.elkocountynv.net/departments/planning\\_and\\_zoning/docs/Final\\_Copy\\_2012\\_SCLMP.pdf](http://www.elkocountynv.net/departments/planning_and_zoning/docs/Final_Copy_2012_SCLMP.pdf) (Master Plan filed with Elko County)**

#### **Spring Creek Land Tracts**

**<http://publicrecords.elkocountynv.net:1401/maps/Index/SpringCreekHouseIndex.pdf> (Spring Creek Tract Map)**

### **3. Spring Creek Telecom Assets, Towers and Fiber Paths**

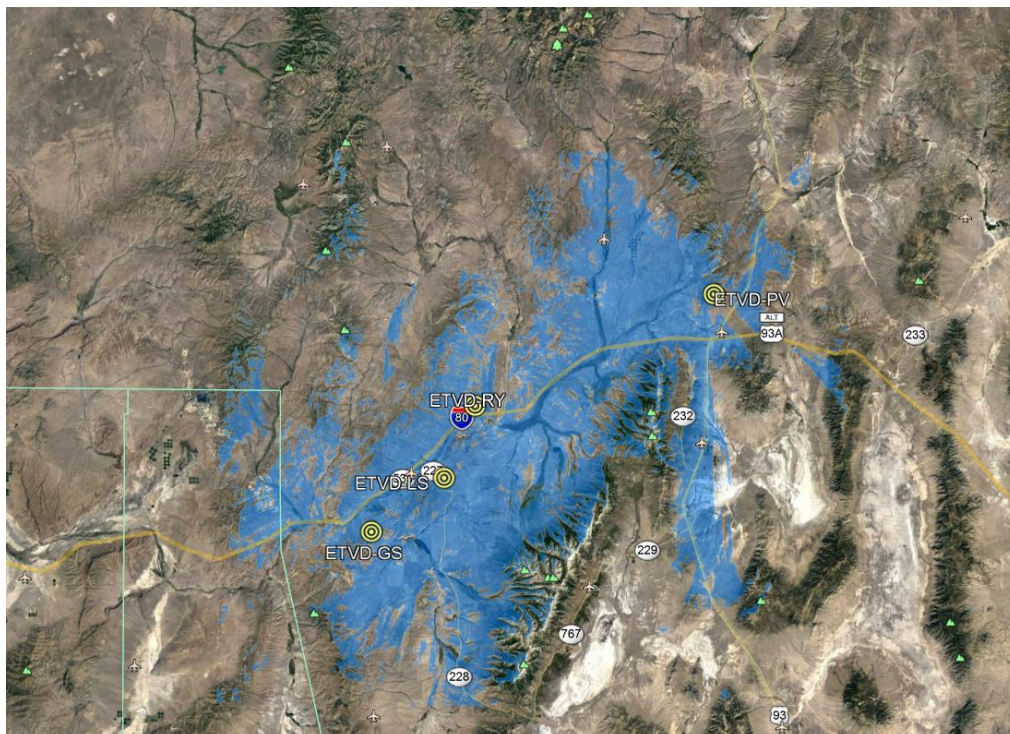
Here is a map of FCC registered communication tower locations in and around Elko and Spring Creek.



Here is a link to the tower owner list:

<http://www.city-data.com/towers/lmobile-Elko-Nevada.html>

**Elko County TV District Towers – Wireless Propagation Maps** – Here is a map of expected wireless signal propagation using the existing Elko TV District Towers.



### Southwest Gas

Southwest Gas Corporation, the natural gas utility for Elko County, has plans to build a buried natural gas pipeline from NNRH Hospital into Spring Creek. Southwest Gas has expressed interest in working with broadband service providers to place conduit in the trench dug for the natural gas pipeline. If interested in this project, please contact Jojo Myers Campos, Governor's Office of Science, Innovation, and Technology. 775.687.0993

### WANRack Fiber

Private Sector Fiber Wholesale Company, WANRack, Inc., has built fiber connecting the following schools to the Elko County School Central Office in Elko. By the end of 2019, four Schools in Spring Creek have fiber connections that home back to the Elko County School Central Office at 850 Elm Street, in Elko. The fiber runs to Spring Creek are mainly aerial and follow Lamoille Highway (Nevada 227) into Spring Creek. Attached areal map.

School Name	Address	Lat, long
Carlin Combined School	552 8th Street, Carlin, NV 89882	40.716945,- 116.109231
Elko Grammar School	1055 7th Street, Elko, NV 89801	40.837540,- 115.766431
Elko County School District Central Office	850 Elm Street, Elko, NV 89801	40.840047, - 115.766929
Northside Elementary School	1645 Sewell Drive, Elko, NV 89801	40.836768,- 115.776663
Mountain View Elementary	3300 Argent Avenue, Elko, NV 89801	40.843690,- 115.786772
Southside Elementary	501 South 9th Street, Elko, NV 89801	40.829840,- 115.751283
Adobe Middle School	3375 Jennings Way, Elko, NV 89801	40.844897,- 115.800269
Spring Creek Middle School	14650 Lamoille Highway, Spring Creek, NV 89815	40.774470, - 115.642212
Spring Creek High School	14550 Lamoille Highway, Spring Creek, NV 89815	40.774470, - 115.642212
Spring Creek Elementary	7 Licht Parkway, Spring Creek, NV 89815	40.736492,- 115.624013
New Elementary School	250 Parkchester Drive, Spring Creek, NV 89815	40.747470, - 115.590066

Schools appear in Red on this map:

<https://www.google.com/maps/d/edit?mid=1MdWufkhKo4F0JG6z-gwVah3qJ-1Q7-PU&ll=41.343552133631256%2C-115.13781699999998&z=9>

There are excess strands of fiber available for lease from WANRack. WANRack has expressed interest in entering into a revenue share agreement with a last mile provider that serves Spring Creek in exchange for access to these excess fiber assets.

WANRack CEO Rob Oyler (rob.oyler@wanrack.com) is the contact for inquiries.

#### **4. Problem Statement and Statement of Need**

The Spring Creek Association desires to address the lack of scalable broadband access in Spring Creek. This lack of scalable broadband access that meets even the current FCC minimum definition of broadband service (25Mbps download/3Mbps upload) is stark and apparent for residential and business customers in Spring Creek. Access to education, access to healthcare, communication with public safety, school work, economic vitality, business innovation, entertainment, tourism and other critical services are increasingly delivered over a broadband Internet connection.

The lack of scalable broadband infrastructure and broadband services in Spring Creek will limit the county's ability to:

- Retain jobs and existing business
- Increase tourism and destination location opportunities
- Promote Economic Development efforts to attract and expand commercial business
- Conduct business without fear of Internet connectivity loss
- Provide life-long "K to Gray" education for its citizens
- Advance the capability for digital and distance learning
- Provide leading edge healthcare
- Ensure the timely delivery of government services in Spring Creek
- Ensure timely and seamless public safety communication throughout the Spring Creek Association
- Benefit from cloud-based/streaming services currently rendered inoperable by poor broadband
- Expand home business capability

#### **Goals of the Spring Creek Association:**

The Spring Creek Association set two goals for its work in the broadband space:

1. Throughout Spring Creek create a scalable network solution to foster diversity and innovation, drive job retention and creation, stimulate economic growth, and serve new areas of development in the community; by providing service for a minimum of twenty (20) years from the date of first operation.
2. The Spring Creek Association prefers that the broadband solutions network proposed by providers/vendors be fiber based or at least fiber backhauled; **all last mile technologies will be considered.**
3. **Work with one vendor to possibly install towers at Spring Creek Association sites to help with quicker access.**

Note that the Spring Creek Association owns land assets and is the decision-making body for Spring Creek. The Spring Creek Association will be the interface organization for this Request for Information (RFI).

### **5. Area of Need**

The Spring Creek Association has identified one area in need of new or improved service – this is the area with existing development represented by the Spring Creek Association.

#### **Description of Services for the Spring Creek development**

High density areas within the Spring Creek are represented in the following development map.

<http://publicrecords.elkocountynv.net:1401/maps/Index/SpringCreekHouseIndex.pdf>

The Spring Creek Association will consider one type of proposal to serve these areas of the within the Spring Creek Association.

#### **Fully Managed Service**

The Spring Creek Association will consider proposals to serve all development tracts within the Spring Creek Association with a fully managed service with the infrastructure owned by the vendor/service provider.

For these areas of the Spring Creek Association, the vendor/service provider will take responsibility to design, engineer, construct, project manage and, if providing a fully managed service, equip the Network(s).

Network(s) access and/or network construction proposals should include building up to the end user drop point or the end user Network(s) interface device. In addition, the Vendor(s) will bear all the operating and maintenance costs, including insurance costs and relevant taxes of the Network(s). Vendor(s) should also demonstrate a clear and continuous upgrade path for the Network(s) to meet future consumer demand, business demand, community anchor institution demand, and service developments.

- SPEED: At initial service introduction, minimum 25Mbps download /3Mbps upload for business and consumers within the city limits with availability of service packages up to 1 Gbps symmetrical. As part of the respondent’s proposal, please outline how the service will scale to a minimum of 100Mbps/20Mbps symmetrical minimum service up to 10 Gbps maximum service by 2024.
- SERVICE REQUIRED: For fiber-to-the-premise proposals, Active Ethernet, GPON, and/or WDM/PON technologies to provide services to households, businesses, governments, and institutions throughout the Service Area are all acceptable technologies. This Network(s) must include all active and passive infrastructure, including fiber cabling,

active repeater equipment, uninterruptible power supplies, Network(s) cross-connections, software, and ancillary equipment.

- PREFERRED TECHNOLOGY:
  - **Lit Fiber Service**-Service provider owned fiber with a fully managed lit service at a minimum of 25Mbps download/3Mbps upload for business and consumers within the city limits with availability of service packages up to 1 Gbps symmetrical. As part of the respondent's proposal, please outline how the service will scale to a minimum of 100 Mbps/20 Mbps minimum service up to 10 Gbps maximum service by 2024
- OTHER TECHNOLOGY OPTIONS (Spring Creek Association Affiliates would offer no incentive for these technologies):
  - **Lit Point to Point Fixed Wireless Service** - Service provider owned fixed wireless with a fully managed, bundled (transport and access included) service at a minimum of 25Mbps download /3Mbps upload for business and consumers within the city limits with availability of service packages up to 1 Gbps symmetrical. As part of the respondent's proposal, please outline how the service will scale to a minimum of 100Mbps/20Mbps minimum service up to 10 Gbps maximum service by 2024.

For all wireless services, the following should be provided as part of the RFI response:

- Whether the spectrum used for last mile delivery and backhaul is licensed or unlicensed
- Respondents plan to assess potential signal interference issues
- Produce an expected propagation/coverage map. This is not a guarantee of coverage until final RF Engineering studies are completed
- Number of hops to typical residence or business
- Capacity at the tower and in the upstream Network Access Points at which carrier will increase capacity or upgrade service
- Upgrade plan for customer premise equipment; feeder tower equipment; aggregation tower equipment and Network Access Point equipment

**Mobile Broadband Service using existing wireless networks** – Preferred using LTE or other current generation fully managed, bundled (transport and access included) service at a minimum of 25Mbps download /3Mbps upload for business and consumers within the Spring Creek development with availability of service packages up to 1 Gbps symmetrical. As part of the respondent's proposal, please outline how the service will scale to a minimum of 100 Mbps symmetrical minimum service up to 10 Gbps maximum service by 2024.

For all wireless services, the following should be provided as part of the RFI response:

- Whether the spectrum used for last mile delivery and backhaul is licensed or unlicensed
- Respondents plan to assess potential signal interference issues
- Produce an expected propagation/coverage map. This is not a guarantee of coverage



- until final RF Engineering studies are completed
- Number of hops to typical residence or business
- Capacity at the tower and in the upstream Network Access Points at which carrier will increase capacity or upgrade service
- Upgrade plan for customer premise equipment; feeder tower equipment; aggregation tower equipment and Network Access Point equipment
- Others proposals by vendors

**SERVICE LEVEL AGREEMENT**

- For all services wired or wireless provided in high density areas, the following service specifications should be met for all connections:
  - 99.95% circuit uptime
  - Frame/packet loss .25% commitment
  - 25ms Network Latency Commitment for local transport circuits (last mile)
  - 5ms Network Jitter Commitment
  - Rate limiting and throttling will be reported to customer
  - Location of service staff that would be deployed if a truck roll is necessary that is within a 2-hour drive of Spring Creek
  - Credits for outages according to the following schedule:

Length of Service Outage	Credit is the following percentage of Monthly Recurring Cost
Less than 45 minutes	No Credit
Forty-five (45) min. to four (4) hours	5%
Greater than four (4) hours and less than eight (8) hours	10%
Greater than eight (8) hours and less than twelve (12) hours	15%
Greater than twelve (12) hours and less than sixteen (16) hours	20%
Greater than sixteen (16) hours and less than twenty-four (24) hours	35%
Greater than twenty-four (24) hours	50%

**PRICING**-All respondents should include a detailed pricing schedule for both business class and residential class service. This pricing schedule should include:

- Upload and Download Speeds-There must be an option that offers 25Mbps download and 3Mbps upload to subscribers in all pricing options
- Monthly Recurring Charges

- Installation charges
- Equipment charges (one time and monthly)
- Service Level Agreement including service credits for service that does not meet the SLA

**INCENTIVE CONSIDERATION FOR FIBER VENDORS ONLY: For a fiber to the premise (FTTP service), the Spring Creek Association may be willing to consider offering the following incentives if a bid meets the present and future bandwidth and service specifications:**

- Spring Creek Association will consider waiving franchise fees for up to the first 3 years of operation
- Single point of contact for Spring Creek Association Right of Way permits and other administrative processes
- Promotion of the service by Spring Creek Association Affiliates to businesses and residences
- Any Spring Creek Association offer of a subsidy may be on a per household or per business subsidy for deployment of a fiber-to-the-premise service. Any subsidy is contingent upon approval and funding by the Affiliate who has jurisdiction over the area of proposed service.

**INCENTIVE CONSIDERATIONS FOR ALL VENDORS FIBER OR WIRELESS:**

No rental fee access to Spring Creek Association Affiliates owned or controlled towers, utility poles. Land and buildings for attachment of fiber or antennas. This does not include access to third party owned utility poles. Any rental fee waiver is contingent upon approval by the Affiliate who has jurisdiction over the area of proposed service.

Service Providers will have to negotiate use agreements for these assets with the asset owner’s jurisdictional agency. Depending on the asset, the agency could be the Spring Creek Association, the City of Elko, Elko County, the Elko TV District, the State of Nevada or another owner.

**SERVICE PERIOD:** Up to 20 years from date of first operation

**OPEN ACCESS:** open access solution is preferred; the main network vendor offers lit and dark fiber services to other service providers, but proposals that have some variance on this preferred solution may be considered.

**GRANT ASSISTANCE:** Providers may seek Federal or State Grant assistance to serve the Spring Creek Association. The Nevada Governor’s Office of Science, Innovation, and Technology can advise and provide resource avenues. This could include:

- Universal Service reimbursement funds
- Anticipated Federal Infrastructure Investment Funds

**PRICING:**

Service for business may be priced as:

- Transport and access (bundled) package

Service for residences may be priced as:

- Transport and access (bundled) package

## **6. Survey Results (as of 6/9/19)**

The Spring Creek Association partnered with the City of Elko to conduct Business and Residential Broadband Surveys within Elko and Spring Creek. Address level data is available for survey respondents.

### **Business Survey Results (146 responses):**

Demand for improved service is high and satisfaction with current service is very low. A recent survey of broadband demand among businesses found the following:

1. 73.7% of businesses in Elko County are very dissatisfied or somewhat dissatisfied with the service provided by their current broadband provider
2. 93% of businesses in Elko County reported they desired to upgrade their current broadband service. 79% showed a desire to have connections greater than or equal to 100 Mbps.
3. 72% of businesses in Elko County reported they experienced buffering delays either daily or weekly
4. 99% of Elko County businesses expressed that it would be a wise investment for Elko County Government to undertake efforts to attract better broadband service to the region

### **Residential Survey Results (1180 responses):**

1. 76% of Elko County residents are either somewhat or very dissatisfied with their current broadband service.
2. 86% of Elko County residents experience buffering of their broadband connection, frequently while watching streaming video.
3. 96% of Elko County residents are interested in faster broadband service
4. 99% of Elko County residents expressed that it would be a wise investment for Elko County Government to undertake efforts to attract better broadband service to the region

## **7. Characteristics of desired service providers**

Eligible vendors will meet the following requirements:

- A Private For-Profit business licensed to operate in NV
- Vendors must have a minimum of three years of operations providing high-speed Internet service.
- Vendors must be in good financial standing. Vendors should have a positive cash flow, a positive credit history and must provide an audit. Financial documents that must be submitted along with this application are outlined in Section 11.4.

Each Vendor will be an independent contractor to provide broadband services to the Spring Creek development. Agency of government who has jurisdiction will have no ownership in the Vendor(s) that owns and operates the Network(s). Spring Creek Association and its Affiliates' contract(s) with the Vendor(s) do not constitute franchise(s). Agency of government who has jurisdiction do not plan to regulate generally Vendor(s) business activities, nor to grant Vendor(s) a franchise for its activities and operations. Agency of government who has jurisdiction expect that the contracts and property instruments associated with this effort shall establish terms and conditions governing the use of public assets that are utilized by Vendor(s) in its service delivery to its customers.

### **8. Spring Creek to c service providers**

#### **Buried Fiber in Conduit**

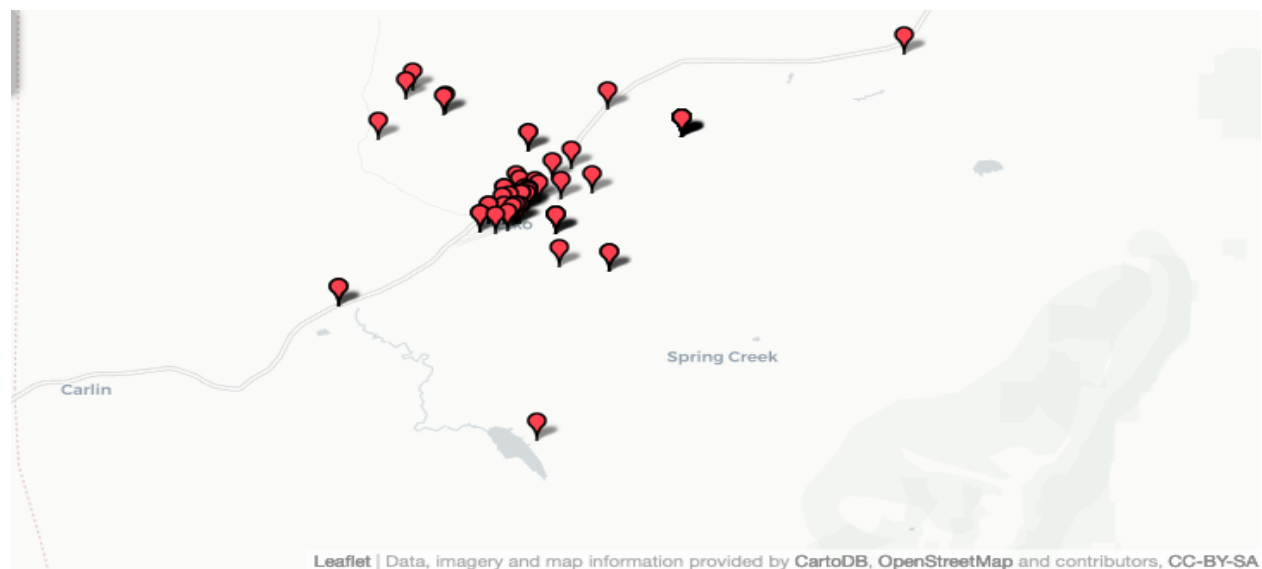
There is no city or county owned fiber in and around Spring Creek. Spring Creek has described available fiber from WANRack and planned development from Southwest Gas.

#### **Tower and Building Attachment Access**

Access to land owned by the Spring Creek Association or by private land owners for the placement of towers that are owned by the Spring Creek Association is possible by request for any respondent.

Any access to towers contingent upon approval by the agency of government who has jurisdiction over the area of proposed service.

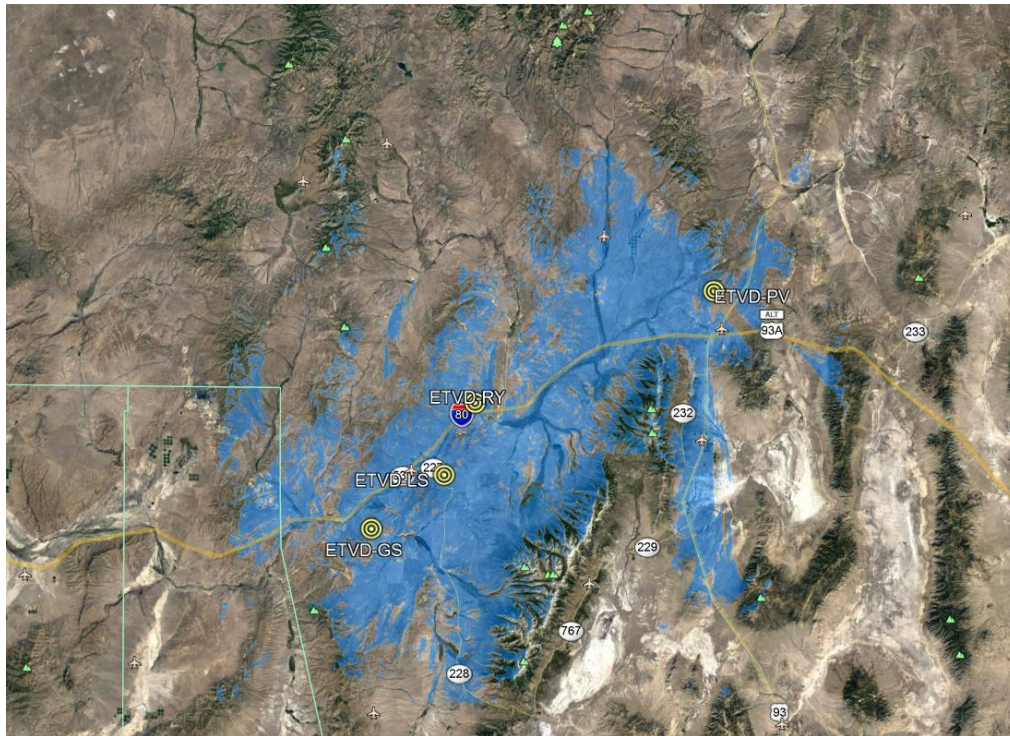
Here is a map of FCC registered tower locations in and around Elko and Spring Creek.



Here is a link to the tower owner list:

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**Elko County TV District Towers – Wireless Propagation Maps –** Here is a map of expected wireless signal propagation using the existing Elko TV District Towers.



### **Rights of Way**

Construction and the installation of equipment in affiliated government entities rights-of-way will be subject to the applicable requirements and ordinances of Spring Creek Association and the associated government entity which controls the right of way. Subject to existing rights-of way and easements, the Spring Creek Association will allow Vendor(s) to have access to necessary rights-of-way on property owned by an affiliated or supportive government owner and property on which it has an easement and authority to allow such access.

Access will be provided in accordance with the applicable requirements or ordinances, but generally access will be provided during regular business hours for non-emergency work and 24 hours a day, 7 days a week in the event of an emergency. Access includes permission to perform construction work on Spring Creek Association and its affiliate's property, including construction in the streets as needed for the Network(s), subject to any permit requirements that the Agency of government who has jurisdiction. The agency of government who has jurisdiction will assist in obtaining on a timely basis the required approvals to allow such work in said rights-of-way. Any right of way access is contingent upon approval by the Affiliate who has jurisdiction over the area of proposed service.

If requested, the agency of government who has jurisdiction will also cooperate with Vendor(s) in efforts to allow Vendor(s) to gain access to rights-of-way owned or controlled by third parties within the Service Area.

Planned street maintenance could be utilized to coordinate any proposed work with preexisting construction schedules and these schedules may have certain flexibility to align with a potential network rollout.

### **Pole Attachment Rights**

Spring Creek Association may provide Vendor(s) with access to existing utility poles owned or controlled by owners who are supportive of the Spring Creek broadband enhancement effort. The mechanisms by which the Spring Creek Association will provide such access to the poles, along with fees that will be charged, are listed in the will be subject to negotiation with the pole owner.

If requested, The Nevada Governor's Office of Science, Innovation and Technology (OSIT) will cooperate with Vendor(s) in its efforts to gain access to poles owned or controlled by third parties within the Service Area.

### **Co-location Space and Power**

The Spring Creek Association or agency of government who has jurisdiction may provide access to segregated, secured spaces for telecommunications and network equipment within facilities owned or leased by the agency of government who has jurisdiction; this space may exist in telecom closets or equipment huts at tower sites, fire stations, municipal buildings, or other locations. This space is typically not tiered data center space and is generally unconditioned beyond standard building climate control. Some locations may contain generator/UPS backup for electrical utility service, although the agency of government who has jurisdiction is open to proposals from Vendor(s) to add redundant services. Vendor(s) may choose to segregate their equipment within the shared space. The agency of government who has jurisdiction will provide reasonable 24x7 access to the space for equipment maintenance and repair. The intent of the agency of government who has jurisdiction is to make space available through a leasehold interest that matches the term of service. Any access to these facilities is contingent upon approval of the Affiliate who has jurisdiction over the area of proposed service.

Access to a segregated, secured space within a data center facility or computer room owned or leased by the agency of government who has jurisdiction can be used for servers, telecommunications, and/or network equipment may also be made available. Spring Creek Association or its Affiliates may provide access to the space through routine IT operations processes or through accompanied access to the space; alternatively, Vendor(s) may choose to segregate Vendor(s) and Spring Creek Association and its Affiliates' equipment from each other in order for the agency of government who has jurisdiction to provide full access by Vendor(s) into the facility without escort. The agency of government who has jurisdiction will ensure data center is capable of receiving electrical service, computer room air conditioning, and customary facility monitoring services. The agency of government who has jurisdiction will provide reasonable 24x7 access to the space for equipment maintenance and repair. Vendor(s) will be required to adhere to municipal security policies and practices for working in such a space.

Note that Service Providers will have to negotiate use agreements for these assets with the asset owner's jurisdictional agency. Depending on the asset, the agency could be the Spring Creek Association, the City of Elko, Elko County, the Elko TV District, the State of Nevada or another agency.

### **9. Proposal Content from Service Provider for fully managed solutions**

The Spring Creek Association is looking for innovative solutions which may entail one or more Vendors collaborating to create a turn-key system that involves:

- A solution provided by a service provider that would provide enhanced broadband service in the Spring Creek Association.

For fully managed, service provider owned solutions, proposals must include:

- Proposed service packages for business and residential customers including all monthly recurring and on-time installation costs
- Plans for maintenance of the network
- Service level agreements for business and residential customers
- Detailed plans for installation, provisioning, maintenance, support of business and residential connections
- Detailed plans for periodic upgrade of the network
- For a fully managed fixed wireless, LTE, Millimeter Wave or other solution- please see page 9 for additional proposal requirements that apply to a wireless last mile service.

The Network(s) rollout will be based upon demonstrated demand by community residents, institutions, governments and businesses, and the availability of necessary infrastructure. The Network(s) design and operation should preferably provide an open access framework that maximizes wholesale and retail service delivery and competition.

## 10. Glossary of Terms

<p><b>Spring Creek Association Broadband Enhancement Request for Information</b></p>	<p>An effort led by the Spring Creek Association and supported by its citizens and business to bring faster, more reliable, higher value, scalable broadband service to the Spring Creek Development. The Spring Creek Association includes affiliate organizations that have agreed to support the effort to bring enhanced broadband service to Spring Creek Association.</p> <p>The goal of this effort is 2-fold:</p> <ol style="list-style-type: none"> <li>1. Reach underserved areas of the county with more and better broadband service</li> <li>2. Provide scalable broadband infrastructure within the Spring Creek Development that will allow private sector service providers to offer enhanced services to business and consumers within the “high density” business corridors of the county and relatively high-density residential corridors of the county.</li> </ol>
<p><b>Affiliate</b></p>	<p>A Spring Creek Association supporter that possess jurisdictional authority over a proposed service area. An affiliate with jurisdictional authority is the only formal body with the authority to enter into contractual agreements regarding service, subsidies, access to assets for its area of jurisdiction.</p>
<p><b>Advanced Network</b></p>	<p>A comprehensive approach to meeting the goals of</p> <ol style="list-style-type: none"> <li>1. Better broadband access for the underserved areas of Spring Creek Association</li> <li>2. Enhanced broadband access for key business/economic development and high-density residential corridors</li> <li>3. An efficient way to meet the broadband needs of government, residents and businesses for the foreseeable future</li> </ol> <p>Last mile solutions can be fiber, coax, mobile wireless or fixed wireless. Solution that provide 25Mbps download/3Mbps upload immediately and 100Mbps/20Mbps symmetrical service by 2024.</p>



<b>Open Access</b>	The Spring Creek Authority prefers that the chosen vendor (s), if the vendors operate a wholesale network (sell access to other service providers), will have reasonable and non-discriminatory access arrangements that (i) ensure equivalence of price and non-price terms and conditions for all retail service providers and (ii) permit such providers to differentiate their product offerings. In addition, the Vendor(s) may not limit the ability of retail service providers or their customers to run applications, use services, and connect devices of their choice to the Network(s).
<b>Service Area:</b>	The Spring Creek Association service area includes all development tracts depicted on this map: <a href="http://publicrecords.elkcountynv.net:1401/maps/Index/SpringCreekHouseIndex.pdf">http://publicrecords.elkcountynv.net:1401/maps/Index/SpringCreekHouseIndex.pdf</a>
<b>Vendor(s):</b>	Business entity or entities which respond to Spring Creek Association needs

### **11. Evaluation Criteria**

**Proposals will be evaluated according to the following criteria:**

#### **Fully Managed Service Provider Solutions**

<b>% Weight</b>	<b>Criteria</b>
20%	Cost of business and residential broadband packages and the terms and conditions <sup>1</sup>
15%	Complete bid submission <sup>2</sup>
10%	Ability to support requirements of this RFI including the ability to adhere to service level agreement standards in RFI <sup>3</sup>
15%	Proposed contract terms and conditions <sup>4</sup>
15%	Request for Subsidy <sup>5</sup>
5%	Respondent references on similar projects <sup>6</sup>
20%	Selection of local partner <sup>7</sup>

1. **This is the total cost of broadband subscriptions for business and residential subscribers-**  
The package offerings will be evaluated for their costs; their term of the commitment necessary to receive the rate; the adherence to service level agreement standards in the RFI; installation, special construction, and other one-time charges.
2. **Bid Submission-**Did the respondent meet all the response requirements of the RFI with special attention to:
  - i. The inclusion of prices and terms for broadband subscription packages for businesses and consumers
  - ii. The adherence to terms and conditions of the service level agreement
  - iii. Detailed request for subsidy assistance from the affiliates
  - iv. Detailed request for access to facilities owned by affiliates (towers, colocation, etc.)
  - v. Detailed request for permit, easement and right-of-way assistance from the affiliates
3. **Demonstrated ability to meet all terms and conditions of the RFI**
4. **Proposed contract terms and conditions:** Proposed contract has flexibility and terms desired by Spring Creek Association and its affiliates.
5. **Request for Subsidy:** A detailed request for subsidy that also outlines the respondent's investment
6. **Provider references:** response included references that were similar in size and scope to this project.
7. **Formation of Partnership with a local service provider(s):** The Spring Creek Association believes having a local presence is vital to the uptake and support of service. The Spring Creek Association evaluation criteria gives significant weight to the formation of a local partnership(s) to assist the service provider in delivery of a fully managed service.

#### **Appendix A – Access to Assets**

The affiliate of jurisdiction will provide Vendor(s) with access to a common pool of the assets, services and infrastructure to the extent available and needed by the Vendor(s) for deployment of the Network(s). Infrastructure may include, but will not be limited to, conduit, fiber, poles, substations, rack space, nodes, buildings, facilities, central office or switch locations, available land, and other assets and services identified below. Ownership of any and all such assets used by the Vendor(s) shall remain with the owner unless provided for otherwise by contract. Any network elements added by the Vendor(s) shall belong to the Vendor(s) but may be purchased at the end of the term by the affiliate at reasonable, depreciated market value. If such network elements are not so purchased and are no longer in use, the Vendor(s) shall remove such elements at the affiliate's request. The affiliate may also offer access to additional assets, services, and infrastructure at their discretion, this will be determined during the negotiation process with the vendor.

The Affiliate may charge Vendor(s) as may be authorized or required by law for access to Affiliate assets and infrastructure as set forth herein or as otherwise may be required by law. If the response from the vendor indicates funds are required for the design, construction,

engineering, project management of the aggregation network or last mile services, the Affiliate of jurisdiction, subject to applicable Nevada law, will consider provision of these funds.

## **Appendix B: Fiber Construction Specifications**

These build specifications apply to all new fiber builds contained in this RFI whether directly owned by the Spring Creek Association, leased dark strands by the Spring Creek Association.

### **Co-location Space Availability**

A Spring Creek Association Affiliate may decide lease rack or caged spaced at (interconnection address) to house electronics for traffic that will go upstream from the Spring Creek Association Affiliate Hub. Fiber construction/self-provisioning vendors should provide detailed information on access and cross-connect policies and arrangements for power and telephone service at (interconnection address).

### **Meet-me Hole and Mid-Span Interconnection Splicing**

It is possible that the Spring Creek Association Affiliate may want to interconnect with the existing or newly planned carrier facilities at meet-me manholes or mid-span splice locations. Vendors should detail policies and guidelines that document meet-me manhole and mid-span interconnection procedures along with detailed costs for these activities.

### **Dark Fiber Performance**

Spring Creek Association Affiliates prefer newly built fiber that contains a homogenous fiber type throughout the entire build. It is currently anticipated that fiber utilized for the self-provisioned fiber proposal will be G.652.D fiber.

### **New Build Fiber Specification.**

If newly constructed fiber is part of any service offering, the Spring Creek Association Affiliates prefer the following fiber construction specifications/or more stringent ones be used:

### **Project Management**

- Selected contractor and its subcontractors will provide all project management to accomplish the installation of all project work as outlined in the Statement of Work.
- Provide engineer(s), certified on selected fiber system specifications and procedures to manage all phases of project as outlined in this proposal. This includes ordering and managing the bill of materials as outlined below, directing and managing cable placement and restoration, directing and managing splicing crews and providing detailed documentation at the end of the project.
- Selected contractor and its subcontractors will develop a project management plan, which will include a milestone chart. The milestone chart will outline any critical path events and then track these with the appropriate agency/organization whether; selected contractor, a selected contractor subcontractor or (Vendor name)

## **Material Management**

- Selected contractor and its subcontractors will provide all material management to ensure that the project remains on track according to the project milestones.
- Selected contractor and its subcontractors will develop in conjunction with selected **contractor plants and other suppliers a material management plan.**

## **Property Restoration**

- All cable routes, which are plowed, will be restored to as near to original condition as possible.

## **Install overhead and underground fiber optic cable**

- Bore approximately 3 feet of fiber optic cable through inner duct/conduit/hand hole system
- Plow approximately 3 feet of fiber optic cable in accordance with selected contractor installation specifications.
- Install customer approved hand-holes and place marker/locator posts.
- Customer will provide entry/exit holes into buildings for routing cables to distribution frames unless otherwise noted.
- (Vendor name) will provide specific details of cable placement using aerial photography and cad drawings.

## **Install and Splice Hardware at Head Ends and in the Field**

- Install optical hardware and splice field cable to equipment tail at head ends and splice tail to pre-stubbed hardware with SC pigtails.
- Prep closures, cables, fibers and splice fibers at all field locations
- Fiber to fiber fusion splicing of optical fibers at each point including head ends.
- Individual splice loss will be  $\leq 0.10$  dB for single-mode unless after 3 attempts these values cannot be achieved, then the fibers will be re-spliced until a splice loss within 0.05 dB of the lowest previous attempts is achieved. Splice loss acceptance testing will be based on the fusion splicer's splice loss estimator.

## **Total Project Splices: (number)**

### **Final Testing**

- In addition to splice loss testing, selected contractor will perform end-to-end insertion loss testing of single-mode fibers at 1310 nm and 1550 nm from one direction for each terminated fiber span in accordance with TIA/EIA-526-7 (OFSTP 7). For spans greater than 300 feet, each tested span must test to a value less than or equal to the value determined by calculating a link loss budget.
- Inspect each terminated single-mode fiber span for continuity and anomalies with an OTDR at 1550 nm from one direction in accordance with OTDR operating manual.

### **Documentation**

- Provide final documentation consisting of:
  - Route "As-Built" Maps/Diagrams
  - End-to-End Insertion Loss Data
  - OTDR Traces
  - Individual Splice Loss Data

### **General Scope of Work (Description of all routes)**

- Placing approximately (Number of Feet) of new (fiber count) SM cable to provide bored fiber connectivity in route that is used to provide connectivity to (Vendor's eligible facility).
- Placing approximately (Number of Feet) of (fiber count) SM underground cable along Wildlife Road from the route to Vendors Eligible Facility to reach (vendor eligible facility).
- Placing approximately (number of feet) of buried (fiber count) SM fiber from an existing handhold at (address) to vendor eligible facility.
- Placing approximately (number of feet) of buried (fiber count) SM fiber from an existing handhold at (address) to vendor eligible facility.
- Placing of associated hand holes, marker posts, locator posts, inner duct, and miscellaneous materials.
- Splicing of fiber optic cables as specified.
- Procuring and Provisioning of hand holes and miscellaneous materials required to accomplish the above.

### **Bid Specifications**

- All fiber will be bid separately by the Owner in addition to turn-key including fiber and construction.
- All splicing shall be by the fusion method.
- All splicing enclosures and Hand Holes shall be of a type to be determined by the owner.
- All Hand Holes shall be NV DOT approved, 45,000 lb. load rated CDR or comparable enclosures.
- All plowed cables shall be placed at a depth of 36" along roadways and 24" on private property.
- All road and driveway bores shall be at a depth of 36" and will have a 2" inner duct placed within.
- All buried splice locations will be marked with a locator post and a copper ground wire shall be attached to the splice closure/cable sheath.
- Buried marker posts shall be placed every 1500'.
- A warning tape shall be placed 12" above the buried cable.
- All highway shoulders, schoolyards, and ditch lines will be compacted and restored to satisfactory condition.
- All DOT encroachment permits, railroad encroachment permits, and National Park Service permits shall be submitted by (Vendor) in accordance with the permitting agency requirements.
- The vendor shall be responsible for the payment of any permitting fees and shall be the owner of said facilities.
- Contractor shall furnish an as-built drawing to the owner.
- Contractor shall perform an end-to-end continuity and loss test on each spliced fiber segment and provide the owner with the **db** loss of each fiber segment.
  - Contractor shall be responsible for submitting the appropriate ULOCO locate requests.

- The vendor, the (Vendor) of (name) and the municipalities of (name) and (name) shall grant contractor right of way permission for municipal-owned properties and roadways.
- All cables to buildings shall be fusion spliced within a minimum of 50' of entering a building at a location to be determined by the owner with an existing single mode fiber and terminated at customers rack.
- A minimum of 100' coil of cable shall be left in each Hand Hole/Building for splicing use.
- The (Vendor) shall provide the contractor with secured space to store materials and equipment if needed.

#### **Right-of-Way Acquisition & Permitting**

- Vendor is responsible to ensure that all cable routes have approved access & rights-of-way for all proposed cables installations.
- Vendor will provide any information or points of contact to allow selected contractor and its subcontractors to facilitate the route prep "Make-ready" and actual cable installation.
- Vendor is responsible for pulling all required construction permits. Selected contractor and its subcontractors will provide officials at (Vendor) with any information necessary to pull these permits in a timely fashion.

#### **Route Maps**

- Vendor is responsible for providing; maps, drawings or aerial photographs of the route.

#### **Termination and Splicing locations**

- Vendor will in conjunction with selected contractor designate/decide on all termination locations, whether in-building, outside plant or in customer premises. This will include all hand-hole or manhole locations
- Vendor will in conjunction with selected contractor designate/decide on all field splice locations, in-building splice locations (if applicable), or other splice locations necessary to connect the network.

#### **Cable and Hardware Approval**

- Vendor will approve all cable and hardware prior to ordering or installation. Selected contractor will provide any required consultation to assist vendor in this effort.
- Vendor will approve all hand-hole or building entrance hardware prior to ordering or installation. Selected contractor will provide any required consultation to assist vendor in this effort.

#### **Material Delivery, Receipt & Storage**

- Vendor will provide warehouse or yard space to accommodate all materials provided by selected contractor to accomplish this project. Vendor will inspect, receive and issue any materials to provide accountability. This will reduce the overall cost to the vendor with no added costs being placed into the proposal to cover the receipt and storage.

#### **Final Inspection**

- Vendor will provide at their discretion a person(s) to witness any final testing or construction verification. The person designated by Vendor will be required to initial/provide acceptance of any results. This person(s) will represent Vendor during any and all acceptance testing. This does not relieve the selected contractor from providing

agreed upon documentation or absolve the selected contractor of any warranty support.

**Communications**

- Vendor is responsible for all communications with its customers or other interested parties concerning the proposed construction. Notification of any person(s) affected by this construction is the responsibility of Vendor. Selected contractor will work directly with any persons designated to handle project communications to facilitate awareness and reduce turmoil in the Vendor. Selected contractor will provide consultation to assist in the development of a communications plan as required.

**Appendix C: Tower Locations**

**Tower Locations List:**

<http://www.city-data.com/towers/lmobile-Elko-Nevada.html>