



City of Greenleaf

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Broadband Services - RFP

07 October 2020

RE: BROADBAND SERVICES - REQUEST FOR PROPOSAL (RFP)

Greetings!

The City of Greenleaf, Idaho is requesting proposals for broadband services, including design consultation, system maintenance and operation, fiber-optic location & repair, and optional internet service provider (ISP) services which may be 'quadruple play' to include telephony, television, internet, and Wi-Fi.

Background

The City of Greenleaf is a municipal corporation and political subdivision of the State of Idaho.

The city operates with a general fund and manages the following activities with proprietary or enterprise funds:

- Water utility (potable water)
- Waste-water utility (sanitary sewer)
- Solid waste utility (street-side garbage pick-up, under franchise agreement)
- Irrigation utility (irrigation water)
- Roads & street funds

Billing for water, waste-water, and solid waste utilities are done monthly on a consolidated utility bill. Billing for the irrigation utility is done annually per Idaho code. Both general fund and roads & street revenue is received quarterly as remitted from County collections and from the State of Idaho for revenue sharing.

The city is located toward the west end of the Treasure Valley in Southwest Idaho on State Highway 19, approximately five miles west of I-84 at Caldwell, Idaho, and approximately five miles east of US-95 at Wilder, Idaho.

The city anticipates becoming 'discovered' with future growth in the Treasure Valley as development moves west. For example, Meridian, Idaho went from a population of

10,220 in the 1990 Census to a 2019 Census estimate of 114,161 – an over 1,000 percent increase in 30 years. The smaller and closer community of Middleton, Idaho went from a population of 2,978 in the 2000 census to a 2019 Census estimate of 8,466 – almost tripling in size over a 20 year period.

Population of the City of Greenleaf in the 2010 census was 846. However, the metropolitan planning agenda (MPA) Community Planning Association of Southwest Idaho (COMPASS) in their ‘Communities in Motion’ 2040 Vision (https://www.compassidaho.org/documents/prodserv/CIM2040/Map_Final.pdf) identifies potential for the City of Greenleaf to have population of 137,984 and 44,981 homes at ‘buildout’. Although the city expects that the upcoming 2050 Vision in development now will reflect a lesser number at buildout, the revised numbers based on better data are still expected to show very significant growth potential.

The city was awarded an Idaho Broadband Grant on 12 August 2020 to install a fiber-optic connection and public Wi-Fi to Greenleaf City Hall by 15 December 2020. This new infrastructure in essence establishes a ‘central office’ at Greenleaf City Hall with up to 10Gbps asymmetrical bandwidth available and up to 100Gbps in the future.

The city is currently in development of a broadband initiative to establish fiber-to-the-home (FTTH), fiber-to-the-business (FTTB), and fiber-to-the-premises (FTTP – applicable to multi-family housing), along with public WiFi locations.

The city anticipates a two-pronged approach:

1) New Development - Broadband Inclusion:

The City of Greenleaf requires that all developments with five (5) or more parcels utilize a planned unit development (PUD) process with development agreement. The City will include discussion of broadband infrastructure with all new development.

PUDs are all unique developments with their own particular characteristics. The solution for one PUD may not be the best solution for another PUD. That being said, the city’s default position and preference is for the following (Note – The following assumes a passive optical network (PON) infrastructure, and may need to be adjusted with input from the broadband services provider):

- Installation of fiber-optics to and through the development supporting city-owned fiber-optic infrastructure and installation of fiber-to-the-home (FTTH), fiber-to-the-business (FTTB), or fiber-to-the-premises (FTTP – applicable to multi-family housing) utilizing the following general standards:
 - 4” conduit feeders with 3 innerducts extended from the city’s network core to the development fiber ‘hut’ building, including pull boxes, switches or other infrastructure as appropriate, with one innerduct populated with 512 strand single-mode corning fiber, or equivalents.

- Fiber ‘hut’ building and pull box with street access for distribution to and through the development, with fiber ‘hut’ to include heating and cooling appropriate for operation of the equipment inside.
- 2” conduit distribution through the development from the fiber ‘hut’ location, with pull boxes as appropriate for connection to 1/2” interduct service line drops to buildings.
- Dedication of all fiber optic infrastructure to the city, including fiber ‘hut’ site.
- Fiber network plans to be developed with or approved by the city’s broadband services provider.
- As applicable, implementation throughout of Level 2 protection per the “Electromagnetic Pulse (EMP) Protection and Resilience Guidelines for Critical Infrastructure and Equipment” – Version 2.2 – Dated 05 February 2019, or successors.
- The developer may choose to invite other communications providers, including DSL and Cable, to also participate in joint trench for extension of their infrastructure into new development.
- Installation of public WiFi at all parks and other locations where public WiFi is determined to be desirable and appropriate (may include commercial shared parking & business establishments, green-belt paths, etc).
- Utilization of a limited improvement district (LID) to amortize the cost of broadband infrastructure installation without direct up-front costs to the developer or the city.

2) *Infill - Current City Limits:*

- Utilization of grants supplemented by city funds and in-kind donations to connect all city facilities inside the current city limits with fiber-optics utilizing the same general infrastructure approach described above. Creative thinking may be necessary to cost-effectively infill the current city limits.
- From this fiber-optic back-bone infrastructure connecting city facilities, utilization of grants supplemented by city funds and in-kind donations to put public WiFi in city parks and other locations deemed appropriate.
- From this fiber-optic back-bone infrastructure connecting city facilities, make the option available for neighborhoods to petition to use the LID funding method to choose to extend FTTH to their area.

The ultimate goal of the broadband initiative is to develop a city-owned fiber-optic

‘road’ which multiple ISPs would choose to utilize to provide services to those in the Greenleaf community, similar to Ammon, Idaho.

The key to the city’s broadband initiative is for the city to establish a relationship with a partner for broadband services. Because the city is a municipal corporation and political subdivision of the State of Idaho, the city is required to establish relationship through a request for proposal (RFP) process to determine and rank prospective suppliers, and then negotiate a professional services agreement.

The city anticipates the need for broadband services covering the operation and maintenance of the network as it develops, including WiFi and locate & repair of fiber-optic cable, and optional ISP services, as well as consultation services to complete and detail the city’s draft broadband plan, review of new development broadband plans, establish phased planning for infill of city-owned fiber-optic network and WiFi to city-owned properties in the existing city limits, and provide technical assistance for grant efforts.

City staff has had recent discussions regarding two proposed developments, one on 55 acres and the other on 20 acres, both developers have expressed their intent to submit applications this fall in anticipation of completing regulatory requirements and commencing construction in the Spring of 2021. Both developers have also expressed interest in broadband infrastructure.

Request for Proposals

Please address the following criteria in the proposal, and organize the proposal so that it can be easily scored against the following criteria.

Please note that if the broadband services provider is also an ISP, they may choose to explore lease of fiber connection provided by the 2020 Idaho Broadband Grant or bringing their own fiber-optic connection into the Greenleaf City Hall ‘central office’.

Using the following criteria as headings in the proposal is recommended.

<u>Weight</u>	<u>Criteria</u>
x30	Qualifications (history/ability)
10 pts	History and/or demonstrated ability regarding broadband system maintenance and operations
05 pts	History and/or demonstrated ability regarding fiber-optic location and repair, or that of sub-contractor(s) utilized
10 pts	History and/or demonstrated ability regarding broadband design consultation, or that of sub-contractor(s) utilized

05 pts History and/or demonstrated ability regarding provision of optional ISP services (telephony, television, internet access, & WiFi), or that of sub-contractor(s) utilized

x30 Proposals:

10 pts Proposed solution regarding system maintenance and operations

05 pts Proposed solution regarding fiber-optic location and repair

10 pts Proposed solution regarding design consultation and technical support

05 pts Proposed solution regarding payment process (please include preference for end-user billing - direct from the broadband services provider, or through the city's monthly utility billing system?)

x40 Other Factors:

20 pts What has the city missed? What other things need to be addressed in provision of broadband services, and what are the proposed solutions?

10 pts Willingness to partner with the city; to grow as the city system grows

10 pts Willingness to manage the system for multiple ISPs

Please respond in writing with proposal, including proposed professional services agreement, by ***end of business day (5:00 pm) on Thursday 12 November 2020*** to:

Hardcopy: Lee C. Belt, City Clerk
City of Greenleaf
20523 N. Whittier Dr.
Greenleaf, ID 83626

E-mail: clerk@greenleaf-idaho.us

Any requests for clarification should be made in writing either by hardcopy or e-mail to the City Clerk at the contact information given above.

The city also invites you to attend a ***virtual question and answer (Q&A) meeting at 1:00 pm on Wednesday 21 October 2020*** for all potential applicants to discuss the broadband initiative and RFP process. The meeting will be available through the

internet at: <https://global.gotomeeting.com/join/437194029>.

A copy of the city's draft broadband plan is available upon request to the City Clerk.

A copy of the city's Idaho Broadband Grant application, including 'central office' hardware is available upon request to the City Clerk.

Service Agreement:

A proposed professional service agreement which substantially addresses the 'proposals' and 'other factors' criteria given above needs to be submitted with the response to this request for proposals.

Please also include the following in the proposed professional service agreement:

Non-Appropriation Clause – For compliance with the State of Idaho Constitution Article 8, Section 3, a non-appropriation clause is necessary. Template language follows, which may be adjusted:

NON-APPROPRIATION: While the term of this agreement is for XX years, should the City of Greenleaf choose, in its sole discretion, not to appropriate sufficient funds for remaining years of this agreement, or any year of any renewal thereof, this Agreement shall terminate on the anniversary date of the last fiscal year for which funds were appropriated.

The city's preference would be for inclusion of an indemnification clause either written to be mutual or to the benefit of the city.

The city's preference would be for a governing law, jurisdiction and venue, arbitration, or waiver of jury trial clause which designates Idaho Law and venue in Idaho 3rd District Court.

Respectfully submitted,



Lee C. Belt
City Clerk / Deputy Treasurer
City of Greenleaf