



Rhode Island Airport Corporation

April 20, 2015

**REQUEST FOR INTEREST
Contract NO. 25876**

DISTRIBUTED ANTENNA SYSTEM (DAS), Wi-Fi, and 800 MHz SYSTEM

AT

**T. F. GREEN AIRPORT TERMINAL AND
INTERLINK CONSOLIDATED RENTAL CAR FACILITY
WARWICK, RI**

APPROVED:

Jeffrey Goulart
Assistant Vice President
Finance Administration

I. INTRODUCTION

The Rhode Island Airport Corporation (RIAC) is requesting proposals under this Request for Interest (RFI) from qualified individuals, partners, corporations, joint ventures or other third party developers to develop, operate, and maintain a state-of-the-art neutral host Distributed Antenna System (DAS), Wi-Fi, and 800 MHz System (the "System") at T.F. Green Airport (the "Airport") and the Interlink Consolidated Rental Car Facility (the "Interlink"). It is RIAC's desire to increase the existing coverage and reliability of current cellular and Wi-Fi services to meet the needs of airport passengers, tenants, and employees. The system will also supplement and extend, or work in unison with an existing 800 MHz system in order to augment public safety and emergency communications capabilities. There will be no capital investment made by RIAC in the development, operation, or maintenance of the System.

II. REQUEST FOR INFORMATION REQUIREMENTS

1. RIAC requires proposers to limit their submissions to no more than ten (10) double (12 point font) sided 8 ½ x 11 pages, not including resumes (one page, single-sided) or relevant attachments.
2. Proposers shall submit one (1) electronic (thumb/flash drive only accepted) and five (5) printed copies of submissions to:

Rhode Island Airport Corporation
Office Of Procurement
T. F. Green Airport
2000 Post Road, 3rd Floor
Warwick, RI 02886-1533

**ATTN: Distributed Antenna System (DAS), Wi-Fi,
and 800 MHz System – Contract No. 25876**

3. The proposal must be submitted no later than **4:00 p.m., May 19, 2015**, local time. Late submissions will **not** be accepted. All proposals will be time-stamped upon receipt and any proposals received after the time specified above will be returned unopened. A **mandatory** conference to discuss this opportunity and provide a tour of the facilities will be held at **10:00 a.m., May 5, 2015**, local time in the Mary Brennan Conference Room at T.F. Green Airport. Proposals will only be accepted from firms that attend this mandatory conference. In order to control the dissemination of information regarding this RFI, organizations interested in submitting proposals shall not make personal contact with any member of the RIAC staff. Questions concerning this RFI should be directed, via email, to procurement@pvdairport.com no later than **4:00 p.m., May 8, 2015** local time.

RIAC will respond to all relevant questions no later than 4:00 p.m., May 12, 2015, local time via an addendum that will be distributed to all attendees (via email) of the mandatory conference.

RIAC accepts no financial responsibility for any costs incurred by a proposer in either responding to this RFI, participating in oral presentations, or meeting with RIAC. The proposals in response to this RFI become the property of RIAC and may be used by RIAC in any way it deems appropriate. By submitting, the firm certifies that it has fully read and understands the RFI, has full knowledge of the scope of services and work to be provided, and accepts the terms and conditions under which the services and work are to be performed.

RIAC reserves the right to interview some, all, or none of the firms responding to this RFI based solely on its judgment as to the firm's proposals and capabilities. RIAC reserves the right to request and consider additional information from Respondents and to reject any and all submittals on any basis without disclosing the reason. No firm may withdraw their submittal for at least 120 days after the time and date set for submission.

RIAC reserves the right to waive any irregularities and technical defects. RIAC reserves the right to modify, amend or waive any provision of this RFI, prior to the issuance of any contracts for the services and work sought. Any agreement that is executed through this procurement process will be considered an airport concession agreement providing for financial consideration paid to RIAC with regard to the System.

III. SCOPE OF SERVICES

Description of Location and Site Surveys

The Airport terminal is configured in a "T" shape comprised of two (2) main operational levels, plus a third floor administrative level. The first level contains airline baggage make-up areas, arrivals baggage claim areas, and airline, tenant, and RIAC operational areas. The second level contains departure ticket counters, security screening checkpoint, departure gates and holdrooms, food & beverage and retail concession areas, a military lounge, tenant leased areas, and multipurpose/public use conference rooms. The gross area of the terminal is approximately 402,000 square feet over three (3) floors.

The Interlink is connected to the Airport terminal by way of a fully enclosed, climate controlled Skywalk that originates at the Airport Terminal End Improvement and is approximately 1,300 feet in length. At the end of the Skywalk is a Customer Service Operations (CSO) area housing a bank of staffed rental car company counters and

office space. Beyond the CSO is a six (6) level concrete parking garage facility utilized for a commuter rail platform and commuter rail parking on Levels 1 and 2, and rental car operations on Floors 3 through 6. Levels 1 and 2 of the Interlink garage are bisected by rail lines, with Level 3 of the garage serving as the roof of a “tunnel” for the rail lines below. The gross area of the Interlink exceeds 1,200,000 square feet over six (6) floors. However, the majority of that area consists of parking garage floor areas. The Interlink area to be covered by the System would be approximately 100,000 square feet, consisting primarily of the Terminal End Improvements (23,351 square feet), CSO (26,673 square feet), Skywalk (23,825 square feet), and possibly the commuter rail platform.

The Airport campus also includes various parking lots and garages located between the Airport and the Interlink. If feasible, the System should provide coverage to these areas (e.g. Short-Term Lot D, and Parking Garages A and B).

General locus plans of the Airport and Interlink will be available at the conference on May 5th. Detailed signal coverage, design and construction surveys required for the creation and implementation of the System shall be the responsibility of the successful Respondent.

Location Conditions

The Airport and Interlink sites shall be delivered to any successful proposer in their then condition, “as is”, including, without limitation, existing structures, existing infrastructure, present uses and non-uses, and laws, ordinances and regulations affecting the same. RIAC makes no representation or warranties of any kind, express or implied, in fact or in law, with respect to such condition or the suitability of the sites for uses contemplated herein. Some areas of the Airport and Interlink may be determined to be “off limits” to System components, due to safety, security, or aesthetic concerns. There are current, existing telecommunications lease agreements with tenants for wireless and Wi-Fi infrastructure previously installed in and around the Airport. Dependent upon the composition of the System design and financial proposal of the successful proposer, RIAC reserves the right to; i) continue the existing agreements for cellular and Wi-Fi service; or ii) authorize cellular and Wi-Fi carriers to terminate their existing agreements in exchange for entering into an agreement with the successful proposer; or iii) transfer the cellular and Wi-Fi agreements to the successful proposer; or iv) enter into new agreements with existing tenants if necessary.

Desired Improvements

The successful proposer will be responsible for a Scope of Work of at least the minimum below:

- Design of the System and installation of all equipment and infrastructure necessary for the proper operation of the System to include periodic upgrades as technology improves, with the objective of maintaining the highest level of cellular, Wi-Fi, and 800 MHz coverage for all areas of the Airport terminal and Interlink Terminal End Improvements, Skywalk, CSO, and commuter rail platform. Ideally, coverage shall also be provided to additional areas including RIAC parking facilities (e.g. Short-Term Lot D, and Parking Garages A and B).
- Design and construct the System in a manner capable of accommodating cellular, Wi-Fi, and 800 MHz frequencies for the Airport and Interlink areas, with antennas and antenna mounting locations as approved by RIAC prior to installation.
- Operate and maintain the System throughout the life expectancy of all infrastructure which constitutes the System.
- Indoor antennas will:
 1. Blend into the Airport's architecture.
 2. Be low profile, flush-mount types suitable for suspended ceilings or walls and will be of a multi-band configuration. It is acceptable to surface mount antennas in an open ceiling environment and to install surface mount antennas to walls, near ceiling height.

NOTE: THE ENTIRETY OF THE SYSTEM AND ALL ASSOCIATED INFRASTRUCTURE SHALL BECOME THE PROPERTY OF RIAC UPON THE EXPIRATION OR TERMINATION OF ANY CONTRACT BETWEEN RIAC AND THE SUCCESSFUL PROPOSER THAT MAY RESULT FROM THIS PROCUREMENT.

General

All construction at the Airport and Interlink must conform to the RI State Building and Fire Codes and, where applicable, to FAA standards and design criteria, and is also subject to the requirements set forth in RIAC's ***IT/Telecommunications Technical and Wiring Standards***, which are available on RIAC's website at <http://www.pvdairport.com/documents/corporate/ittelecommunicationswiringstandards.pdf> .

Utilities

Natural gas, water, and electric utilities are in close proximity to the entirety of the Airport and Interlink sites. The successful Respondent shall arrange for service with various utility providers. It is anticipated that electrical, natural gas, and communications systems will be necessary for this project. Increases in utility system capacity as a result of the development of the System will be the responsibility of the

successful Respondent. All utilities shall be separately metered at the point of connection. The successful Respondent shall pay prevailing rates for electricity, natural gas, and any other required utility services.

Design Review

RIAC will conduct formal design reviews at the conceptual, schematic, design development, and construction document phases of the System's development.

Permits

The successful Respondent shall be responsible for securing all federal, state, and local permits, licenses, and approvals necessary to develop, operate, and maintain the proposed System.

Inspection

RIAC's Information Technology department shall have the right to inspect all aspects of the system installation and the contactor shall remediate any discrepancies observed prior to inspection by relevant permit authorities and initial startup of the system. The inspection by RIAC shall be limited to overall system compliance with RIAC's "IT/Telecommunications Technical and Wiring Standards" and its reference documents.

Business Model

It is anticipated that the successful proposer will propose a business model having substantially the form below:

1. Finance the entire cost of the System's design and installation.
2. Amortize the entire cost of the System over the term of any resulting contract on a straight-line basis, with no salvage value.
3. Provide and install any required sub-metering equipment and pay the monthly electrical and other utility costs associated with operation of the system.
4. Market the System to, and contract with, carriers and other users of the System and pay a percentage of gross revenues collected from users of the System to RIAC. Pay RIAC additional rent and access fees, if applicable.
5. Finance and construct any additionally-required System space (for example for "head-end" equipment) should RIAC not have appropriate space available for the System requirements.

IV. SUBMITTAL CRITERIA

The submittal shall include the following items which will assist in the evaluation:

RIAC is seeking proposers with the qualifications, experience, and financial resources to plan, design, construct, operate and thereafter maintain the System in a high-quality, first-class manner. Proposers must provide the following information to demonstrate interest and ability to meet or exceed the requirements for development of the System:

- A description of the proposed System and its components and capabilities. Respondent should provide a narrative that contains information such as the extent and types of equipment proposed, communications capabilities provided, approximate square footage requirements for “head-end” and other System components contemplated, etc.
- Evidence of demonstrated experience in airport or comparable development projects of a similar size and scope. Please include representative samples of previous projects and a detailed summary of experience and expertise which demonstrates the ability of the Respondent to operate the System within a secure airport environment, in a professional manner, to include all necessary licenses, certificates, permits, or such other required clearances.
- Evidence that would demonstrate the ability to finance, plan, design, develop, construct, market, and operate the System proposed herein. Please include evidence of financial capability/position and management experience which would demonstrate the ability of the Respondent to perform the minimum levels of business activities required and enter into a lease agreement as developed by RIAC which will include a monthly lease payment, a proposed monthly revenue share, plus utility costs, and any other charges related to operation at the Airport and Interlink, and the ability to make payments in a timely fashion.
- Evidence that would demonstrate the ability to enter into a lease arrangement with RIAC for the System constructed upon the Airport and Interlink, with all of the constructed improvements of the System becoming the property of RIAC at the end of the lease term.
- Evidence that would demonstrate the ability to obtain any and all required insurance coverages, including commercial general liability insurance, workers compensation insurance, product liability insurance, and any other insurance coverages as may be warranted for operation upon the Airport and Interlink. RIAC and the State of Rhode Island shall be named as additional insured on all policies of insurance with the exception of the Errors and Omission (Professional Liability) and Worker’s Compensation insurance.

The successful Respondent will be required to execute a lease agreement in form and substance as provided by RIAC. In accordance with Grant Assurance requirements of the FAA, RIAC is required to charge Fair Market Value Rent for airport property. Accordingly, the fees and rental rate for the System will be negotiated between RIAC and the successful Respondent, and will reflect at a minimum the Fair Market Value Rent as determined by RIAC in its sole discretion, plus payment of all utility costs and any other charges related to the operation at the Airport and Interlink.

V. EVALUATION CRITERIA

Evaluation of submissions received in response to this RFI will consist of a review of the information requested above. Review will be conducted by RIAC officials. RIAC reserves the right to select and negotiate with a single source proposer based on interest generated by this RFI. Should RIAC, in its sole discretion, determine based on the evaluation of the submissions received that a formal Request for Proposals (RFP) document should be issued, RIAC will issue an RFP to those proposers to the RFI who have been determined to be qualified by the criteria herein.

VI. INSURANCE REQUIREMENTS

Evidence of the following minimum insurance coverage must be provided:

- a. General Liability limits of \$1,000,000 per occurrence.
- b. Motor Vehicle Liability Insurance with limits of \$1,000,000 per occurrence.
- c. Worker's Compensation coverage to Rhode Island statutory limits or documentation evidencing an approved self-insurance program.
- d. Umbrella Liability limits of \$5,000,000 excess of \$1,000,000 primary layer
- e. Errors and Omissions coverage with minimum limits of \$1,000,000 per occurrence.

RIAC, the State of Rhode Island shall be named as additional insured on all policies of insurance with the exception of the Errors and Omission (Professional Liability) and Worker's Compensation insurance.

VII. ADDITIONAL REQUIREMENTS

A. Airport Badging Requirements

Each employee of the firm conducting work at T. F. Green airport shall carry an Identification Badge issued by RIAC to be worn in a visible location, as prescribed by the Transportation Security Administration (TSA). The badge is to be worn on their person at all times while performing services on RIAC premises. Contractors will be charged a fee of \$330 for each badge of which \$250 is refundable upon the return of each badge. Identification Badges may not be

issued until the Contractor has complied with RIAC and TSA requirements regarding the issuance of Identification Badges including a background check of each prospective employee. The Contractor shall provide a personal history form for each prospective employee assigned to the contract. Information is to include a 10-year background check as required by the TSA.

B. Campaign Finance Compliance

Every person or business entity providing goods or services at a cost of \$5,000 cumulated value is required to file an affidavit regarding political campaign contributions with the RI State Board of Elections even if no reportable contributions have been made (RI General Law 17-27). Forms may be obtained at Board of Elections, Campaign Finance Division, 50 Branch Avenue, Providence, RI 02904, (401-222-2056).

C. Major State Decision-Maker

Does any Rhode Island "Major State Decision-Maker", as defined below, or the spouse or dependent child of such person, hold (i) a ten percent or greater equity interest, or (ii) a \$5,000 or greater cash interest in this business?

For purposes of this question, "Major State Decision-Maker" means:

- (i) All general officers; and all executive or administrative head or heads of any state executive agency enumerated in R.I.G.L § 42-6-1 as well as the executive or administrative head or heads of state quasi-public corporations, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of president, senior vice president, general counsel, director, executive director, deputy director, assistant director, executive counsel or chief of staff;
- (iii) All members of the general assembly and the executive or administrative head or heads of a state legislative agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel or chief of staff; and
- (iv) All members of the state judiciary and all state magistrates and the executive or administrative head or heads of a state judicial agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel, chief of staff or state court administrator.

If your answer is "Yes", please identify the Major State Decision-Maker, specify the nature of their ownership interest, and provide a copy of the annual financial disclosure required to be filed with the Rhode Island Ethics Commission pursuant to R.I.G.L. §36-14-16, 17 and 18.

- END OF RFI -

Attachment A



**T. F. GREEN AIRPORT VISITOR
BADGE APPLICATION**

2000 Post Road • Warwick, R.I. 02886

Phone: (401) 691-2000 ext. 256 OR 270 Fax: (401) 691-2569

VISITOR INFORMATION

VISITOR BADGE #:

NAME (LAST/FIRST/MIDDLE) _____

DRIVERS LIC. NUMBER/STATE ID CARD _____ **STATE** _____ **EXP. DATE** _____

SOCIAL SEC. NO: _____ **DATE OF BIRTH** _____ **REC'D BY BADGING** _____

PLEASE CHECK BOX IF YOU ARE A RECURRING VISITOR WITHIN THE LAST THREE (3) MONTHS.

TENANT INFORMATION

CHECK BOX TO CONFIRM CONSTRUCTION NOTICE ISSUED

COMPANY REQUESTING VISITOR BADGE: _____ **Rhode Island Airport Corporation**

DATE FROM: _____ **TO:** _____ **TIME:** _____

REQUESTED BY: _____ **DATE:** _____

All Construction, Electrical, Mechanical, Phone, Cable, and Data work performed on RIAC Buildings MUST be reported to the RIAC Building Maintenance Department by contacting 401-691-2294 prior to work being performed.

**Please submit application to the badging office Monday through Friday 8:00AM – 5:30 PM.
Please submit application to Police Dispatch at all other times.**